



## CITY OF STONECREST, GEORGIA

---

### CITY COUNCIL MEETING – AGENDA 3120 Stonecrest Blvd., Stonecrest, GA 30038 Wednesday, October 30, 2024 at 6:00 PM

---

*Mayor Jazzmin Cobble*

*Council Member Tara Graves - District 1    Council Member Terry Fye - District 2*

*Council Member Alecia Washington - District 3    Mayor Pro Tem George Turner - District 4*

*Council Member Tammy Grimes - District 5*

---

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

- I. CALL TO ORDER:** George Turner, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**

**a.** Approval of Meeting Minutes - Work Session, September 9, 2024

**b.** Approval of Meeting Minutes - City Council Meeting, September 23, 2024

- 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](mailto: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 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.*

*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** - ZMOD 24-002 6513 Marshall Blvd - *Shawanna Qawiy, Planning & Zoning Director*
- b. For Decision** - Ordinance for ZMOD 24-002 6513 Marshall Blvd - *Shawanna Qawiy, Planning & Zoning Director*
- c. Public Hearing** - TMOD 24-001 Truck Parking, (One Read Required) - *Shawanna Qawiy, Planning & Zoning Director*
- d. For Decision** - Ordinance for TMOD 24-001 Truck Parking, (One Read Required) - *Shawanna Qawiy, Planning & Zoning Director*

**IX. CONSENT AGENDA**

**X. APPOINTMENTS & ANNOUNCEMENTS**

**XI. REPORTS & PRESENTATIONS**

- a.** Presentation - Georgia Piedmont
- b.** Presentation - City Clerk
- c.** Citizens Academy Graduation

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

- a. For Discussion** - Ordinance for TMOD 24-002 Hours of Operation Based on Uses, 1st Read - *Shawanna Qawiy, Planning & Zoning Director*
- b. For Discussion** - Ordinance for TMOD 24-003 Alcohol Hours, 1st Read - *Shawanna Qawiy, Planning & Zoning Director*
- c. For Decision** - Browns Mill Recreation Center Gym Floor Replacement - *Kelly Ledbetter, Director of Parks & Recreation*
- d. For Decision** - Emergency Procurement - Accounting Services - *Gia Scruggs, City Manager*
- e. For Decision** - Contract Approval - External Audit Services - *Gia Scruggs, City Manager*

- f.** **For Discussion** - FY25 Budget - *Gia Scruggs, City Manager*
- g.** **For Discussion** - Overlays - *George Turner, Mayor Pro Tem*
- h.** **For Discussion** - Appointment of Board & Commission Members - *George Turner, Mayor Pro Tem*
- i.** **For Decision** - Ordinance for City Manager Level of Financial Approval and Purchasing Policy Recommendation - *George Turner, Mayor Pro Tem*

**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 WORK SESSION – SUMMARY**

**3120 Stonecrest Blvd., Stonecrest, GA 30038**

**Monday, September 09, 2024 at 6:00 PM**

*Mayor Jazzmin Cobble*

*Council Member Tara Graves - District 1    Council Member Terry Fye - District 2*

*Council Member Alecia Washington - District 3    Mayor Pro Tem George Turner - District 4*

*Council Member Tammy Grimes - District 5*

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

**I. CALL TO ORDER:** George Turner, Mayor Pro-Tem

The meeting was called to order at 6:05pm.

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

All members were present with Councilmember Graves away from the mic during roll call.

**III. AGENDA DISCUSSION ITEMS**

**a. For Decision** - FY2024 Street Resurfacing Contract Amendment - *Hari Karikaran, City Engineer*

**Motion** – made by Councilmember Terry Fye to approve the FY2024 Street Resurfacing Contract Amendment. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

**b. For Decision** - Ordinance for FY2024 Budget Amendment, 2nd Read - *Gia Scruggs, City Manager*

**Motion** – made by Councilmember Tammy Grimes to approve the Ordinance for FY2024 Budget Amendment. Seconded by Councilmember Alecia Washington.

**Motion passed unanimously.**

**c. For Decision** - Ordinance for FY2024 Budget Amendment Pay and Classification Plan, 2nd Read - *Gia Scruggs, City Manager*

**Motion** – made by Councilmember Terry Fye to approve the Ordinance for FY2024 Budget

Amendment Pay and Classification Plan. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

- d. **For Discussion** - Ordinance for Blight Property, 1st Read - *Terry Fye, District 2 Councilman*
- e. **For Discussion** - Ordinance for Public Nuisance, 1st Read - *Terry Fye, District 2 Councilman*
- f. **For Discussion** - FY2025 Budget Discussion - *Gia Scruggs, City Manager*

#### 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 Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Seconded by Councilmember Tara Graves.

**Motion passed unanimously.**

**Motion** – made by Councilmember Terry Fye to exit Executive Session and return to the scheduled meeting. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

**Motion** – made by Councilmember Terry Fye to approve the minutes from Executive Session. Seconded by Councilmember Tammy Grimes.

**Motion passed unanimously.**

#### V. ADJOURNMENT

The meeting was adjourned at 10:59pm.

#### 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, September 23, 2024 at 6:00 PM**

*Mayor Jazzmin Cobble*

*Council Member Tara Graves - District 1    Council Member Terry Fye - District 2*

*Council Member Alecia Washington - District 3    Mayor Pro Tem George Turner - District 4*

*Council Member Tammy Grimes - District 5*

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

**I. CALL TO ORDER:** George Turner, Mayor Pro-Tem

The meeting began at 6:09pm.

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

All members were present with Councilmember Tammy Grimes absent.

**Motion** – made by Councilmember Tara Graves to excuse Councilmember Tammy Grimes from the September 23, 2024, Council Meeting. Seconded by Councilmember Terry Fye.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**III. INVOCATION:** Juanita Sheppard, Co-Pastor of Shepherd’s Community Care Outreach Ministry

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

**V. APPROVAL OF THE AGENDA**

**Motion** – made by Councilmember Terry Fye to approve the agenda for the September 23, 2024, City Council Meeting. Seconded by Councilmember Tara Graves.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**VI. REVIEW AND APPROVAL OF MINUTES**

**a.** Approval of Meeting Minutes - City Council Meeting, July 22, 2024

**Motion** – made by Councilmember Tara Graves to approve the meeting minutes from the July 22, 2024, City Council Meeting. Seconded by Councilmember Terry Fye.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

- b. Approval of Meeting Minutes - Work Session, August 12, 2024

**Motion** – made by Councilmember Alecia Washington to approve the meeting minutes from the August 12, 2024, Work Session. Seconded by Councilmember Terry Fye.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

- c. Approval of Meeting Minutes - City Council Meeting, August 26, 2024

**Motion** – made by Councilmember Terry Fye to approve the meeting minutes from the August 26, 2024, City Council Meeting. Seconded by Councilmember Tara Graves.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**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 established time limits.*

Faye Coffield - Thanked Councilwomen Graves and Washington for New Black Wallstreet Event. She would like to implement Artscape in the community. She also has concerns about air conditioning in the building and metal plates on the road on Evans Mill and Panola Rd.

Vivian Hudson - Concerned about developers controlling the narratives and would like to encourage responsible development in the city. She stated developers are not maintaining proper tree buffer requirements and asked that the city not give them authority.

Adolf Thompson – Concerned about property in Hillvale Commons being livable and that issues are not being resolved within a timely fashion.

Emails were also received from Jennifer Wilson, Pyper Bunch and Renee Cail in regard to Metro Green’s facility releasing harmful chemicals affecting air quality in the community.

There were comments from Mayor Cobble addressing some of the public comments, stating contractors will begin Thursday evening or Friday morning and there will be a delayed opening of City Hall on Friday for this reason. She also stated Sam’s Club has been leased to the DeKalb Election Office and is currently not available.

**VIII. PUBLIC HEARINGS**

*Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.*

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

**a. Public Hearing** - Ordinance for Blight Property, 2nd Read - *Terry Fye, District 2 Councilman*

There was an overview of this item by Councilmember Terry Fye stating this ordinance would hold property owners accountable for the upkeep of properties. The property owners must stay within the code. This ordinance will provide a classification of a blight tax on properties that fall under the circumstances of the ordinance until the property or specific area is complete.

**Motion** – made by Councilmember Terry Fye to open public hearing for the Ordinance for Blight Property. Seconded by Councilmember Tara Graves.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

In Favor

Juanita Sheppard  
Faye Coffield  
Cheryl Moore-Mathis (Emailed)  
Vivian Hudson  
Adolf Farley-Thompson

In Opposition

None

**Motion** – made by Councilmember Terry Fye to close public hearing for the Ordinance for Blight Property. Seconded by Councilmember Tara Graves.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**b. For Decision** - Ordinance for Blight Property, 2nd Read - *Terry Fye, District 2 Councilman*

Per Attorney Thompson, in order for property to be considered, it must meet one of the criteria, such as being an abandoned property. The Blight Ordinance is the city's way of trying to work with a property owner. If deemed as blighted, the ad valorem tax will go up.

**Motion** – made by Councilmember Terry Fye to approve the Ordinance for Blight Property. Seconded by Councilmember Tara Graves.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

The preamble was read by the City Clerk.

**c. Public Hearing** - Ordinance for Public Nuisance, 2nd Read - *Terry Fye, District 2 Councilman*

There was an overview by Councilmember Fye stating this ordinance would allow the City of Stonecrest the ability to place liens on properties that have continued issues, not resolved by the property owner within a set timeframe. The city will place a lien on properties that are a



threat to public safety. Citizens will be able to report these issues and take active steps for a resolution.

**Motion** – made by Councilmember Terry Fye to open public hearing for the Ordinance for Public Nuisance. Seconded by Councilmember Tara Graves.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

In Favor

- Juanita Sheppard
- Faye Coffield
- Cheryl Moore-Mathis (Emailed)
- Adolf Farley-Thompson
- Vivian Hudson - Question

In Opposition

None

Councilman Fye addressed some questions that were posed. Mayor Pro Tem confirmed the noise ordinance has been in place and this is a matter of trying to enforce the law. Attorney Thompson stated this ordinance is a tool box to use for code enforcement to address and will come into play when violations are extreme.

**Motion** – made by Councilmember Terry Fye to close public hearing for the Ordinance for Public Nuisance. Seconded by Councilmember Tara Graves.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

- d. **For Decision** - Ordinance for Public Nuisance, 2nd Read - *Terry Fye, District 2 Councilman*

**Motion** – made by Councilmember Terry Fye to approve the Ordinance for Public Nuisance. Seconded by Councilmember Tara Graves.

**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

The preamble was read by the City Clerk.

**IX. CONSENT AGENDA**

**X. APPOINTMENTS & ANNOUNCEMENTS**

**XI. REPORTS & PRESENTATIONS**

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

- a. **For Decision** - Grounds Maintenance Purchase Machinery Purchase Request - *Kelly Ledbetter, Director of Parks & Recreation*

Presentation by Director Ledbetter requesting approval of John Deere tractor to help maintain the ball/athletic fields within the city limits. This purchase will be under state contract in the amount of \$58,266.00. This is a budgeted item.

**Motion** – made by Councilmember Tara Graves to approve the Grounds Maintenance Purchase Machinery Purchase Request. Seconded by Councilmember Terry Fye.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**b. For Decision** - Construction Administration Agreement - *Hari Karikaran, City Engineer*

Presentation by City Engineer Karikaran discussing the previously awarded contract for the construction of the Panola Shoals Riverbank Stabilization and Kayak launch construction. The contractors have finished the designs and are ready to break ground. Engineer Karikaran is requesting approval of the contract which will allow the firm to do so.

**Motion** – made by Mayor Pro Tem George Turner to approve the Construction Administration Agreement. Seconded by Councilmember Terry Fye.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**XIV. CITY ATTORNEY COMMENTS**

City Attorney Alicia Thompson made corrections to a previously stated comment in regard to Blight Property. If the home is occupied, it will not be considered Blight Property.

**XV. CITY MANAGER UPDATE**

N/A

**XVI. MAYOR AND COUNCIL COMMENTS**

**Mayor Cobble** – N/A

**District 1 – Tara Graves** – Would like to thank everyone for coming out to events over the weekend.

**District 2 – Terry Fye** – Would like to give a special thanks to citizens who came out to support this evening. Thanks to the council members who hosted events, city staff that worked on the events and the city’s legal team.

**District 3 – Alecia Washington** – Would like to thank New Black Wall Street for the partnership and Derrick Boazman with “Let Us Make Men.” Every Wednesday there is a food giveaway at Fairington Park, starting at 2pm. Transforming Faith Church is hosting a clothing giveaway on September 29th from 10am-1pm. Everyone have a great weekend.

**District 4 – Mayor Pro Tem George Turner** – Encouraged citizens to visit the City of Stonecrest website for up-to-date information and events within the city. Browns Mill Recreation Center has been closed for renovations to the roof and the reopening date will be listed on the website. Salem Park looks tremendous. There will be upcoming work done on other parks within the city. Stay updated and become a participant on what’s going on in Stonecrest.

**District 5 – Tammy Grimes** N/A

**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 Terry Fye to enter Executive Session for personnel, litigation, real estate and cyber security. Seconded by Councilmember Tara Graves.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**Motion** – made by Mayor Pro Tem George Turner to exit Executive Session and return to the scheduled meeting. Seconded by Councilmember Terry Fye.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**Motion** – made by Councilmember Terry Fye to approve the minutes from Executive Session. Seconded by Councilmember Tara Graves.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

**XVIII. ADJOURNMENT**

**Motion** – made by Councilmember Terry Fye to adjourn the meeting. Seconded by Councilmember Tara Graves.  
**Motion passed 4-0 with Councilmember Tammy Grimes being excused.**

The meeting adjourned at 8:15pm.

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: ZMOD 24-002 6513 Marshall Blvd**

---

**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:** Wednesday, October 30, 2024

---

**SUBMITTED BY:** Shawanna Qawiy, Planning & Zoning Director

**PRESENTER:** Shawanna Qawiy, Planning & Zoning Director

**PURPOSE:** The applicant is requesting to modify a zoning condition to construct an automotive windshield repair shop.

**FACTS:** The applicant is seeking to remove a zoning condition on the property known as 6513 Marshall Blvd. that restricts additional uses on the property. The applicant is seeking to construct a building for the use of a windshield repair business.

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

**RECOMMENDED ACTION:** Approve Approve with conditions

**ATTACHMENTS:**

- (1) Attachment 1 - Staff Analysis Report
- (2) Attachment 2 - Application
- (3) Attachment 3 - Meeting Minutes



## CITY COUNCIL AGENDA ITEM

---

- (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**

**ORDINANCE NO. \_\_\_\_ - \_\_\_\_\_**

**AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO REMOVE CERTAIN CONDITIONS ON PROPERTY LOCATED AT 6513 MARSHALL BOULEVARD (PARCEL ID 16 123 01 019) THAT RESTRICT ANY ADDITIONAL USES ON THE PROPERTY; ADDING NEW CONDITIONS TO CONSTRUCT A BUILDING FOR THE USE OF A WINDSHIELD REPAIR BUSINESS; 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 6513 Marshall Boulevard (Parcel ID 16 123 01 019) by removing conditions approved by the DeKalb County Board of Commissioners that restrict any additional uses on the property and add new conditions to construct a building for the use of a windshield repair business; and

**WHEREAS**, Sec. 7.3.10.(Modifications and changes to approved conditions of zoning.), DIVISION 3.(Zoning and Comprehensive Plan Amendments and Procedures), Article

7.(Administration) of Chapter 27(Zoning Ordinance) states any major changes to conditions attached to an approved zoning amendment shall require an application and public hearings before the planning commission and the city council, as required in section 7.2.4 of this Article for amendments to the official zoning map without limiting the meaning of the phrase, the following shall be deemed to constitute major changes: any change to conditions, except minor changes, as defined in subsection A. of this section, imposed by the city council when approving any change to the official zoning map, commonly referred to as a rezoning or a zoning amendment.; and

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

**WHEREAS**, the Planning and Zoning Department recommends approval of the modifications of conditions for 6513 Marshall Boulevard; 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 certain conditions on property located at 6513 Marshall Boulevard (Parcel ID 16 123 01 019) that restrict any additional uses on the property shall be removed and conditions

to allow construction of a building for the use of a windshield repair business shall be added or as described on the staff report attached as Exhibit A.

**Section 2.** That the conditions shall be amended as follows:

1. The 200foot Transitional Buffer shall be maintained in a natural state.
2. ~~Approval shall be based on the submitted site plan dated April 6, 2007, entitled Preliminary Site Plan #2R, prepared by Planners and Engineers Collaborative,~~ with the construction of eight (8) foot high metal (painted sound) wall, subject to approval of the Planning and Development Department.
3. Noise levels shall be in strict compliance to the DeKalb County Code of Ordinances.
4. No additional curb cuts shall be allowed on Marshall Blvd. Access shall be from the existing drive of Marshall Blvd used by the current business.
5. No overnight parking or storage of repaired vehicles on the property.
6. Must adhere to the all-applicable stream buffer and setback requirements (as applicable.)

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

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

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



allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

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

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

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

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

**Section 8.** 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 \_\_\_\_\_, 2024.**

**CITY OF STONECREST, GEORGIA**

---

**Jazzmin Cobble, Mayor**

**ATTEST:**

---

**City Clerk**

**APPROVED AS TO FORM:**

---

**City Attorney**

**EXHIBIT A**



---

**REZONING APPLICATION ANALYSIS**

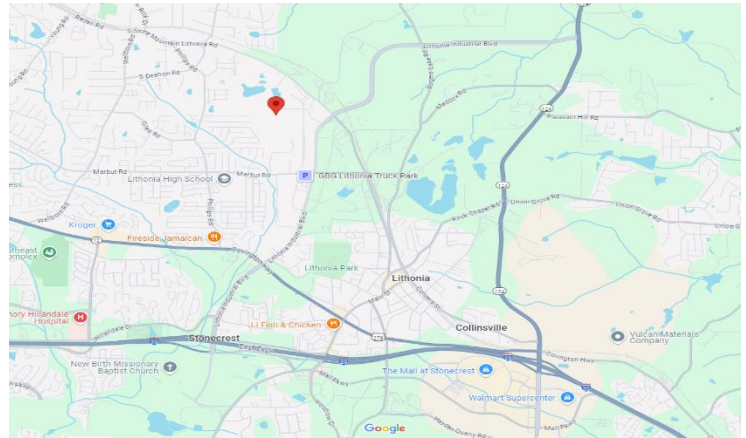
<b>Prepared By:</b>	Ellis Still, Deputy Director of Planning and Zoning
<b>Petition Number:</b>	<b>ZM24-002</b>
<b>Applicant:</b>	George H. Booker 1681 Wellborn Road Lithonia, GA 30058 <a href="mailto:gb.general@bellsouth.net">gb.general@bellsouth.net</a>  <b>FOR</b> Amer Madanat Low Price Auto Glass Project 1540 Hernrico Road Conley, GA 30288
<b>Owner:</b>	NNN Reit, LP 450 South Orange Avenue Suite 900 Orlando, FL 32801 <a href="mailto:jill.fussell@nnnreit.com">jill.fussell@nnnreit.com</a>
<b>Project Location:</b>	6513 Marshall Boulevard, Stonecrest, GA
<b>District:</b>	1 – Councilwoman Tara Graves
<b>Acreage:</b>	+/- 32.04 acres
<b>Existing Zoning:</b>	M-2 (Heavy Industrial) District
<b>Future Land Use:</b>	Heavy Industrial (HIND)
<b>Overlay District:</b>	N/A
<b>Proposed Development/Request:</b>	The applicant is seeking to remove a zoning condition that was approved by a DeKalb County Special Land Use Permit (SLUP) that restricts any additional uses on the property. The applicant is seeking to construct a building for the use of a windshield repair business.
<b>CPIM:</b>	September 12, 2024
<b>Planning Commission (PC):</b>	<del>October 1, 2024</del>
<b>Mayor &amp; City Council:</b>	October 28, 2024
<b>Sign Posted/ Legal Ad(s) submitted:</b>	August 7, 2024
<b>Staff Recommendations:</b>	<b>CONDITIONAL APPROVAL</b>
<b>PC Recommendation:</b>	<b>CONDITIONAL APROVAL</b>

**PROJECT OVERVIEW**

**Location**

The subject property is located at 6513 Marshall Boulevard with a parcel identification of 16 123 01 019. The subject property is a currently existing Pull A Part, based on the submitted site plan dated April 6, 2007, entitled Preliminary Site Plant # 2R Part.

The property abuts RSM (Small Lot Residential) District to the west, M (Light Industrial) to the north, M (Light Industrial) and M-2 (Heavy Industrial) to the south and M-2 (Heavy Industrial) to the east.



**Background**

The City of Stonecrest Zoning has the property is zoned M-2 (Heavy Industrial) District. The property has a stream along the western property lines including some floodway or floodplain. The property is currently operating as an automobile parts salvage yard (Pull-A-Part). The applicant is requesting to amend a zoning condition placed on the parcel in 2007 by a DeKalb County Special Land Use Permit (SLUP) that restricts any additional uses on the property.

ZM24-002



Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
<b>Applicant</b>	<b>M-2 (Heavy Industrial) District</b>	<b>Vacant Land</b>
Adjacent: North	M & M-2 (Light & Heavy Industrial) District	Design Packaging Inc./Vacant
Adjacent: West	RSM (Small Lot Residential) District	The Woods of Redan and Laurel Post Close Subdivisions
Adjacent: East	M & M-2 (Light & Heavy Industrial) District	C&S Truck & Trailer
Adjacent: South	M-2 (Heavy Industrial) District	True Love Christian Ministries Church/Vacant



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

**Sec. 2.32.1. - Statement of purpose and intent.**

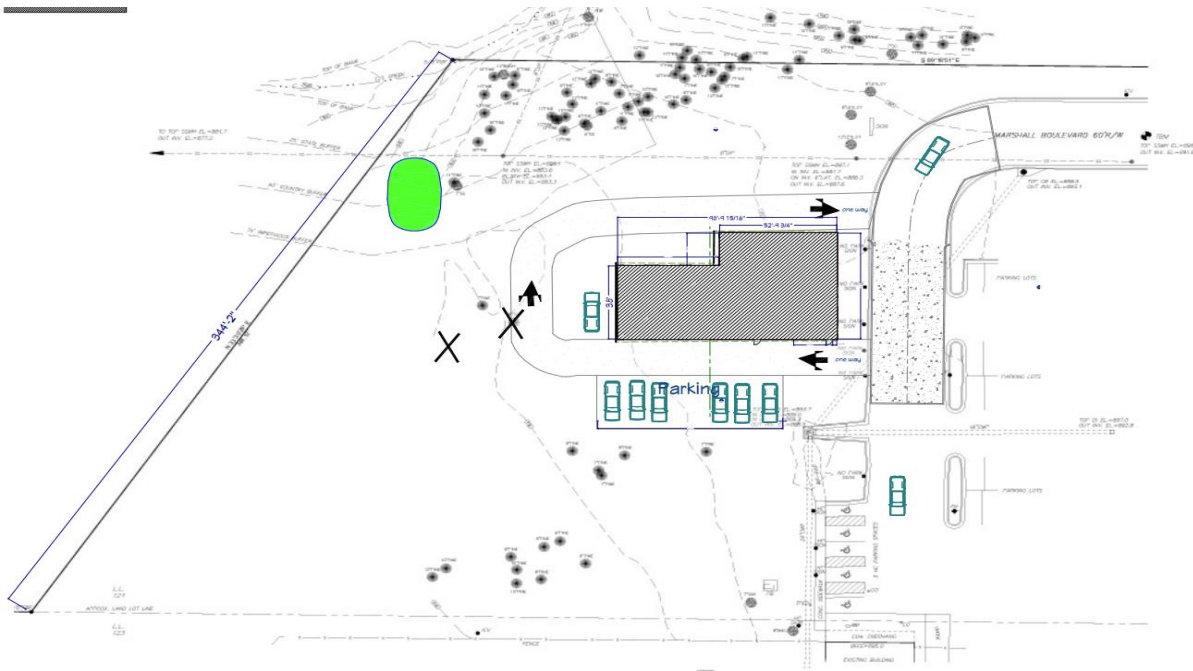
The purpose and intent of the City Council in establishing the M-2 (Heavy Industrial) District is as follows:

- 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.

**Public Participation**

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in August 2024. There was a Community Planning Information Meeting (CPIM) held on September 12, 2024, at 6:00 p.m. at city hall. There were no attendees that spoke on the request.

**Submitted Site Plans**



Site plan / scale 1"=20'

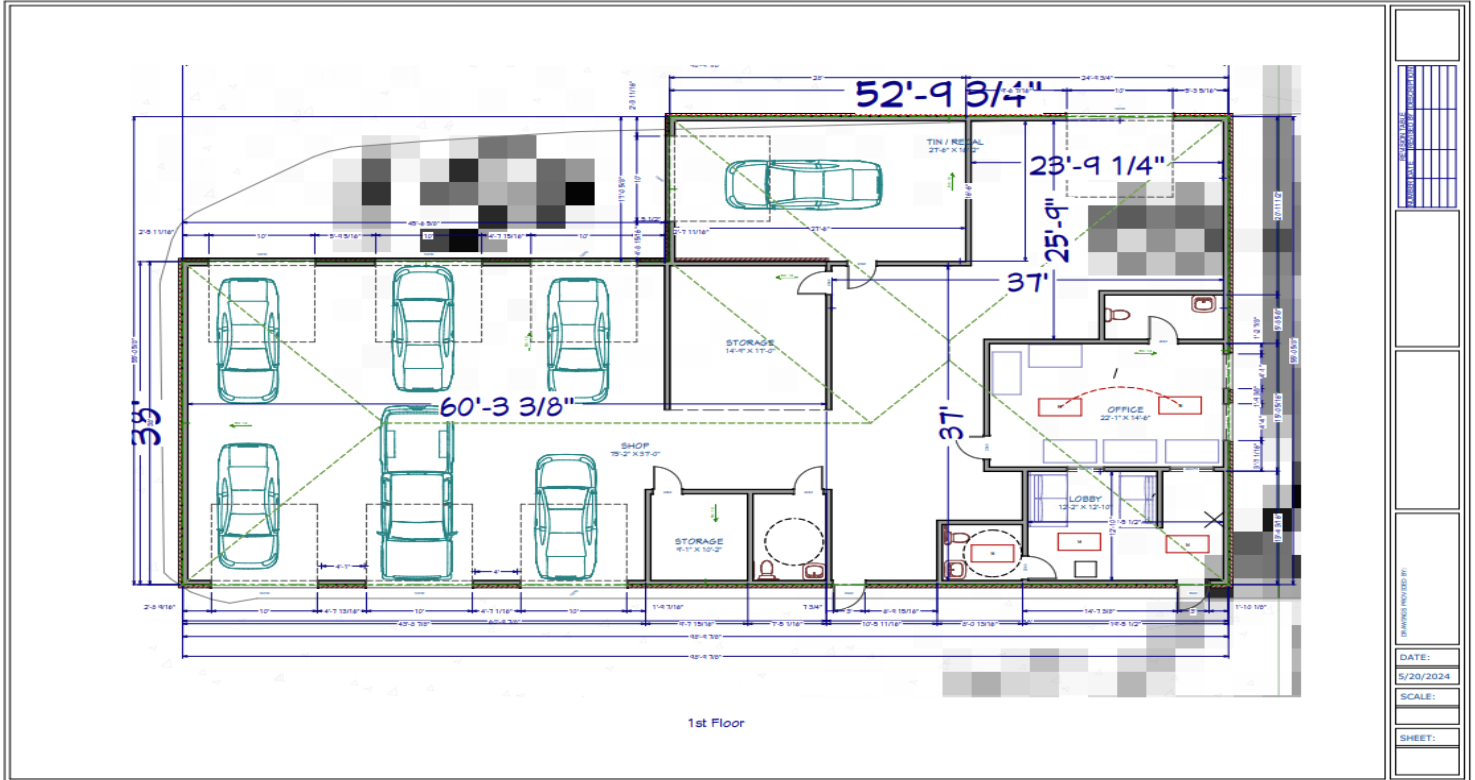
PROJECT TITLE	
DATE	5/20/2024
SCALE	
SHEET	

Project Overview

**Building Elevation**



**Floor Plan**





Streetview



## ZM 24-002

ADDRESS: **6513 Marshall Blvd, Stonecrest, GA**

CURRENT ZONING: **M-2 (Heavy Industrial) District**

OVERLAY DISTRICT: **N/A**

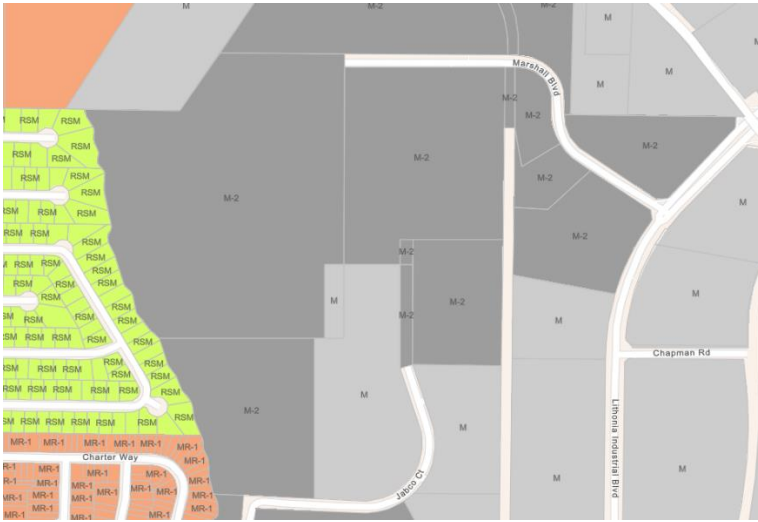
FUTURE LAND USE: **Heavy Industrial**

PROPOSED BUILDING LOCATION: 

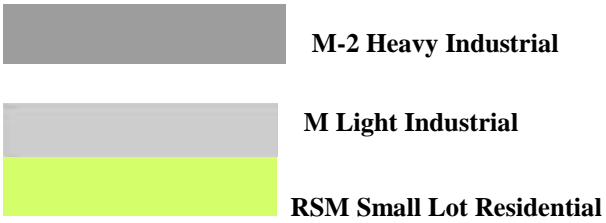
### Aerial Map



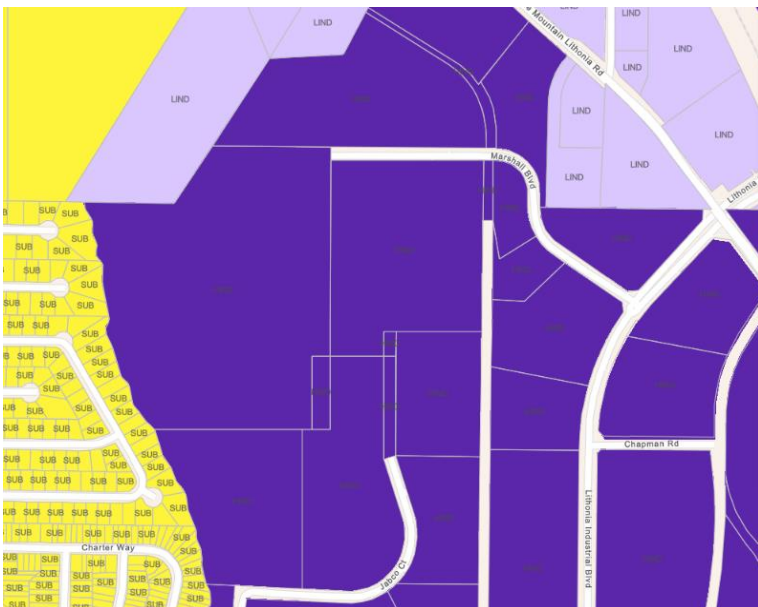
**Zoning Map**



**Legend**



**Future Land Use Map**



**Legend**





Item VIII. b.

PAGE INTENTIONALLY LEFT BLANK



**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.*

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

The subject property is located within the Heavy Industrial character area of the 2038 Stonecrest Comprehensive Plan and is consistent with the following Plan Policies and Strategies: The intent of the Industrial Character Area is to identify areas that are appropriate for more intense land uses that are industrial related. This designation consists of heavy and light industrial classifications. These uses shall be located as such to protect residential and commercial areas from potential disturbances +generated by industrial land uses. This designation consists of land uses for warehouse distribution, manufacturing, wholesale/trade and automotive.

The current surrounding zoning district is industrial, both light and heavy. The zoning modification request to remove a condition to allow for the automotive windshield repair is in alignment with the industrial zoning districts listed in the Heavy Industrial Future Land Use Destination.

**B. 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 existing zoning is M-2 (Heavy Industrial) and is proposed use is permitted in this zoning district. The proposed use is suitable in view of the existing industrial uses located on and surrounding Marshal Blvd. The proposed use is for an automotive glass repair shop. This proposed use is requesting to co-exist on the property with an existing auto salvage business and would be suitable in view of the use and development of adjacent and nearby properties.

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

Currently zoned M-2 (Heavy Industrial) District, the site has a more than reasonable economic use a presently zoned. The current land use is an automobile salvage business. The proposed use is to add an automotive glass repair (shop) use on the property. However, there is an existing condition that prevents any additional uses on the property based on a prior zoning request.

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

The property has an existing salvage yard business that is located on the +/-34.02-acre parcel. The proposed use would not adversely affect the existing use or usability of the adjacent or nearby properties. The size of the parcel would allow the construction of an automotive glass repair business with minimum impact on adjacent and nearby properties. The residential development to the west of the property would not be affected due to the proposed use being located more than 750 feet away and is separated by a stream with adherence to the stream buffer.



**E. 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.**

The applicant is requesting to locate on a parcel that has an existing automotive salvage business. There is an opportunity for both business owners to work collaboratively. The removal of a zoning condition will allow the opportunity for both business owners to ensure that the use is developed in a manner that is consistent with current development practices. These factors provide supporting grounds to approve the proposed zoning modifications. With no maximum of the number of additional structures on this parcel, respective of the zoning.

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

There are no known historic buildings, sites, districts, or archaeological resources near or on the subject site that would be affected by the zoning modification request at the time of this application.

**G. 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 proposed zoning modification should not have a significant impact on existing streets and transportation facilities given the proposed use will be located on a property with access to an existing business. The nature of the use does not require customers to stay for extended periods of time and therefore should not produce a significant increase in traffic or overnight parking. This request will not have an impact on area schools. The applicant shall seek approval for all permitting through the City of Stonecrest with required reviews by external agencies (DeKalb County.)

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

The proposed use should not adversely impact the environment or surrounding natural resources due to the nature of the business. This is an automotive glass repair shop, and all discarded materials will be required to be disposed of in the proper manner meeting all local and state requirements, where applicable. There are no proposed references by the applicant that will reference odor, dust or chemicals that expressed in this application associated with this use.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL with conditions.**

- 1. No additional curb cuts shall be allowed on Marshall Blvd. Access shall be from the existing drive of Marshall Blvd used by the current business.**
- 2. No overnight parking or storage of repaired vehicles on the property.**
- 3. Must adhere to the all-applicable stream buffer and setback requirements (as applicable.)**

**PLANNING COMMISSION (PC) RECOMMENDATION – October 1, 2024.**

Planning Commission recommends **APPROVAL with (staff) conditions.**

- 1. No additional curb cuts shall be allowed on Marshall Blvd. Access shall be from the existing drive of Marshall Blvd used by the current business.**
- 2. No overnight parking or storage of repaired vehicles on the property.**
- 3. Must adhere to the all-applicable stream buffer and setback requirements (as applicable.)**



Item VIII. b.

**APPLICATION PACKAGE**



## RZ Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



### Amendment Application

PROPERTY			
Site Address(es): 6513 Marshall Boulevard Lithonia GA. 30058		Parcel #: 16 123 01019	Zip: 30058
Project Name (if applicable):			
Current Zoning		Proposed Zoning	
Current Use		Proposed Use	

OWNER INFORMATION	
Name:	
Address:	
Email:	Phone:

APPLICANT	
Name:	George H. Booker
Address:	1681 Wellborn Rd. Lithonia GA. 30058
Email:	gb-general@bellsouth.net
Phone:	678-613-8902



**AFFIDAVIT**

To the best of my knowledge, this application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Stonecrest Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.

Applicant's Name:	George H. Booker
Applicant's Signature:	[Signature]
Date:	5-24-2024

NOTARY	
Sworn to and subscribed before me this	24 <sup>th</sup> day of MAY 2024
Notary Public:	Kendall Grey
Signature:	[Signature]
Date:	5/24/24





### RZ Application

All applications and plans must be submitted through the Citizenserve Online Portal




#### Applicant(s) Notarized Certification

The petitioner acknowledged that this amendment application form is correct and complete. By completing this form, all applicant of the subject property certifies authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

**Applicant**

Name:	George H. Becker		
Address:	11681 Westlawn Rd.	City, State:	Lithonia GA. Zip: 30058
Signature:	<i>[Signature]</i>	Date:	5-24-2024
Sworn to and subscribed before me this <u>24<sup>th</sup></u> day of <u>May</u> , 20 <u>24</u>			
Notary Public:	<i>[Signature]</i> KENDALL GREY		



**Applicant (if applicable)**

Name:			
Address:		City, State:	Zip:
Signature:		Date:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			

**Applicant (if applicable)**

Name:			
Address:		City, State:	Zip:
Signature:		Date:	



### RZ Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



#### Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this amendment application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application for amendment(s), and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

**Property Owner**

Name:	Ross Kagon		
Address:	6513 MARS HILL BLVD.	City, State:	STONECREST, GA Zip: 30058
Signature:		Date:	5/24/24

Sworn to and subscribed before me this 24 day of May, 2024

Notary Public:

**Additional Property Owner (if applicable)**

Name:			
Address:		City, State:	Zip:
Signature:		Date:	

Sworn to and subscribed before me this 24 day of May, 2024

Notary Public:

**Additional Property Owner (if applicable)**

Name:			
Address:		City, State:	Zip:
Signature:		Date:	



### RZ Application

All applications and plans must be submitted through the [Citizenserve Online Portal](#)



### Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

Yes

No

Applicant/Property Owner			
Name:	George H. Booker		
Address:	1681 Wellborn Rd.	City, State:	Lithonia Ga. Zip: 30058
Signature:		Date:	5-23-2024

If the answer above is yes, please complete the following section:

Date	Government Official & Position	Description	Amount



Planning and Zoning Department of Stonecrest  
3120 Stonecrest Blvd Suite 190  
Stonecrest, GA 30038

Re: Low Price Auto Glass Project  
1540 Henrico Road  
Conley, GA 30288  
Phone:404-243-9989

Dear Planning and Zoning Department of Stonecrest,

The purpose of this letter of intent is to inform you that we would like to build a new glass repair shop at 6513 Marshall Blvd Lithonia, Ga 30058. I, Amer Madanat, George Booker (GB General Contracting), and Pull A Part would like to petition an amendment file SLU-07-13560 for a zoning modification.

With over 25 years of experience in the auto glass repair industry, partnership alongside Pull-A-Part, our family-owned business has proudly served the Greater Atlanta area with unparalleled expertise and dedication.

We take pride in offering swift and efficient auto glass repair services, with a commitment to completing each job within a 45-minute timeframe. Our emphasis on promptness and quality craftsmanship has earned us a reputation as the go-to destination for customers seeking reliable and expedited auto glass repairs.

In addition to our efficient service model, we prioritize delivering exceptional customer experiences. Our knowledgeable staff members are trained to provide personalized attention to each customer, ensuring their needs are met with professionalism and courtesy at every interaction. We understand the importance of earning and maintaining customer trust, and we go above and beyond to exceed expectations with every repair job.

Thank you for considering this proposal, and we look forward to the opportunity.

Sincerely,

Amer Madanat

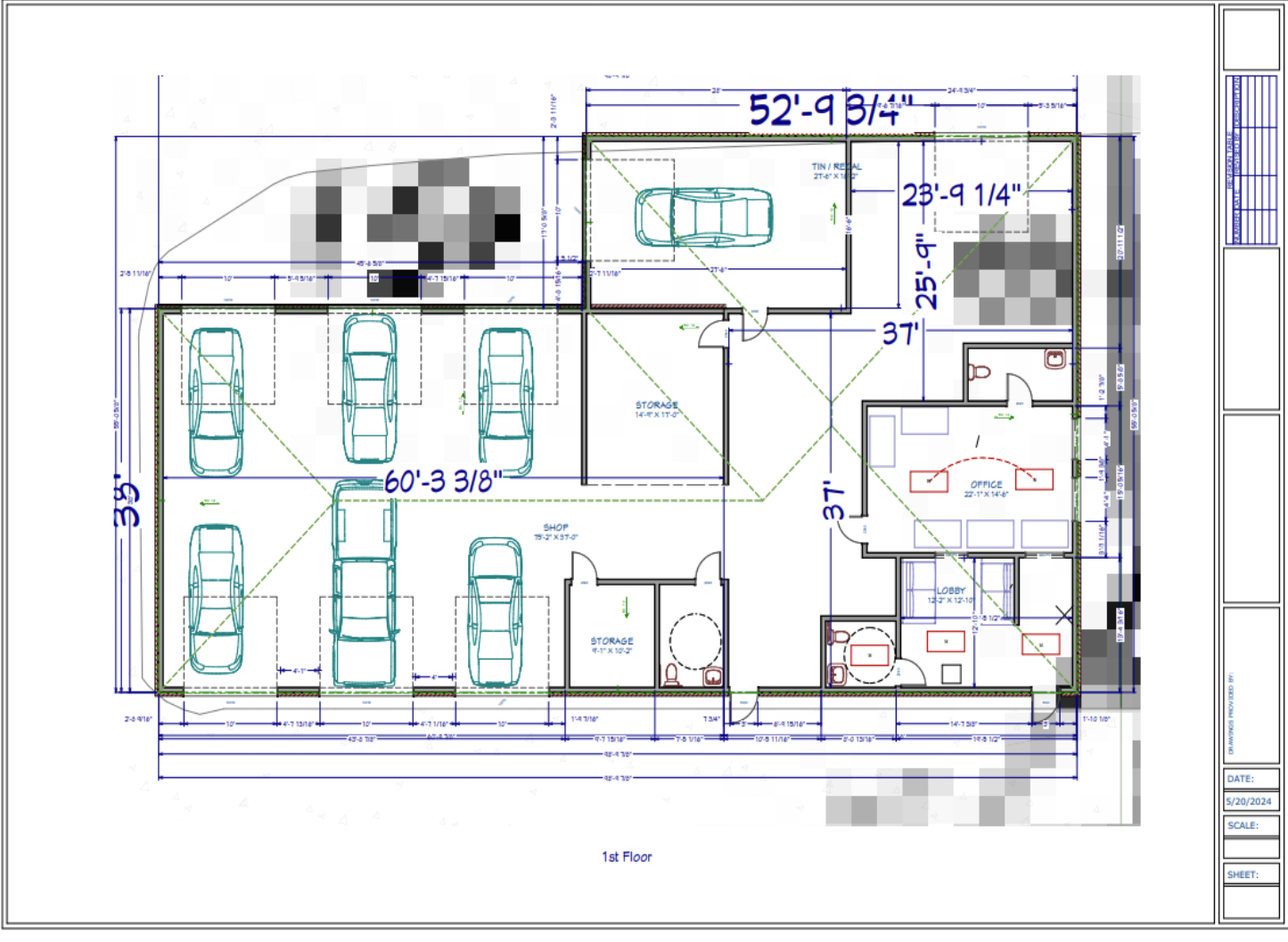


Right SIDE VIEW1

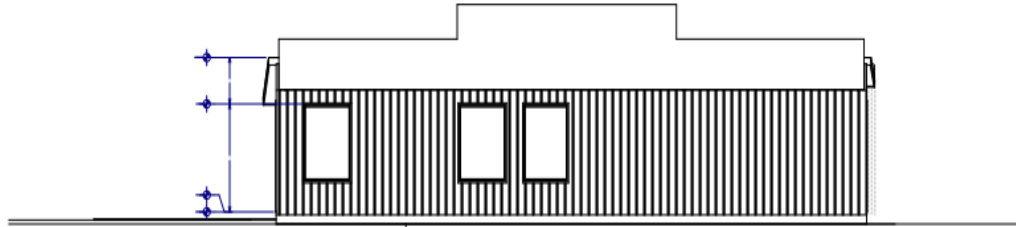


Camera 1

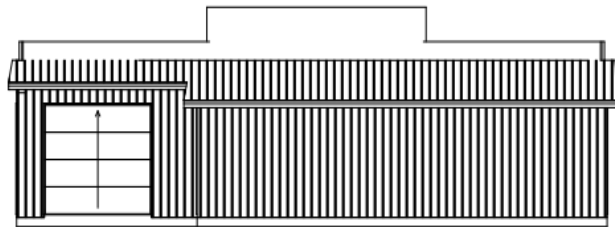
DRAWING PROVIDED BY:
DATE:
5/20/2024
SCALE:
SHEET:



DATE:	5/20/2024
SCALE:	
SHEET:	

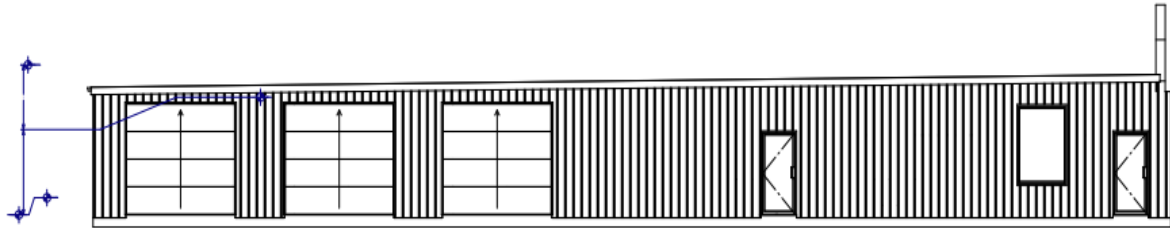


FRONT Elevation

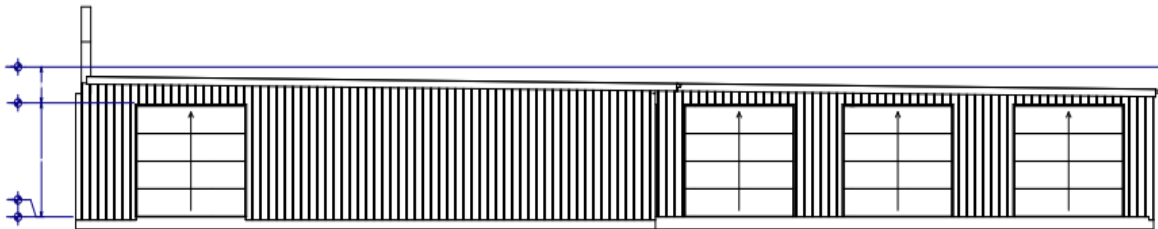


Rear Elevation

<div style="display: flex; justify-content: space-between;"> <span>DATE:</span> <span>5/20/2024</span> </div> <div style="display: flex; justify-content: space-between;"> <span>SCALE:</span> <span></span> </div> <div style="display: flex; justify-content: space-between;"> <span>SHEET:</span> <span></span> </div>
<small>DRAWINGS PROVIDED BY:</small> _____



Left Elevation



Detail 1



DRAWINGS PROVIDED BY:

DATE:

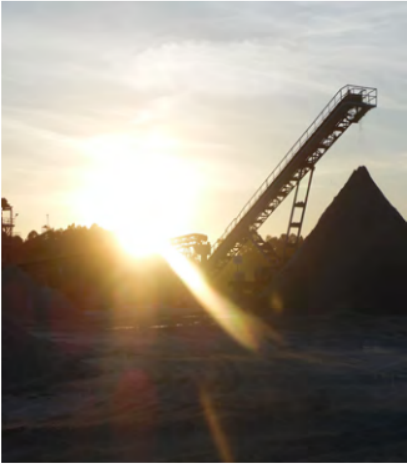
5/20/2024

SCALE:

SHEET:



## City of Stonecrest 2038 Comprehensive Plan 5- Year Update



*Caption: An example of Heavy Industrial activity located in Stonecrest, GA*

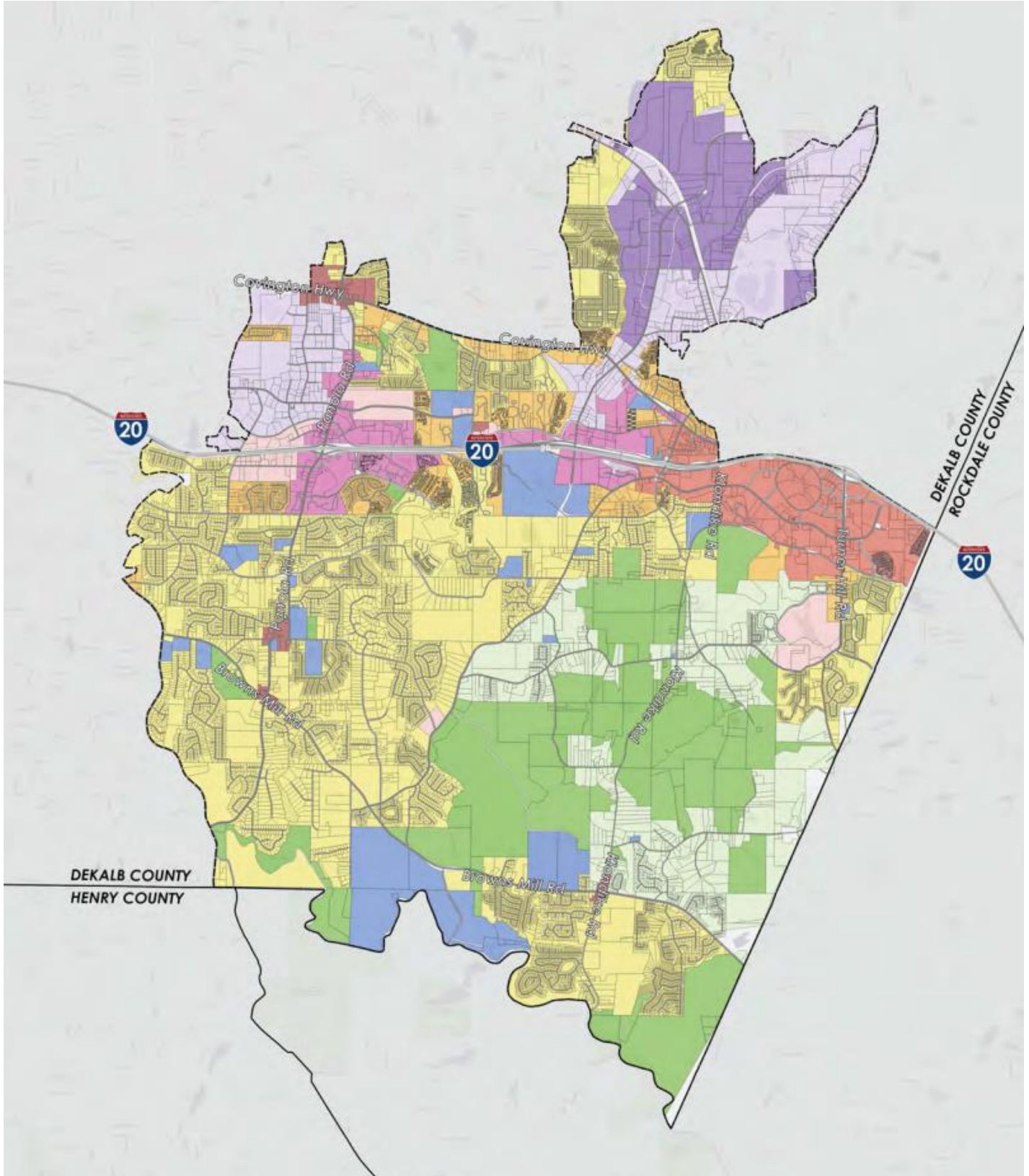
**Heavy Industrial (M-HI):** The intent of the Industrial Character Area is to identify areas that are appropriate for more intense land uses that are industrial-related. This designation consists of heavy and light industrial classifications. These uses shall be located to protect residential and commercial areas from potential disturbances generated by industrial land uses. This designation would consist of land used for warehousing, distribution, manufacturing, assembly, and processing. Where these types of uses generate odors, noise, vibration, air pollution, or other nuisances, the Heavy Industrial Land Use Designation would be appropriate.

**Use Descriptions:** Manufacturing; Warehouse Distribution; Wholesale/Trade; Automotive

**Maximum Density, Units/Acre:** n/a

**Permitted Districts:** OD, C2, M, M2

**FUTURE LAND USE MAP**





## CITY OF STONECREST, GEORGIA

DEKALB COUNTY CONDITIONS SLUP #07-13560



GEORGIA STATE BOARD OF REGISTRATION OF USED MOTOR VEHICLE DEALERS & USED MOTOR VEHICLE PARTS DEALERS
237 COLISEUM DRIVE
MACON, GA 31217
478.207.2440
FAX 866.888.8026
www.sos.ga.us/plb/usedcar

ZONING CERTIFICATION

THIS IS TO CERTIFY THAT

PULL A PART
DEALERSHIP NAME

PULL A PART c/o GREG COHEN, SR VP of MARKETING AND NEW VENTURES
OWNER(S)

6513 MARSHALL BLVD
STREET ADDRESS

LITHONIA
CITY

GA
STATE

30058
ZIP CODE

IS PROPERLY ZONED TO OPERATE THE PROPOSED USED MOTOR VEHICLE DEALER/BROKER ESTABLISHMENT IN THE COUNTY/CITY OF

DEKALB

AND THAT CURRENT ZONING

STANDARDS WILL ALLOW A PERMANENT SIGN ON THE PROPERTY THAT APPRISES CONSUMERS OF THE DEALERSHIP.

- Signs must comply with Ch. 21 of the County Code (the "Sign Ordinance")
- See attached conditions.

Melora Furman
SIGNATURE OF ZONING COMMISSIONER

Melora Furman
PRINT NAME OF ZONING COMMISSIONER

SWORN TO AND SUBSCRIBED BEFORE ME THIS

16th DAY OF December, 2013

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 4-4-17

NOTARY SEAL



DEKALB COUNTY

ITEM NO.

BOARD OF COMMISSIONERS

ZONING AGENDA / MINUTES

MEETING DATE: July 24, 2007

HEARING TYPE  
PUBLIC HEARING

ACTION TYPE  
ORDINANCE

SUBJECT: Special Land Use Permit – Pull-A-Part, LLC c/o The Battle Law Group

COMMISSION DISTRICTS: 5 & 7

DEPARTMENT: Planning

PUBLIC HEARING:  YES  NO

ATTACHMENT:  YES  No

INFORMATION CONTACT: Patrick Ejike/Kevin Hunter

PAGES: 22

PHONE NUMBER: (404) 371-2155

PURPOSE:  
SLUP-07-13560

Application of Pull-A-Part, LLC c/o The Battle Law Group to request a special land use permit to allow for a used automobile parts/retailer. The property is located on the north side of Jabco Court, north of its intersection with Marbut Road. The property has 50 feet of frontage along Jabco Court, 60 feet along Marshall Boulevard and contains 33.58 acres.

Subject Property: 16-123-01-019

RECOMMENDATION(S):

PLANNING DEPARTMENT:

Approval w/conditions (Revised 7/13/07). Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the proposed project meets all of the requirements of the Zoning Ordinance for approval of a Special Land Use Permit. Therefore, it is the recommendation of the Planning Department that the application be approved, subject to the following conditions:

1. The 200 foot Transitional Buffer shall be maintained in a natural state.
2. Approval shall be based on the submitted site plan dated April 6, 2007, entitled Preliminary Site Plan #2R, prepared by Planners and Engineers Collaborative, with the construction of an eight (8) foot high metal (painted sound) wall, subject to approval of the Planning and Development Department.
3. Noise levels shall be in strict compliance to the DeKalb County Code of Ordinance.

PLANNING COMMISSION:

Approval w/conditions.

COMMUNITY COUNCIL:

Approval.



FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION: H21

MOTION was made by Commissioner May, seconded by Commissioner Stokes, and passed 5-0-0-2, to approve with conditions, the special land use permit of Pull-A-Part, LLC c/o The Battle Law Group. Commissioner Ellis was out of the room and not voting and Commissioner Boyer was absent and not voting.

ADOPTED: JUL 24 2007
(DATE)
[Signature]
PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

CERTIFIED: JUL 24 2007
(DATE)
[Signature]
CLERK,
DEKALB COUNTY BOARD OF COMMISSIONERS

FOR USE BY CHIEF EXECUTIVE OFFICER ONLY

APPROVED: AUG 06 2007
[Signature]
CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

VETOED:
CHIEF EXECUTIVE OFFICER
DEKALB COUNTY

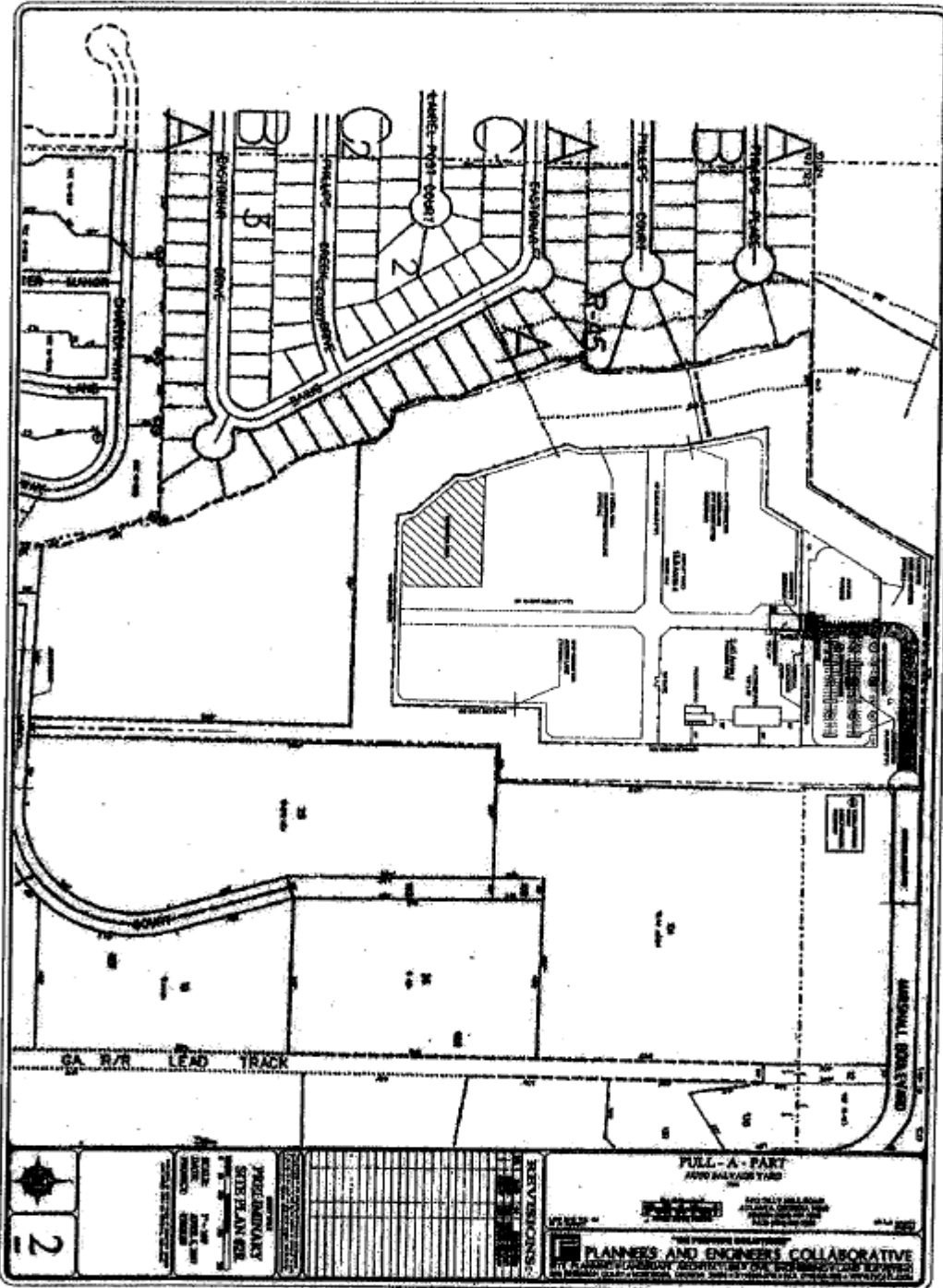
VETO STATEMENT ATTACHED:

MINUTES:

Michael Battle, 999 Peachtree Street, Atlanta, Ga. 30309, spoke in support of the application. Ms. Battle submitted a list of conditions for the record.

No one spoke in opposition of the application.

Table with 4 columns: FOR, AGAINST, ABSTAIN, ABSENT. Rows list Districts 1-7 and their respective commissioners with 'X' marks indicating their vote.





# CITY OF STONECREST, GEORGIA

## Community Planning Information Meeting (CPIM)

### Summary Minutes

September 12, 2024, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively 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, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting, September 11, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician, were in attendance.

The meeting was called to order at 6:09 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT-** *Cobi Brown*

- III. **Item(s) of Discussion:**

**LAND USE PETITION:** *ZM24-002*  
**PETITIONER:** George Booker of G B General Contracting LLC / Construction Works, Inc.  
**LOCATION:** 6513 Marshall Blvd  
**PETITIONER'S REQUEST:** The request is to amend the approved conditions to develop an automotive glass repair shop.

*George Booker and Amer Madanat* made a presentation.

*Amer Madanat* stated that his company has been operating for 25 years and that they currently have other shops in the metro Atlanta area which are both partnered with the Pull-A-Part in that area. The proposed auto glass facility will offer same-day services and will employ certified technicians.

*George Booker* stated that the proposed 7,000 sqft building will feature a drive-thru feature for the repairs and layout to efficiently provide services to the customers.

*Director Qawiy* clarified that the applicants are petitioning for the removal of a condition placed on the property from a previously approved zoning case which prevents the addition of another building on the parcel for their proposed project.

*There were no attendees to comment on the petition.*





## CITY OF STONECREST, GEORGIA

Director Qawiy presented the cases related to TMOD 24-001, TMOD 24-002 and TMOD 24-003 individually.

**PETITION:** *TMOD 24-001*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

*There were no attendees to comment on the petition.*

**PETITION:** *TMOD24-002*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 16-23 Hours of Operation Based on Uses to specify hours of operation for businesses operating in the city.

**PETITION:** *TMOD24-003*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

**Bernie Knight** Chairman of the Stonecrest Industrial Council and the local council for Heidelberg Materials Southeast LLC asked if the city has gotten any inquiries from citizens about blasting and noise. He also asked if there were any other quarry facilities in the city and shared some information as to the operations of this business he represents.

**Director Qawiy** replied that the city had not received a direct complaint, but there was a citizen that mentioned at a previous CPIM meeting that she had heard blasting. She also informed Mr. Knight that the proposed text modifications were produced from research of other municipalities coded and their operations and was not targeted to a particular business in the City.

She also asked Mr. Knight if he had any recommendations for the hours of operation for the business he represents.

**Bernie Knight** asked that only the hours and operations for blasting be considered and not quarry work.

**PETITION:** *TMOD24-004*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

Director Qawiy made a presentation stating that the city currently has an active Tree Ordinance. She stated that the proposed Guide for Tree Removal will be a beneficial resource in effectively implementing the tree ordinance.



## CITY OF STONECREST, GEORGIA

*There were no attendees to comment on the petition.*

### IV. 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.*

APPROVED:	<a href="#">Shawanna Qawiy</a>	<a href="#">September 17,2024</a>
<hr/>		
	<b>DIRECTOR, PLANNING &amp; ZONING</b>	<b>DATE</b>
ATTEST:	<i>Cobi Brown</i>	09/17/2024
<hr/>		
	<b>SECRETARY</b>	<b>DATE</b>



## CITY OF STONECREST, GEORGIA



PLANNING COMMISSION MEETING  
 Stonecrest City Hall\* - 6:00 p.m.  
 \*In-Person Meeting  
 October 1, 2024

**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](mailto:Planning-Zoning@stonecrestga.gov) on the day of 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) minutes 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), Commissioner Pearl Hollis (District 4), and Commissioner Lemuel Hawkins (District 5) were all present.

Planning/Zoning Director Shawanna Qawi, Deputy Director Ellis Still, Senior Planner Ramona Eversley, Planner Fellisha Blair, Zoning Administrative Technician Abeykoon Abeykoon, and Planning Administrative Technician Cobi Brown were in attendance. City Attorney Alicia Thompson attended the meeting virtually.

**III. APPROVAL OF THE AGENDA**

Chairperson Hubbard made a motion to amend the October 2, 2024 PC agenda by remove items # 5, #6, #7, #8, #9, and #10. The motion was moved by Commissioner Hollis and seconded by Commissioner Walker. The motion was **APPROVED** by a unanimous vote of **5-0-0**

**IV. APPROVAL OF MEETING MINUTES:** *Planning Commission meeting minutes dated August 6, 2024.*

Chairperson Hubbard made a motion to **APPROVE** the meeting minutes for August 6, 2024. The motion was made by Vice Chairperson Williams and seconded by Commissioner Hollis. The motion was **APPROVED** by a unanimous vote. **5-0-0**

**V. ANNOUNCEMENT(S) None**

**VI. OLD BUSINESS None**

**VII. NEW BUSINESS:**

**1. PUBLIC HEARING CASE #: ZM24-002**

**APPLICANT:** George Booker of G B General Contracting LLC / Construction Works, Inc.

**LOCATION:** 6513 Marshall Blvd

The request is to amend the approved conditions to develop an automotive glass repair shop.

**2. DECISION CASE #: ZM24-002**

**APPLICANT:** George Booker of G B General Contracting LLC / Construction Works, Inc.

**LOCATION:** 6513 Marshall Blvd

The request is to amend the approved conditions to develop an automotive glass repair shop.

*Chairman Hubbard* called for the public hearing to open.

*Amer Madanat* stated that his company has been operating for 25 years and that he currently has other shops in the metro Atlanta area which are both partnered with the Pull-A-Part in that area. The proposed auto glass facility will offer same-day services and will employ certified technicians.

*George Booker* stated that he is the contractor for the project. He has a strong record of developing and building.

*Derrick Cobert* the senior Vice President of Pull-A-Part stated his support.

With no additional comments the public hearing was closed.

*Commissioner Hawkins* asked if this would be the applicant's second facility.

*Amer Madanat* answered that it would be the second facility.

*Commissioner Walker* asked how they planned to control and prevent overnight parking.

*Amer Madanat* stated that the fast services would prevent the need for most cars to be visibly parked outside the facility, but if a vehicle had to stay on the property the building would be an adequate size to house it.

*Vice Chairperson Williams* asked for clarification of the location of the Pull-A-Part and the proposed business and if they will be two (2) separate businesses.

*Amer Madanat* confirmed the two (2) locations.

*Director Qawiy* clarified that the applicants are petitioning for the removal of a condition placed on the property from a previously approved case which prevents the addition of another building on the parcel.

With no additional questions or discussion, *Chairperson Hubbard* made a motion to recommend **APPROVAL of the request WITH CONDITIONS**. The motion was seconded by Commissioner Hollis. The application was **APPROVED WITH CONDITIONS unanimously 5-0-0**.

3. **PUBLIC HEARING CASE #: TMOD 24-001**

**APPLICANT:** The City of Stonecrest

**LOCATION:** City-Wide

The City of Stonecrest is seeking approval to amend Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

4. **DECISION CASE #: TMOD 24-001**

**APPLICANT:** The City of Stonecrest

**LOCATION:** City-Wide

The City of Stonecrest is seeking approval to amend Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

*Chairman Hubbard* called for the public hearing to open.

*Chairperson Hubbard* asked how the proposed TMOD would affect the tractor-trailers that are in the industrial areas of the city.

*Director Qawiy* stated that the TMOD contains exceptions for specific usages and operations. The proposed modification will be used to influence the actions that are in residential areas.

*Commissioner Hawkins* asked how the amendment would be enforced.

*Director Qawiy* stated that the Code Enforcement department took part in the creation of this TMOD due to the complaints that they were receiving.

*Vice Chairperson Williams* asked how the regulation will be regulated outside of business hours.

*Director Qawiy* stated that leadership has been in discussion with the Code Enforcement department having staggered hours to monitor activities that may occur later in the day/after hours.

*Vice Chairperson Williams* asked how the TMOD will be advertised to the public.

*Director Qawiy* stated that the information will be posted on the website and complaints can be submitted or called into the code enforcement department. There may be a consideration to send the information to HOAs.

With no additional questions or discussion, the public hearing was closed.

*Chairperson Hubbard* made a motion to recommend **APPROVAL of TMOD24-001**. The motion was seconded by Vice Chairperson Williams. The requests was **APPROVED unanimously 5-0-0**.

**The items below were amended to be removed from the agenda.**

**5. PUBLIC HEARING - CASE #: TMOD 24-002**

**APPLICANT:** The City of Stonecrest **LOCATION:**  
City-Wide

The City of Stonecrest is seeking approval to amend Section 16-23 Hours of Operation Based on Use to specify hours of operation for businesses operating in the City of Stonecrest.

**6. DECISION CASE #: TMOD 24-002**

**APPLICANT:** The City of Stonecrest **LOCATION:**  
City-Wide

The City of Stonecrest is seeking approval to amend Section 16-23 Hours of Operation Based on Use to specify hours of operation for businesses operating in the City of Stonecrest.

**7. PUBLIC HEARING CASE #: TMOD 24-003**

**APPLICANT:** The City of Stonecrest  
**LOCATION:** City-Wide

The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

**8. DECISION CASE #: TMOD 24-003**

**APPLICANT:** The City of Stonecrest  
**LOCATION:** City-Wide

The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

**9. PUBLIC HEARING - CASE #: TMOD 24-004**

**APPLICANT:** The City of Stonecrest **LOCATION:**  
City-Wide

The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

**10. DECISION CASE #: TMOD 24-004**

**APPLICANT:** The City of Stonecrest **LOCATION:**  
City-Wide

The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

**VIII. ADJOURNMENT**

The meeting was adjourned at 6:30 p.m.

Respectfully submitted by Cobi Brown

APPROVED:

\_\_\_\_\_

CHAIRPERSON

Date:

ATTEST:

\_\_\_\_\_

SECRETARY

Date:

PENDING APPROVAL





## CITY COUNCIL AGENDA ITEM

**SUBJECT: Ordinance for TMOD 24-001 TRUCK PARKING, (One Read Required)**

**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:** Wednesday, October 30, 2024

**SUBMITTED BY:** Shawanna Qawiy, Planning & Zoning Director

**PRESENTER:** Shawanna Qawiy, Planning & Zoning Director

**PURPOSE:** A text modification to include truck and/or trailer parking regulations.

**FACTS:** The City of Stonecrest is seeking approval to modify Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial truck parking, tractor trailers and semi-trailers parking in the City.

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

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

**ATTACHMENTS:**

- (1) Attachment 1 - Redlined Ordinance
- (2) Attachment 2 - Text Amendment
- (3) Attachment 3 - Meeting Minutes
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)



---

**TO:** City of Stonecrest Mayor and City Council

**FROM:** City of Stonecrest Planning and Zoning Department

**SUBJECT:** TMOD-24-001 Truck Parking  
Article 6 Parking Sec. 6.1.3 Parking Regulations, Off Street Parking Spaces.

**ADDRESS:** City-Wide

**MEETING DATES:** October 1, 2024- *Planning Commission*  
October 14, 2024 *Mayor/City Council Work Session*  
October 28, 2024 *Mayor/City Council Regular Meeting*

**SUMMARY:** The purpose of the text modification is to provide a clear definition of areas that shall permit commercial truck parking, tractor trailers and semi-trailers parking in the City.

**STAFF RECOMMENDATION: APPROVAL**

**PLANNING COMMISSION RECOMMENDATION: APPROVAL**



## FACTS & ISSUES

- The current language does not address commercial truck parking, tractor trailer parking or semi-trailer parking city wide.
- The text modification will provide a clear understanding on truck parking in residential and commercial areas.
- Staff is proposing to amend Article 6 Parking; Sec 6.1.3 Parking Regulations; Off Street Parking Spaces.
- 

### **Attachment(s) Included:**

- **Proposed *redlined* revisions to the Code of Ordinances Article 6 Parking; Sec 6.13. Off-Street Parking Spaces.**

**TMOD-24-001**  
**STONECREST CODE OF ORDINANCE UPDATE**

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

**ORDINANCE NO. \_\_\_\_ - \_\_\_\_\_**

**AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA TO AMEND CHAPTER 27 (ZONING ORDINANCE) ARTICLE 6 (PARKING) TO ADD PARKING REGULATIONS FOR COMMERCIAL TRUCK PARKING, TRACTOR TRAILERS AND SEMI-TRAILERS PARKING IN THE CITY; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE FOR AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL 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 amend Chapter 27 (Zoning Ordinance) Article 6 (Parking) to add parking regulations for commercial truck parking, tractor trailers and semi-trailers parking in the city; and

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

**WHEREAS**, the Director of Planning and Zoning recommends approval based on the City Staff Report; 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 Zoning Procedures Law has been provided by the Planning Commission; and

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

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

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

**Section 1.** The Code of Ordinances of the City of Stonecrest, Georgia is hereby amended in **CHAPTER 27 (ZONING ORDINANCE) ARTICLE 6 (PARKING) TO ADD PARKING REGULATIONS FOR COMMERCIAL TRUCK PARKING, TRACTOR TRAILERS AND SEMI-TRAILERS PARKING IN THE CITY** by adopting the provisions set forth in Exhibit A attached hereto and made a part hereof by reference.

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

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

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

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

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

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

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

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

**Section 8.** 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 \_\_\_\_\_, 2024.

**CITY OF STONECREST, GEORGIA**

\_\_\_\_\_  
**Jazzmin Cobble, Mayor**

**ATTEST:**

\_\_\_\_\_  
**City Clerk**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney**



**EXHIBIT A  
(SEE ATTACHED)**

## **TEXT AMENDMENT**

### **TMOD 24-001**

#### **SEC. 6.1.3 PARKING REGULATIONS, OFF-STREET PARKING SPACES**

#### **CHAPTER 27**

#### **ARTICLE 6. PARKING**

##### **Sec. 6.1.1. Introduction.**

This chapter establishes the standards for the number, location, and development of motor vehicle parking facilities, standards for on-site loading areas, and standards for bicycle parking.

(Ord. of 8-2-2017, § 1(6.1.1))

##### **Sec. 6.1.2. Interpretation.**

- A. *Fractions.* Where a fractional space results during the calculation of required parking, the required number of parking spaces shall be the next lowest whole number.
- B. *Parking space requirement not specified.* Where the parking requirement for a particular use is not described in Table 6.2, and where no similar use is listed, the director of planning shall determine the number of spaces to be provided based on requirements for similar uses, location of the proposed use, the number of employees on the largest shift, total square footage, potential customer use, or other expected demand and traffic generated by the proposed use. If the director of planning reasonably determines that a parking generation study should be prepared by a qualified professional, the director of planning may require submission of such a study to aid the director of planning in making a determination with respect to the number of required parking spaces.
- C. *Computations for multiple floor uses within a building.* In cases where a building contains some combination of residential use, office space, retail or wholesale sales area, or bulk storage area, the director of planning may determine on a proportional basis the parking and loading requirements based on separate computations for each use.

(Ord. of 8-2-2017, § 1(6.1.2))

##### **Sec. 6.1.3. Parking regulations, off-street parking spaces.**

Off-street parking spaces shall be provided in accordance with the following requirements:

- A. Each application for a development permit or building permit, other than for a detached single-family residence, shall be accompanied by a parking plan showing all required off-street parking spaces, driveways, and the internal circulation system for each such parking lot.
- B. All parking lots and spaces shall conform to the following requirements:
  - 1. All vehicles shall be parked on a paved surface that is connected to and has continuous paved access to a public or private street, except as otherwise allowed in this section.

2. Each parking space, except those located on a single-family residential lot, shall comply with the minimum dimensions established in Table 6.1. Each parking lot shall have adequate space for each car to park and exit every parking space and space for internal circulation within said parking lot.
3. Each parking lot, except those parking spaces located on property used for single-family residential purposes, shall comply with section 5.4.4, site and parking area landscaping.
4. All parking lots and parking spaces, except those located on property used for single-family residential purposes, shall conform to the geometric design standards of the Institute of Traffic Engineers.
5. Parking and loading shall not be permitted within the front yard in any MR, HR, O-I, or O-I-T zoning district, except for required handicapped parking. Notwithstanding the previous sentence, parking and loading shall be permitted within the front yard where provision of adequate parking spaces within the rear is impractical and upon issuance of a variance pursuant to article 7 of this chapter.
6. Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage. Within any single-family residential district, not more than 35 percent of the total area between the street right-of-way line and the front of the principal building shall be paved.
7. No parking space, driveway or parking lot shall be used for the sale, repair, dismantling, servicing, or long-term storage of any vehicle or equipment, unless located within a zoning district which otherwise permits such use.
8. The parking of business vehicles on private property located within residential zoning districts is prohibited. This section shall not prohibit:
  - (1) Typical passenger vehicles, with or without logos, including automobiles, pickup trucks, passenger vans, and dually trucks;
  - (2) Vehicles engaged in active farming, construction activities or contractor services on the private property, or the temporary parking (12 hours or less) of vehicles for the purpose of loading/unloading within residential zoning districts; nor
  - (3) The parking of vehicles on property located in residential zoning districts, where such property is used for an authorized nonresidential use such as a church.

Vehicles used in law enforcement are exempt from the restrictions of this subsection.
9. All parking lots shall conform to the requirements of section 6.1.7.

Table 6.1. Minimum Parking Space Dimensions

Minimum Parking Space Dimensions			
Parking Angle	Minimum Stall Width	Minimum Stall Depth	Minimum Parking Aisle Width
Regular-sized vehicles			
90 degrees	9'	18'	24'
75 degrees	9'	19'	21'
60 degrees	9'	17'	14'
45 degrees	9'	15'	11'
Compact vehicles			
90 degrees	8.5'	15'	22'

75 degrees	8.5'	16	20'
60 degrees	8.5'	15'	14'
45 degrees	8.5'	14'	10'

10. Notwithstanding any other provisions of chapter 27 or chapter 14, parking areas and/or parking on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage, without services provided, shall be permitted as a principal use on parcels zoned M or M-2, provided that:






- a. The parking area shall be screened from view of the public street with an opaque fence or wall minimum of six feet in height.
- b. The parking area shall be at least 25 feet from the street right-of-way.
- c. A ten-foot-wide evergreen landscape buffer shall be planted around the perimeter of the fence along the public street with at least 75 percent evergreens and at least two rows of plants.
- d. The soil erosion, sedimentation and pollution requirements of chapter 14, article V of the Code of the City of Stonecrest, Georgia are met;
- e. Minimum standards of the Georgia Stormwater Management Manual are met in terms of stormwater runoff and water quality; and
- f. The parking lot has a minimum of one acre.

11. Unpaved parking areas within the M and M-2 zones permitted under subsection B.10. of this section shall comply with the following specifications:

- a. The parking area shall be at least 150 feet from the boundaries of a residentially zoned parcel;
- b. The parking area subgrade must meet a minimum compaction of 95 percent as certified by a registered professional engineer;
- c. The parking area surface shall be composed of at least eight inches of compacted Graded Aggregate Base;
- d. The Graded Aggregate Base shall be stabilized and treated to control dust through approved means, which may include but is not limited to, the effective design and operation of the facility, the periodic application of dust suppressant materials such as calcium chloride, magnesium chloride, or lignin sulfonate, reduced operating speeds on unpaved surfaces, or the periodic replenishment of gravel surfaces;
- e. Parking areas shall be inspected by the City of Stonecrest every two years to ensure continued compliance with the above specifications. Additional maintenance such as grading, Graded Aggregate Base, or surface treatment may be required;
- f. Parking areas on unpaved surfaces for transportation equipment and storage or maintenance (vehicle) storage with existing unpaved areas shall be considered a nonconforming use under section 8.1.5 exempt from the requirements of subsections B.10. and 11 of this section. if the underlying use of the parcel was issued a business license or Motor Carrier Number valid on December 31, 2017;
- g. All other parcels with existing unpaved areas shall have two years to comply with these specifications with a one-time extension up to 12 months.

- 12. Commercial trucks, tractor trailers and semi-trailers: A commercial truck (including medium and heavy-duty trucks, semi-trucks, tractor trailer flatbed trucks, tow trucks, box trucks, and delivery trucks) and semitrailer are prohibited from parking in all residentially zoned properties. Commercial trucks, tractor trailers or semitrailers shall not be parked or stored in any O-I (Office Institutional), OD (Office Distribution), C-1 (Local Commercial), C-2 (General Commercial), MU-1 (Mixed Use Low Density), MU-2 (Mixed Use Low Density, MU-3 (Mixed Use Medium Density), MU-4 (Mixed Use High Density) and NS (Neighborhood Shopping) districts.
- C. No Semi Truck allowed signs/ and/or Weight limit signs shall be posted on the designated streets that are not classified as truck routes. (See Table 6.1 a No Semi Truck/Weight limits signs examples.)

Table 6.1 a No Semi Truck/Weight limits signs.

The following are exceptions;

- a. The vehicle is engaged in loading or unloading activity where the driver is present and in charge thereof.
- b. The vehicle is owned or is being used by a business located on the property.
- c. A business on the property is conducting operations and the vehicle is being used in connection with such activity. Where a commercial vehicle is parked in an O-I, C-1, C-2, or MU district, it shall park only in areas designated and posted as loading zones and/or loading docks.
- d. Using loading zones and unloading docks by commercial vehicle operators for sleeping or parking overnight is strictly prohibited.
- e. If any vehicle found upon a parking lot, driveway or entrance drive, in violation of this Section regulating the parking and/or storage of commercial trailers, the owner or person in possession of any real property or the vehicle operator, or both may be punished as provided in this code section.

(Ord. of 8-2-2017, § 1(6.1.3); Ord. No. 2018-07-02, § 1(6.1.3), 7-16-2018)

### Sec. 6.1.4. Off-street parking ratios.

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one required space per 200 square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios. Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent by the director of planning pursuant to an administrative variance in compliance with article 7 of this chapter. If the use is within 1,000 feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by 25 percent in accordance with article 7 of this chapter.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards shall be met:
  1. At least five percent of the parking spaces on-site must be reserved for carpool use.
  2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
  3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Residential</i>		
Detached single-family dwelling	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Two-family and three-family dwellings	One space per dwelling unit.	Four spaces per dwelling unit.
Detached single-family condominium	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Attached single-family dwelling	1½ spaces per dwelling unit, plus one-quarter space per dwelling	Three spaces per dwelling unit, plus one-quarter space per

	unit to accommodate guest parking.	dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	1½ spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.	Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.
Multifamily dwellings	1½ spaces for every dwelling unit.	Three spaces for every dwelling unit.
Mobile Homes	Two spaces per mobile home lot.	Four spaces per mobile home lot.
Multifamily dwellings, supportive living	One-half space per dwelling unit.	One space per dwelling unit.
Fraternity house or sorority house	One space per bed.	1¼ spaces per bed.
Rooming house or boarding house, shelter	One space per four beds.	One space per 1½ beds.
Senior housing	One-half space per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.	Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.
Assisted Living	One-half space per dwelling unit.	One space per dwelling unit.
Personal care home, group	Two spaces.	Four spaces
Personal care home, community	One space for every 3 beds.	One space for every 2 beds.
Child daycare facility	Two spaces.	Four spaces.
Child care institution, group	Two spaces.	Four spaces.
Child care institution, community	One-half space for each employee and resident.	Three-quarters space for each employee and resident.
Live Work dwelling	Two spaces per unit.	Four spaces per unit.
<i>Institutional</i>		
Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services	One parking space for each fleet vehicle plus one-half space for each administrative or service employee.	One parking space for each fleet vehicle plus three-quarter space for each administrative or service employee.
Child daycare center	One space for each 400 square feet of floor area.	One space for each 300 square feet of floor area.
Convent or monastery	One space for each 400 square feet of floor area.	One space for each 200 square feet of floor area.
Funeral home	One space for each 400 square feet of floor area	One space for each 200 square feet of floor area.
Hospital and similar institutional use	One space per three beds.	No maximum.
Nursing care facility, nursing or convalescent home, and similar institutional use	One-quarter space per bed	One-half space per bed
Kindergarten	One space per 300 square feet of floor area.	One space per 200 square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums,	One space for each four seats in the largest assembly room.	One space for each two seats in the largest assembly room.

auditoriums, live performance theaters, conference centers and cultural facilities		
Places of Assembly without fixed seating, including conference centers, gymnasiums, Place of Worship, libraries, museums, cultural facilities and art galleries	One space for each 40 square feet of floor space in the largest assembly room.	One space for each 20 square feet of floor space in the largest assembly room.
Private elementary and middle school	1½ spaces for each classroom.	Two spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Private high school	Three spaces for each classroom.	Five spaces for each classroom, plus one space for each 50 square feet in largest assembly room.
Colleges, including trade, vocational, and commercial vocational schools	Ten spaces per classroom, plus 2½ spaces for each 1,000 square feet of floor area in the library or assembly area.	No maximum.
<i>Recreational</i>		
Athletic Field	20 spaces per field.	60 spaces per field.
Bowling alley	Four spaces for each alley.	Five spaces for each alley.
Driving range	One space per tee	1½ spaces per tee
Miniature Golf	12 spaces	20 spaces
Noncommercial club, lodge, or fraternal or social organization (other than fraternity and sorority houses)	One space for each 200 square feet of floor area.	One space for each 100 square feet of floor area.
Public or private swimming pool, neighborhood recreation club/subdivision clubhouse and amenities (recreation and meeting rooms, swimming, and playground), or similar use	One space per 10 homes.	One space per five homes.
Public or private golf course	15 spaces per nine holes.	30 spaces per nine holes.
Indoor recreational facilities, not including bowling alley, swimming pool, tennis courts, or neighborhood recreation centers	One space for each 300 square feet of floor area.	One space for each 125 square feet of floor area.
Special events facilities	One space for each 200 square feet of space used for such activity.	One space for each 100 square feet of space used for such activity.
Temporary outdoor social, religious, seasonal, entertainment or recreation activity	One space for each 300 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 300 square feet of area within the tent enclosure.	One space for each 200 square feet of land devoted to such use; or where such use is conducted within a tent one space for each 200 square feet of area within the tent enclosure.
Public or private tennis courts	Three spaces per court.	Four spaces per court.
Outdoor recreational uses, waterparks, amusement parks	One space for each 3,000 square feet of gross site area.	One space for each 1,000 square feet of gross site area.



<i>Commercial</i>		
Adult daycare center	Two spaces	Four spaces
Automobile repair garage, minor repair, and maintenance establishments	One space for each 400 square feet of floor space.	One space for each 150 square feet of floor space.
Automobile service station	Two spaces for each service bay, with minimum of ten spaces required.	Three spaces for each service bay, with maximum of 15 spaces required.
Bed and breakfast establishment	One space for the owner-operator plus one per guest bedroom.	Two spaces for the owner-operator plus one per guest bedroom.
Car wash	Two stacking spaces for each car wash lane plus two drying spaces per lane.	Three stacking spaces for each car wash lane plus three drying spaces per lane.
Convenience Store without gas pumps	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Convenience Store with gas pumps	One space per 500 square feet of floor area	One space per 150 square feet of floor area.
Grocery Store	One space per 500 square feet of floor area.	One space per 200 square feet of floor area.
Hotel or motel	One space per lodging unit, plus one space per each 150 square feet of banquet, assembly, or meeting area.	1 2/10spaces per lodging unit, plus one space per each 100 square feet of banquet, assembly, or meeting area.
Laboratory, research facility	One space for each 1,000 square feet of floor area	One space for each 300 square feet of floor area
Office, Professional	One space for each 500 square feet of floor area.	One space for each 250 square feet of floor area.
Offices, Doctor and Dentist	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.
Restaurant with seating for patrons (with or without drive-through)	One space for each 150 square feet of floor area, but not less than ten spaces.	One space for each 75 square feet of floor area, but not less than ten spaces.
Late Night Establishment	One space for each 300 square feet of floor area with a minimum of ten spaces.	One space for each 150 square feet of floor area with a minimum of ten spaces.
Nightclub	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 150 square feet of floor are, but not less than ten spaces.
Restaurant, drive-through, without seating area for patrons	One space for each 250 square feet of floor area.	One space for each 150 square feet of floor area.
Restaurant where accessory to hotel or motel	One space for each 300 square feet of floor area, but not less than ten spaces.	One space for each 175 square feet of floor area, but not less than ten spaces.
Retail and personal service uses accessory to high-rise apartment building or high-rise office building	Three spaces for each 1,000 square feet of floor area.	Four spaces for each 1,000 square feet of floor area.
Retail uses, personal service uses, and other commercial and general business uses, but not including	One space for each 500 square feet of floor area.	One space for each 200 square feet of floor area.

Created: 2023-08-28 12:10:27 [EST]

(Supp. No. 3)

Convenience Stores or Grocery Stores or other uses described more particularly herein		
Sexually Oriented Businesses	One parking space for each 400 square feet of floor area in the building.	One parking space for each 25 square feet of floor area in the building.
Storage facilities (mini-warehouse)	One space for each 8,000 square feet of floor area	One space for each 5,000 square feet of floor area.
<i>Industrial</i>		
Heavy and light industrial, manufacturing, and commercial establishments not involving retail sales	One space for each 2,000 square feet of floor area.	One space for each 1,300 square feet of floor area.
Warehouse, distribution	One space for each 2,500 square feet of floor area.	One space for each 500 square feet of floor area.
Wholesale membership club	One space for each 500 square feet of floor area	One space for each 200 square feet of floor area.
Wholesale trade establishments, distribution establishments, offices in conjunction with showrooms, and similar uses	One space for each 200 square feet of floor area devoted to sales or display, plus one space for each 2,000 square feet of gross storage area.	One space for each 150 square feet of floor area devoted to sales or display, plus one space for each 1,500 square feet of gross storage area.

(Ord. of 8-2-2017, § 1(6.1.4); Ord. No. 2022-05-01 , § 1(Exh. A), 5-23-2022; Ord. No. 2022-06-01 , § 2(Exh. A), 8-2-2022)

**Sec. 6.1.5. Off-street parking reduction for shared parking.**

Parking spaces for any existing or new mixed-use development may be based upon a shared parking formula as set forth in Table 6.3.

Shared parking may be utilized for any of the combinations of uses shown in Table 6.3. If shared parking is to be used to satisfy the requirements of this article, an application shall be submitted to the director of planning seeking approval of a shared parking plan. The applicant must submit a scaled site plan for each site that will participate in the shared parking showing zoning, use, and existing parking facilities. Shared parking agreements approved by the director of planning shall be executed prior to issuance of any certificates of occupancy for the development.

In any shared parking agreement, at least 50 percent of shared parking spaces must lie within 700 feet of the main entrance to the principal use for which the parking is provided, and all shared parking spaces must lie within 1,000 feet of the main entrance to the principal use for which the parking is provided. Shared spaces shall not be separated from the site by a roadway with more than four through-travel lanes, unless there is a well-marked, safe pedestrian crossing such as a pedestrian hybrid beacon, a signalized crosswalk, or a refuge median.

Any change in the use of a building, shop or leased area that relies on a shared parking agreement to meet its parking requirements shall require compliance with the parking standards in this article based on the new use in order to obtain a certificate of occupancy. No right to shared parking shall vest in a property where the use of the property changes. In the event that property on which the shared parking is located has a different owner than the owner of the principal development, a written shared parking agreement between all relevant property owners, approved by the director of planning and filed on the deed records in the office of the Clerk of Superior Court for

DeKalb County, shall be provided prior to approval of a certificate of occupancy for the principal development. Expiration for any reason of a shared parking agreement, on which compliance with this article is based, shall automatically terminate the related certificates of occupancy and place the property owners in violation of this zoning ordinance.

The steps for determining parking requirements in a mixed use development are:

- A. Determine the minimum amount of parking required for each separate use (Table 6.2).
- B. Multiply each parking requirement by the corresponding percentage for each of the time periods given below.
- C. Calculate the column total parking requirement for each time period.
- D. The largest column total is the shared parking requirement.
- E. Example of shared parking calculation:

If the following uses were proposed with the following example number of parking spaces in accordance with the individual use:

Office: 400 spaces;

Retail: 300 spaces; and

Restaurant uses: 100 spaces;

With a total parking for individual use on-site: 800 spaces.

Then these same land uses under the provisions for shared parking would require the number of parking spaces shown in the example Table 6.4 (by applying the percent reduction in Table 6.3):

Table 6.3. Shared Parking Reduction Table

Shared Parking Reduction Table					
Land Use Type	Weekdays		Overnight	Weekends	
	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.	1:00 a.m.— 6:00 a.m.	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.
Office	100 percent	10 percent	5 percent	10 percent	5 percent
Retail	60 percent	90 percent	10 percent	100 percent	70 percent
Hotel	75 percent	90 percent	100 percent	75 percent	90 percent
Restaurant	50 percent	100 percent	100 percent	100 percent	100 percent
Entertainment/Recreational	40 percent	100 percent	10 percent	80 percent	100 percent
Church	25 percent	60 percent	10 percent	100 percent	100 percent

Table 6.4. Example of Shared Parking Reduction Calculation

Shared Parking Reduction Table EXAMPLE					
Land Use Type	Weekdays		Overnight	Weekends	
	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.	1:00 a.m.— 6:00 a.m.	6:00 a.m.— 5:00 p.m.	5:00 p.m.— 1:00 a.m.
Office	400	40	20	40	20
Retail	180	270	30	300	210
Hotel	0	0	0	0	0
Restaurant	50	100	10	100	100
Entertainment/Recreational	0	0	0	0	0

Church	0	0	0	0	0
Total	630	410	60	440	330

As shown in the weekdays 6:00 a.m.—5:00 p.m. column, 6:30 parking spaces would be needed for this example development. This is a reduction of 170 required spaces.

(Ord. of 8-2-2017, § 1(6.1.5))

**Sec. 6.1.6. Shared driveways and interparcel access.**

- A. *Applicability.* This section shall apply to all new office, commercial, institutional, mixed use, and industrial developments and any building renovations and repaving projects of office, commercial, institutional, or industrial developments for which a land disturbance permit is required.
- B. *Shared driveways.* Shared driveways between two parcels along a common property line may be required by the planning commission during subdivision plat review or by the director of planning during the land disturbance permitting process. In such cases, each property owner shall grant an access easement to facilitate the movement of motor vehicles and pedestrians across the site. The property owner's obligation to comply with this requirement shall be limited to the extent legal permission to construct and utilize the required shared drive can be obtained from the neighboring property owner.
- C. *Interparcel access requirements.* Interparcel access for vehicles between abutting and nearby properties shall be provided so that access to individual properties can be achieved between abutting and nearby developments as an alternative to forcing all movement onto highways and public roads, unless the director of planning during the land disturbance permitting process determines that it is unnecessary to provide interparcel access due to the unlikelihood of patrons traveling among abutting or nearby sites, or due to inability after reasonable efforts by the property owner to obtain legal permission from the abutting property owners for such interparcel access.

(Ord. of 8-2-2017, § 1(6.1.6))

**Sec. 6.1.7. Number of handicapped parking spaces required.**

The minimum number of and dimensions for handicapped parking spaces shall comply with the requirements of the Americans with Disabilities Act (ADA) (Public Law 101—136), the State Building Code, and the American National Standards Institute, and any other applicable state or federal law.

(Ord. of 8-2-2017, § 1(6.1.7))

**Sec. 6.1.8. On-street parking.**

On-street parking spaces located immediately abutting the subject property, entirely within the extension of the side lot lines into the roadway and not within any required clear sight triangle, may be counted toward meeting the required parking ratios for all uses occurring on such abutting lots facing a local street or minor collector street. Where streets have been designated "no parking" by the city, no credit for on-street parking shall be available.

(Ord. of 8-2-2017, § 1(6.1.8))

### Sec. 6.1.9. Parking structures.

The following requirements shall apply for parking structures:

- A. *Minimum setbacks.* Parking structures shall comply with the setback requirements for accessory structures established for the zoning district in which they are located.
- B. *Maximum height.* Parking structures shall comply with the maximum height requirements established in the zoning district in which they are located.
- C. *Architectural features and facades.*
  - 1. Parking structures shall utilize materials such as brick, glass, stone, cast stone, poured-in-place concrete, hard coat stucco or precast concrete with the appearance of brick or stone on facades facing public rights-of-way.
  - 2. Architectural features and facades for parking structures shall be compatible with abutting structures.
- D. *Orientation.* Parking structures shall be oriented to the interior of the parcel by adhering to the following:
  - 1. Residential dwelling units, retail storefronts or office facades shall line the parking structure along all first floor facades adjacent to a street, excluding alleys and driveways.
  - 2. Parking structures, when added to an existing residential development, shall not be located between the building front and the street.

(Ord. of 8-2-2017, § 1(6.1.9))

### Sec. 6.1.10. Parking area landscaping.

See parking area landscaping requirements in section 5.4.4.

(Ord. of 8-2-2017, § 1(6.1.10))

### Sec. 6.1.11. Paving surfaces.

- A. *Typical paving surfaces.* The paving surface of required minimum on-site and off-site parking areas shall be a dust-free, all-weather material (e.g., asphalt, concrete, or pavers). The paving surface shall have the parking stalls, loading and unloading zones, fire lanes and any other applicable designations delineated in white or yellow paint.
- B. *Alternative paving surfaces may be used for the number of spaces that exceed 105 percent of the minimum required spaces subject to the confirmation by the director of planning of the pervious nature of the alternative paving material and the numerical calculations.*
  - 1. Alternative paving surfaces may include living turf grass or similar ground cover, pervious pavers or concrete, stabilized grass lawn, or other pervious parking surfaces.
  - 2. Driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or other pervious parking surface serving:
    - a. Uses within 50 feet of environmentally sensitive areas identified in the comprehensive plan;
    - b. Uses which require parking for less than five days per week during a typical month; and

c. Parks, playgrounds, and other similar outdoor recreation areas with less than 200 parking spaces.  
 (Ord. of 8-2-2017, § 1(6.1.11))

**Sec. 6.1.12. Stacking spaces.**

All driveway entrances, including stacking lane entrances, must be at least 50 feet from an intersection. The distance is measured along the street from the junction of the two street curb lines to the nearest edge of the entrance.

(Ord. of 8-2-2017, § 1(6.1.12))

**Sec. 6.1.13. Valet parking requirements.**

All valet parking services shall meet the following requirements:

- A. Valet parking services shall only use off-street parking to park customer vehicles.
- B. A valet parking service shall be allowed only where the business establishment being served possesses the minimum required parking spaces either on-site or through a shared off-site parking agreement.

(Ord. of 8-2-2017, § 1(6.1.13))

**Sec. 6.1.14. Off-street loading requirements.**

A. Off-street loading spaces shall be provided as indicated in Table 6.5.

Table 6.5. Off-street loading space requirements

Off-street loading requirements		
Type of Use	Gross Floor Area (Sq. Ft.)	Loading Spaces Required
Single retail establishment services	0 to 19,999	0
	20,000 to 49,999	1
	50,000 to 250,000	2
	Over 250,000	3
Shopping centers	0 to 9,999	1
	10,000 to 24,999	2
	25,000 to 39,999	3
	40,000 to 99,999	4
	Each additional 100,000	1 additional
Office buildings, multifamily residential over four stories, hospitals, health care establishments, hotels and motels	10,000 to 49,999	1

	50,000 to 99,999	2
	100,000 to 199,999	3
	200,000 to 999,999	4
	Each additional 1,000,000	1 additional
Manufacturing, warehousing, wholesaling, etc.	10,000 to 24,999	1
	25,000 to 39,999	2
	40,000 to 99,999	3
	Each additional 100,000	1 additional
Recycling centers		2

- B. Design and arrangement of off-street loading areas. The following standards shall apply to off-street loading areas, which shall be comprised of loading spaces and maneuvering areas:
  - 1. A loading space shall measure no less than 12 feet by 35 feet and have no less than 14 feet of vertical clearance.
  - 2. For any use required to furnish three or more loading spaces, at least one in every three shall measure no less than 12 feet by 55 feet.
  - 3. For manufacturing and warehousing uses, all loading spaces shall measure no less than 12 feet by 55 feet.
  - 4. Maneuvering areas shall not include required parking spaces or any portion of a public right-of-way. No off-street maneuvering area shall require vehicles to back in from or out to a public street.
- C. Off-street loading and maneuvering location limitations. Off-street loading spaces and maneuvering areas shall be located only in those portions of a lot where off-street parking areas are allowed with the following additional limitations:
  - 1. Industrial zoning districts. If the off-street loading spaces and maneuvering areas are across from, or adjacent to, any non-industrial zoning district, a 50-foot landscaped strip shall be established between the nonindustrial zoning district and the off-street loading spaces and maneuvering area.
- D. Screening of loading areas. Loading areas shall be paved with impervious materials and shall be screened so as not to be visible from any public plaza, ground-level or sidewalk-level outdoor dining area, public sidewalk, public right-of-way, private street or any adjacent residential use.
- E. Enclosure of dumpsters and trash compactors. All external dumpsters and loading areas shall be enclosed with opaque fence or walls at least six feet in height.

(Ord. of 8-2-2017, § 1(6.1.14))

### **Sec. 6.1.15. Parking of trailers in residential districts.**

- A. In a residential zoning district, no trailer or recreational vehicle shall be parked in front of the principal structure; within the side yard setback or ten feet from side property line, whichever is less; or within ten feet of the rear lot line.
- B. No recreational vehicle or trailer may be occupied for human habitation for more than 14 consecutive days while parked within a residential zoning district.
- C. Recreational vehicles and trailers may be parked, for the limited purpose of storage between travel, on unpaved surfaces, including gravel or a similar material that prevents the vehicle's or trailer's tires from making direct contact with the earth, soil, sod or mud, so long as the unpaved surface prevents tracking of earth, soil, sod or mud onto public streets when the vehicle or trailer is moved from the property.
- D. Within any residential zoning district, no recreational vehicle, trailer or storage container may be parked on a lot that does not contain a permanent dwelling unit or other structure intended for permanent human habitation as its principal use.
- E. No portable storage container may be parked or stored in a residential zoning district for a period of a time exceeding 15 consecutive days, or a total of 30 days during any calendar year. A container used during active construction under a valid permit may remain for the duration of the active construction, counting toward the time restrictions of this subsection.

(Ord. of 8-2-2017, § 1(6.1.15))

### **Sec. 6.1.16. Alternative fuel vehicles parking.**

- A. *Where required.* Preferential parking for alternative fuel vehicles shall be provided for all new nonresidential parking areas containing 100 or more parking spaces, and for new parking areas of mixed-use projects where the nonresidential portion of the project requires 100 or more parking spaces. The parking spaces shall be striped with green paint to distinguish the spaces as preferential parking spaces, and in accordance with the Georgia Department of Transportation requirements.
- B. *Required number of spaces.* At least two percent of all parking spaces in parking lots identified in subsection A. of this section shall be designated for preferential parking for alternative fuel vehicles.
- C. *Location of parking spaces.* The required alternative fuel preferential parking spaces shall be located as close as possible to the primary entrance without conflicting with the Americans with Disability Act requirements, or other state or federal law. In the event the priority described in this subsection shall conflict with the priority described in section 6.1.4, section 6.1.4 shall prevail.
- D. *Signage required.* Each alternative fuel preferential parking space shall be provided with a sign that identifies the parking space as designated for use by alternative fuel vehicles. The sign shall be in compliance with chapter 21, signs.
- E. *Existing vehicle recharging stations.* Existing parking spaces with vehicle recharging stations may be used to meet the requirements of this section.

(Ord. of 8-2-2017, § 1(6.1.16))

### **Sec. 6.1.17. Bicycle/moped parking requirements.**

- A. A building, commercial establishment, recreation area, or other property, whether privately or publicly-owned or -operated, that is required to provide automobile parking facilities, whether free of charge or for a



---

fee, to any employees, tenants, customers, clients, patrons, residents, or other members of the public shall provide at least one bicycle/moped parking space for every 20 required automobile parking spaces. No such building, commercial establishment or other property subject to the provisions of this section shall have fewer than three, nor be required to have more than 50 bicycle/moped parking spaces. The requirements of this section shall not apply to properties being operated primarily as commercial parking facilities, residences, or churches.

- B. All bicycle/moped spaces shall be located within 250 feet of a regularly used building entrance and shall not interfere with pedestrian traffic. Each space shall include a metal anchor that will secure the frame and both wheels of a bicycle or moped in conjunction with a user-supplied lock. If bicycle/moped parking is not visible to the general visiting public, then a sign no larger than ten inches by 15 inches shall be displayed that directs cyclists to the bicycle/moped parking.
- C. The provisions of this section shall apply to property owners, persons occupying the property pursuant to a leasehold interest, or other managers or operators of buildings, commercial establishments and property subject to the provisions of this section.
- D. The provisions of this section shall apply to any building, commercial establishment or property for which a permit for new construction is issued following the effective date of this part, and to the alteration of existing buildings in all cases where sufficient space exists to provide such parking facilities.

(Ord. of 8-2-2017, § 1(6.1.17))



# CITY OF STONECREST, GEORGIA

## Community Planning Information Meeting (CPIM)

### Summary Minutes

September 12, 2024, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively 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, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting, September 11, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician, were in attendance.

The meeting was called to order at 6:09 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT-** *Cobi Brown*

- III. **Item(s) of Discussion:**

**LAND USE PETITION:** *ZM24-002*  
**PETITIONER:** George Booker of G B General Contracting LLC / Construction Works, Inc.  
**LOCATION:** 6513 Marshall Blvd  
**PETITIONER'S REQUEST:** The request is to amend the approved conditions to develop an automotive glass repair shop.

*George Booker and Amer Madanat* made a presentation.

*Amer Madanat* stated that his company has been operating for 25 years and that they currently have other shops in the metro Atlanta area which are both partnered with the Pull-A-Part in that area. The proposed auto glass facility will offer same-day services and will employ certified technicians.

*George Booker* stated that the proposed 7,000 sqft building will feature a drive-thru feature for the repairs and layout to efficiently provide services to the customers.

*Director Qawiy* clarified that the applicants are petitioning for the removal of a condition placed on the property from a previously approved zoning case which prevents the addition of another building on the parcel for their proposed project.

*There were no attendees to comment on the petition.*



## CITY OF STONECREST, GEORGIA

Director Qawiy presented the cases related to TMOD 24-001, TMOD 24-002 and TMOD 24-003 individually.

**PETITION:** *TMOD 24-001*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

*There were no attendees to comment on the petition.*

**PETITION:** *TMOD24-002*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 16-23 Hours of Operation Based on Uses to specify hours of operation for businesses operating in the city.

**PETITION:** *TMOD24-003*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

**Bernie Knight** Chairman of the Stonecrest Industrial Council and the local council for Heidelberg Materials Southeast LLC asked if the city has gotten any inquiries from citizens about blasting and noise. He also asked if there were any other quarry facilities in the city and shared some information as to the operations of this business he represents.

**Director Qawiy** replied that the city had not received a direct complaint, but there was a citizen that mentioned at a previous CPIM meeting that she had heard blasting. She also informed Mr. Knight that the proposed text modifications were produced from research of other municipalities coded and their operations and was not targeted to a particular business in the City.

She also asked Mr. Knight if he had any recommendations for the hours of operation for the business he represents.

**Bernie Knight** asked that only the hours and operations for blasting be considered and not quarry work.

**PETITION:** *TMOD24-004*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

Director Qawiy made a presentation stating that the city currently has an active Tree Ordinance. She stated that the proposed Guide for Tree Removal will be a beneficial resource in effectively implementing the tree ordinance.



## CITY OF STONECREST, GEORGIA

*There were no attendees to comment on the petition.*

### IV. 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.*

APPROVED:	<a href="#">Shawanna Qawiy</a>	<a href="#">September 17, 2024</a>
<hr/>		
	<b>DIRECTOR, PLANNING &amp; ZONING</b>	<b>DATE</b>
ATTEST:	<i>Cobi Brown</i>	09/17/2024
<hr/>		
	<b>SECRETARY</b>	<b>DATE</b>



## CITY OF STONECREST, GEORGIA



## CITY COUNCIL AGENDA ITEM

---

**SUBJECT: Ordinance for TMOD 24-002 Hours of Operation Based on Uses, 1<sup>st</sup> 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):** Click or tap here to enter text. & Click or tap to enter a date.

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

**Current Council Meeting:** Wednesday, October 30, 2024

---

**SUBMITTED BY:** Shawanna Qawiy, Planning and Zoning Department

**PRESENTER:** Shawanna Qawiy, Planning & Zoning Director

**PURPOSE:** The City of Stonecrest is seeking approval to amend Chapter 4 Alcoholic Beverages/ Chapter 15 Licenses, Permits, and Miscellaneous Business Regulations to specify hours of operation for businesses operating in the City of Stonecrest.

**FACTS:** The purpose of the text modification is to provide guidelines and requirements along with operating hours for businesses in the city based on the use and additional licensing requirements.

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

**RECOMMENDED ACTION:** Approve

**ATTACHMENTS:**

- (1) Attachment 1 - Redlined Ordinance
- (2) Attachment 2 - Text Amendment



## CITY COUNCIL AGENDA ITEM

---

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



---

**TO:** City of Stonecrest Mayor and City Council

**FROM:** City of Stonecrest Planning and Zoning Department

**SUBJECT:** TMOD-24-002 Hours of Operation Based on Uses  
Chapter 4 Alcoholic Beverages/Chapter 15 Licenses, Permits, and  
Miscellaneous Business Regulations

**ADDRESS:** City-Wide

**MEETING DATE:** October 14, 2024 Mayor/City Council Work Session  
October 28, 2024 Mayor/City Council Regular Meeting

**Summary:** The purpose of the text modification is to provide guidelines and requirements along with operating hours for businesses in the city based on the use and additional licensing requirements.

**STAFF RECOMMENDATION:** APPROVAL





## FACTS & ISSUES

- The current language in the ordinance does differentiate regular hours of operation from a late-night establishment with additional licensing.
- The current language in the ordinance for hours of operation is located in numerous sections in the Ordinance.
- This text amendment will provide clear guidelines and instructions along with hours of operation in a modified section of the Ordinance.
- Staff is proposing to modify Chapter 4 Alcoholic Beverages/Chapter 15 Licenses, Permits, and Miscellaneous Business Regulations

### **Attachment(s) Included:**

- Proposed *redlined* revisions of Chapter 4 Alcoholic Beverages/Chapter 16 Miscellaneous Provisions and Offenses
- Proposed *redlined* revisions of Chapter 15 Chapter 15 Licenses, Permits, and Miscellaneous Business Regulations

**TMOD-24-002**  
**STONECREST CODE OF ORDINANCE UPDATE**

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

**ORDINANCE \_\_\_\_ - \_\_\_\_\_**

1 **AN ORDINANCE TO AMEND CHAPTER 15 (LICENSES, PERMITS AND**  
2 **MISCELLANEOUS BUSINESS REGULATIONS) OF THE CITY OF STONECREST**  
3 **CODE OF ORDINANCES BY ADDING ARTICLE XX (HOURS OF OPERATION BASED**  
4 **ON USE); TO AMEND HOURS OF OPERATION FOR BUSINESSES OPERATING**  
5 **WITHIN THE CITY OF STONECREST; TO PROVIDE FOR SEVERABILITY; TO**  
6 **REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO**  
7 **PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**  
8 **PURPOSES.**

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

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

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

18 **WHEREAS**, CHAPTER 15 (LICENSES, PERMITS AND MISCELLANEOUS  
19 BUSINESS REGULATIONS) of the City of Stonecrest Code of Ordinances governs business  
20 compliance within the City; and

21           **WHEREAS**, the City desires to amend the operating hours for businesses throughout the  
22 City; and

23           **WHEREAS**, the health, safety, and welfare of the citizens of the city will be positively  
24 impacted by the adoption of this Ordinance.

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

28           **Section 1.** The Code of Ordinances, City of Stonecrest, Georgia is hereby amended by  
29 amending **CHAPTER 15 (LICENSES, PERMITS AND MISCELLANEOUS BUSINESS**  
30 **REGULATIONS)** of the City of Stonecrest code of ordinances to change the operating hours for  
31 businesses throughout the City of Stonecrest adopting the provisions set forth in Exhibit A attached  
32 hereto and made a part by reference.

33           **Section 2.** That the amended ordinance be read and codified as follows with added text in **red**  
34 **font, bold and underlined** and deleted text in **red and strikethrough** font.

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

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

40           (b) It is hereby declared to be the intention of the Mayor and Council that, to the  
41 greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of  
42 this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this  
43 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the

44 greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance  
45 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this  
46 Ordinance.

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

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

58 **Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly  
59 repealed to the extent of the conflict only.

60 **Section 7.** The effective date of this Ordinance shall be the date of its adoption by the  
61 Mayor and Council unless otherwise stated herein.

62 **Section 8.** The Ordinance shall be codified in a manner consistent with the laws of the  
63 State of Georgia and the City of Stonecrest.

64 **Section 9.** It is the intention of the governing body, and it is hereby ordained that the  
65 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of

66 Stonecrest, Georgia and the sections of this Ordinance may be renumbered to accomplish such  
67 intention.

**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF STONECREST, GEORGIA**

\_\_\_\_\_  
**Jazzmin Cobble, Mayor**

**ATTEST:**

\_\_\_\_\_  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

**TMOD 24-002 HOURS OF OPERATION BASED ON USE**

**Chapter 15 LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS**

**ARTICLE I. IN GENERAL**

**Sec. 15.1.1. Security information—Required.**

All persons subject to the provisions of this chapter shall furnish to the City Manager or his designee, on a form supplied by the City Manager or his designee, any and all information necessary to indicate the security measures located at such person's business, trade or profession and the persons to be notified in the event of an emergency of the business, trade or profession.

(Ord. No. 2017-08-05, § 1(15.1.1), 8-7-2017)

**Sec. 15.1.2. Security information—Furnished with license application.**

All persons applying for a new or renewal license under the provisions of this chapter shall be required, at the time of application, to furnish the information required in section 15.1.1, and to keep the information current.

(Ord. No. 2017-08-05, § 1(15.1.2), 8-7-2017)

**Sec. 15.1.3. Emergency decal.**

All persons subject to the provisions of this chapter shall be furnished by the City Manager or his designee with an emergency decal containing thereon a coded number; it shall be the responsibility of the owner, operator or manager of the business to affix the decal to the main entrance of the business. The decal shall be placed at approximate eye level on the main entrance, and if the decal cannot be placed on the main entrance, it shall be placed on the most conspicuous location as close as possible to the main entrance to the business.

(Ord. No. 2017-08-05, § 1(15.1.3), 8-7-2017)

**Sec. 15.1.4. Carnivals, sideshows, etc.; permit required prior to issuance of license.**

No license shall be granted for the operation of a carnival, sideshow or similar exhibition on a vacant lot or in any open place where performances of any kind are given or where machinery of any kind or devices of any kind are operated for amusement unless a permit is obtained. Applications for this permit, accompanied by a fee in the amount established by action of the City Council, a copy of which is on file in the office of their clerk, shall be filed with the City Manager or his designee. The application shall contain such information as the City Manager or his designee requires.

(Ord. No. 2017-08-05, § 1(15.1.4), 8-7-2017)



**Sec. 15.1.5. Table of classification of occupations.**

Classification of Occupations

Business Description	NAICS	2017 Class
Accommodation, Food Services, and Drinking Places	72	5
Administrative and Support and Waste Management and Remediation Services	56	3
Agriculture, Forestry, Hunting and Fishing	11	4
Arts, Entertainment and Recreation	71	2
Construction	23	1
Educational Services	61	4
Finance and Insurance	52	6
Health Care and Social Assistance	62	4
Information	51	5
Management of Companies (Holding Companies)	55	6
Manufacturing	31—33	5
Mining	21	2
Scientific, and Technical Services	54	3
Real Estate and Rental and Leasing	53	6
Transportation and Warehousing	48, 49	2
Utilities	22	1
Wholesale and Retail Trade	42, 44, 45	1
Other Services	81	3

(Ord. No. 2017-08-07, § 1, 7-7-2017)

**Secs. 15.1.6—15.1.25. Reserved.****ARTICLE II. BUSINESS OCCUPATION TAXES****Sec. 15.2.1. Payment of occupational tax.**

- (a) Each person engaged in a business, trade, profession or occupation whether with a location within the city, or in the case of an out-of-state business with no location in Georgia exerting substantial efforts within the city pursuant to O.C.G.A. § 48-13-7 shall pay an occupational tax for said business, trade, profession or occupation.

- (b) Occupation taxes shall be based upon gross receipts in combination with profitability ratio and number of employees. The profitability ratio for the type of business will be determined from nationwide averages derived from statistics, classifications or other information published by the United States Office of Management and Budget, the United States Internal Revenue Service or successor agencies of the United States.
- (c) A schedule of specific business occupation taxes, as adopted from time to time by the City Council is on file in the office of the clerk of, and shall be levied and collected in the amount and manner specified by this article.
- (Ord. No. 2017-08-05, § 1(15.2.1), 8-7-2017)

### **Sec. 15.2.23. Requirement for public hearings.**

The city shall conduct at least one public hearing before adopting any ordinance or resolution regarding the occupation tax, and in any year when revenue from occupational taxes is greater than revenue from occupational taxes for the preceding year in order to determine how to use the additional revenue.

(Ord. No. 2017-08-05, § 1(15.2.23), 8-7-2017)

### **Secs. 15.2.24—15.2.50. Reserved.**

## ***ARTICLE III. ASTROLOGERS (RESERVED)***

(Ord. No. 2017-08-05, § 2, 8-7-2017)

### **Secs. 15.4.27—15.4.50. Reserved.**

## ***ARTICLE V. PAWNSHOPS***

### **Sec. 15.5.1. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Employee* means any person working for an owner or pawnbroker, or any owner or pawnbroker who, in the performance of duties or the management of the business affairs of a pawnshop, comes into substantial contact with members of the public, or is employed on a part-time or full-time basis, either with or without remuneration, by a pawnshop.

*Pawn or pledge* means a bailment of personal property as security for any debt or engagement, redeemable upon certain terms and with the implied power of sale on default.

*Pawnbroker* means any person, whether an owner or not, who works in a pawnshop on a regular basis and in a managerial capacity whereby the person has charge of the business or operations of the pawnshop. The term "pawnbroker" includes any person whose business or occupation it is to take or receive, by way of pledge, pawn or exchange, any goods, wares or merchandise or any kind of personal property whatever, as security for the repayment of money lent thereon.

*Pawnshop* means any business wherein a substantial part thereof is to take or receive, by way of pledge, pawn or exchange, any goods, wares, merchandise or any kind of personal property as security for the repayment of money lent thereon.

(Ord. No. 2017-08-05, § 3(15.5.1), 8-7-2017)

### **Sec. 15.5.2. Penalties; suspension or revocation of license.**

Any person who violates any provision of this article shall, upon conviction, be punished as provided by this Code. Further, any person failing to comply with any provision of this article, or such other laws, ordinances and regulations as may be passed by the City Council for the conduct of the business of a pawnbroker, shall have the license to conduct this business revoked. This revocation shall result from conviction in any court for a violation of any provision of this article or any other ordinance or regulation covering the conduct of the business for which a permit and license have been issued.

(Ord. No. 2017-08-05, § 3(15.5.2), 8-7-2017)

### **Sec. 15.5.3. Responsibility for enforcement.**

The City Manager or his designee shall have the responsibility for the enforcement of this article.

(Ord. No. 2017-08-05, § 3(15.5.3), 8-7-2017)

### **Sec. 15.5.4. Annual permit.**

- (a) All persons, before beginning the business of operating a pawnshop or becoming an employee of a pawnshop or similar place where money is advanced on goods or other effects or merchandise of any kind is taken in pawn, shall first file an application with the City Manager or his designee and obtain an annual permit to conduct or be employed in the business. No permit shall be issued until a fee in the amount established by action of the City Council, a copy of which is on file in the office of the clerk, is paid to the City Manager or his designee.
- (b) The requirements of this section are in addition to the requirements of article II of this chapter.
- (c) The application for the permit required shall state the street and number at which it is proposed to operate the business. The application shall contain the full name, address, phone number, date of birth and Social Security number of all persons, including pawnbrokers, owning any interest in the proposed business, plus any additional information, including fingerprints, deemed necessary by the City Manager.
- (d) No business license shall be issued to a person until the permit required by this section has been granted by the City Manager or his designee.

(Ord. No. 2017-08-05, § 3(15.5.4), 8-7-2017)

### **Sec. 15.5.5. Employees.**

No person shall be employed by a pawnshop in any capacity until such person has been fingerprinted by the City Manager or his designee and has been issued an annual permit authorizing such person to be employed by a pawnshop. It shall be the duty of the pawnbroker to ensure that there is compliance with the provisions of this section.

(Ord. No. 2017-08-05, § 3(15.5.5), 8-7-2017)

### **Sec. 15.5.6. Character of persons connected with business.**

No owner, stockholder, employee, pawnbroker or any other person connected with the business for which a license or permit is sought shall have been convicted of a crime involving moral turpitude or shall have been convicted of any crime involving theft or a crime against property.

(Ord. No. 2017-08-05, § 3(15.5.6), 8-7-2017)

### **Sec. 15.5.7. Records.**

All pawnbrokers shall keep books wherein shall be entered an accurate description of all property at the time of each loan, purchase, or sale. This description shall include, to the extent possible:

- (a) The date of the transaction;
- (b) The name of the person conducting the transaction;
- (c) The name, age, and address of the customer; a description of the general appearance of the customer; and the distinctive number from the customer's driver license or other similar identification card;
- (d) An identification and description of the pledged or purchased goods, including, if reasonably available, the serial, model, or other number, and all identifying marks inscribed thereon;
- (e) The number of the receipt or pawn ticket;
- (f) The price paid or the amount loaned;
- (g) If payment is made by check, the number of the check issued for the purchase price or loan;
- (h) The maturity date of the transaction; and
- (i) The signature of the customer.

These entries shall be made as soon after the transaction as is possible, in no event more than one hour thereafter. The pawnbroker shall photograph the person pawning the merchandise along with a pawnbroker's ticket showing a transaction number. The pawnbroker shall obtain the right index fingerprint, provided it has not been amputated; if so, the next adjoining finger shall be acceptable.

(Ord. No. 2017-08-05, § 3(15.5.7), 8-7-2017)

### **Sec. 15.5.8. Daily reports; fingerprinting, photographing of persons pawning articles.**

- (a) Every pawnbroker shall make a daily report in writing to the City Manager or his designee in such form as may be prescribed by the City Manager or his designee of all property pledged, traded or bought by such pawnbroker during the 24 hours ending at 9:00 p.m. on the date of the report. These reports shall be typewritten. In addition to any other information required by the City Manager or his designee, the reports shall show:
  - (1) The name and address of the pawnbroker.
  - (2) The time of transaction.
  - (3) The serial numbers of pawn tickets.
  - (4) The amount paid or advanced.

- (5) A full description of articles, including kind, style, material, color, design; kind and number of stones in jewelry and all identifying names, marks and numbers.
- (6) A description of the person selling or pawning, including name, address, race, weight and height.
- (b) Insufficient reports shall be rejected, and any pawnbroker making them shall be deemed guilty of an offense.
- (c) In addition to the other records and information, each pawnbroker shall obtain from each person pawning any articles with such pawnbroker the fingerprint of the right-hand index finger, unless this finger is missing, in which event the print of the next finger in existence on the right hand of the person pawning the articles shall be obtained with a notation as to the exact finger printed. All prints shall be made on forms approved by the City Manager or his designee and the pawnbroker shall obtain all other information called for on the form approved. Fingerprints and the information as required in this section shall be obtained from all persons each time these persons pawn any article with a pawnbroker, regardless of whether the person may have previously pawned an article with the pawnbroker and been fingerprinted.
- (d) In addition to other records and information, each pawnbroker shall photograph each customer with the photograph showing the pawnbroker's ticket and transaction number. This photograph shall be reduced to a negative form and maintained by the pawnbroker as a permanent record.

(Ord. No. 2017-08-05, § 3(15.5.8), 8-7-2017)

#### **Sec. 15.5.9. Hours of operation.**

Pawnbrokers may not keep open their places of business except between **7:10:00** a.m. and 9:00 p.m., Monday through Saturday.

(Ord. No. 2017-08-05, § 3(15.5.9), 8-7-2017)

#### **Sec. 15.5.10. Waiting period prior to disposal of articles.**

Any pawnbroker or person operating under a pawnbroker's license who takes goods on pawn or buys goods, taking full title thereto, the term "goods" being used in the broadest sense and including all kinds of personal property, shall hold these goods so taken in pawn or purchase for at least 30 days before disposing of them by sale, transfer, shipment or otherwise.

(Ord. No. 2017-08-05, § 3(15.5.10), 8-7-2017)

#### **Sec. 15.5.11. Dealing with minors.**

It is unlawful for any pawnbroker, the pawnbroker's agents or employees to receive goods in pawn from minors.

(Ord. No. 2017-08-05, § 3(15.5.11), 8-7-2017)

#### **Secs. 15.5.12—15.5.50. Reserved.**

## ***ARTICLE VI. PRECIOUS METAL DEALERS***

### ***DIVISION 1. GENERALLY***

### Sec. 15.6.1. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Dealer* means any person engaged in the business of purchasing precious metals or gems or goods made from precious metals or gems from persons or sources other than manufacturers or manufacturers' representatives or other dealers in precious metals or gems or a person engaged in any other business if, in conjunction with such business, precious metals or gems or goods made from precious metals or gems are purchased from persons or sources other than manufacturers or manufacturers' representatives or other dealers in precious metals or gems when the purchase is for resale in its original form or is changed by remounting, melting, reforming, remolding or recasting, or for resale as scrap or in bulk.

*Employee* means any person working for a dealer, whether or not the person is in the direct employment of the dealer, who, in the performance of duties or the management of the business affairs of the dealer, handles precious metals or gems, or who prepares any reports or records which are required by this article. The term "employee" does not include any employee of any bank, armored car company, private security company, or other business entity which is acting in the sole capacity of bailee-for-hire in relationship to the dealer.

*Gem* means any precious or semiprecious stone which is cut and polished.

*Precious metal* means gold, silver, platinum or any alloy containing gold, silver or platinum.

*Purchase* means buy, barter, trade, accept as collateral for a loan, or receive for the purpose of melting down, crushing or otherwise altering the appearance of the item.

(Ord. No. 2017-08-05, § 3(15.6.1), 8-7-2017)

### Sec. 15.6.2. Purpose; applicability of state law.

The purpose of this article is to regulate and establish qualifications for dealers of precious metals, gems and goods made from precious metals and gems, who engage in business in the city. It is a further purpose of this article to enhance and supplement state law. Any permit fee required by the terms of this article shall be collected in addition to any license or registration fee as may be imposed on dealers by any state law.

(Ord. No. 2017-08-05, § 3(15.6.2), 8-7-2017)

### Sec. 15.6.3. Exemptions.

- (a) The provisions of this article shall not apply to dealers exclusively engaged in the sale or exchange of numismatic coins or to transactions exclusively involving numismatic coins or other coinage.
- (b) The provisions of this article shall not apply to pawnshops, pawnbrokers, or employees of pawnbrokers who maintain permanent places of business within the city and are in compliance with article V of this chapter.

(Ord. No. 2017-08-05, § 3(15.6.3), 8-7-2017)

### Sec. 15.6.4. Violations.

- (a) It is unlawful for any dealer or employee to violate any of the provisions of this article, whether or not such dealer or employee is the holder of a current, valid permit issued according to the terms of this article. It shall be a violation of this article for any person to:

- (1) Make any false statement in an application for any permit provided for in this article.
  - (2) Make any false entry in any record or form required by the terms of this article.
  - (3) Violate any criminal law of this state while acting in the course of business as a dealer or employee of a dealer.
- (b) Willful violation of any of the provisions of this article shall be grounds for revocation of the dealer's business license.
- (Ord. No. 2017-08-05, § 3(15.6.4), 8-7-2017)

#### **Sec. 15.6.5. Responsibility for enforcement.**

The code enforcement department of the city shall have the responsibility for the enforcement of this article.

(Ord. No. 2017-08-05, § 3(15.6.5), 8-7-2017)

#### **Sec. 15.6.6. Records of transactions.**

- (a) Every dealer shall maintain a book in permanent form in which shall be entered at the time of each purchase of precious metals or gems or goods made from precious metals or gems, the following:
- (1) The date and time of the purchase transaction.
  - (2) The name of the person making the purchase from the seller.
  - (3) The name, age and address of the seller of the items purchased and the distinctive number from each seller's driver license or other similar identification card containing a photo of the seller.
  - (4) A clear and accurate identification and description of the purchased goods, including the serial model or other number, and all identifying marks ascribed thereon.
  - (5) The price paid for the goods purchased.
  - (6) The number of the check issued for the purchase price if payment is made by check.
  - (7) The signature of the seller.
- (b) The permanent record book required in this section shall be in legible English. Entries shall appear in chronological order, and shall be numbered in sequence. No blank lines may be left between entries. No obliterations, alterations or erasures may be made. Corrections shall be made by drawing a line of ink through the entry without destroying its legibility. The book shall be maintained for each purchase of precious metals or gems or goods made from precious metals or gems for at least two years. The book shall be open to the inspection of any duly authorized law enforcement officer during the ordinary hours of business or any reasonable time. The book shall be kept at the business premises during ordinary hours of business.
- (c) Dealers exclusively engaged in buying or exchanging for merchandise scrap dental gold and silver from licensed dentists by registered or certified mail may record the post office record of the mail parcel in lieu of the seller's age, driver license number and signature as required in this section.

(Ord. No. 2017-08-05, § 3(15.6.6), 8-7-2017)

**Sec. 15.6.7. Daily reports.**

- (a) Every dealer shall record, on cards or forms furnished or approved by the police department the details of each purchase of precious metals or gems or goods made from precious metals or gems. These records shall be entered in legible English at the time of each purchase of such items, and each card or form shall bear the number of the corresponding entry made in the book required by section 15.6.6 of this article. Each record shall include such information as may be reasonably required by the police department and shall include, as a minimum, the following:
- (1) An accurate description of all articles received in the transaction with the particular seller. This description shall include to the extent possible the maker of each article, any identifying mark, number or initials, any pattern or shape, and a statement of the kind of materials of which it is composed.
  - (2) The date and time of the transaction.
  - (3) The name and address of the dealer.
  - (4) The name of the person making the purchase.
  - (5) The full name, date of birth and address, race and gender of the seller, as well as a general description of the seller.
  - (6) The number of the seller's valid state driver license or state-issued I.D. card, or other similar identification which bears a photograph of the seller.
  - (7) Signature of seller.
  - (8) Such other information as may be required by any state law regulating dealers of precious metals and gems.
- (b) Each card or form required by this section shall be delivered or mailed to the police department within 24 hours after the date on which the transaction occurred, and shall be handled in the following manner:
- (1) All such forms or cards shall be maintained in a locked container under the direct supervision of the police department and shall be available for inspection only for law enforcement purposes.
  - (2) The police department may allow any person to inspect the records for the purpose of locating stolen property, providing such person demonstrates theft of precious metals or gems by presenting an incident report or other similar document.

(Ord. No. 2017-08-05, § 3(15.6.7), 8-7-2017)

**Sec. 15.6.8. Photographs of articles and sellers; photocopies of documents.**

- (a) Every dealer shall take a well-focused, properly exposed color photograph of all precious metals, gems or goods made from precious metals or gems, which are purchased by the dealer. In the case of flatware, a photograph may be made of a representative place setting.
- (b) In addition to photographing the items purchased, the dealer shall take a well-focused, properly exposed color photograph of the seller, and shall attach the photograph to the corresponding form or card required by section 15.6.7. In addition to the required photographs, the dealer shall attach to the form or card a photocopy of any bill of sale, receipt or other document tending to show the seller's ownership of the items purchased by the dealer, if any such documents exist, and a photocopy of the seller's driver license or other identification authorized by this article.



- (c) All photographs required in this section shall be made with a self-developing camera and film system, or such other system as may be authorized in writing by the police department.

(Ord. No. 2017-08-05, § 3(15.6.8), 8-7-2017)

#### **Sec. 15.6.9. Hours of operation.**

Dealers may not keep open their places of business except between ~~7~~:10:00 a.m. and 9:00 p.m.

(Ord. No. 2017-08-05, § 3(15.6.9), 8-7-2017)

#### **Sec. 15.6.10. Waiting period prior to disposing of articles.**

Any dealer who in the course of business acquires precious metals or gems or goods made from precious metals or gems shall hold these items for at least seven calendar days before disposing of them by sale, transfer, shipment, grinding, melting, crushing or otherwise altering the appearance of the items. This section does not prevent any dealer from storing such items off the business premises, or from placing such items in the hands of any bank or security company for safekeeping, provided that no such item shall be removed from the city during the above-described holding period.

(Ord. No. 2017-08-05, § 3(15.6.10), 8-7-2017)

#### **Sec. 15.6.11. Inspection of items held by dealer.**

All items held by any dealer in accordance with the terms of section 15.6.10 shall be produced for inspection upon the demand of any authorized law enforcement officer or, if the items are stored off the premises, within one business day thereof, during normal business hours. If the provisions of this section are in conflict with the provisions of section 15.6.10, the provisions of this section shall control.

(Ord. No. 2017-08-05, § 3(15.6.11), 8-7-2017)

#### **Secs. 15.6.12—15.6.25. Reserved.**

### *DIVISION 2. PERMIT*

#### **Sec. 15.6.26. Required; prerequisite to issuance of business license.**

- (a) No business license shall be issued to conduct the business of purchasing precious metals or gems until the annual permit required by this section has been issued by the police department.
- (b) No dealer shall engage in the business of purchasing precious metals or gems without having first obtained an annual permit issued by the police department and no dealer shall allow an employee to be involved in any way in the purchase of precious metals or gems until that employee has first obtained an annual employee permit from police department and no person shall work as an employee of a dealer until such person has first obtained an annual employee permit. No annual employee permit shall be issued unless the dealer with whom employment is authorized is a holder of a current dealer's permit.

(Ord. No. 2017-08-05, § 3(15.6.26), 8-7-2017)

**Sec. 15.6.27. Application.**

- (a) The application for the annual dealer's permit required by this division shall include such fingerprints, photographs and information as may be reasonably required by the police department, but shall in any case include the following:
- (1) The name, age and business address of the person applying for the permit.
  - (2) The telephone number of the applicant.
  - (3) The name, age and business address of all other persons having an ownership interest or actually employed in the business other than publicly held corporations.
  - (4) The address of the premises upon which the business is conducted and the zoning and planning classification of the premises.
  - (5) The applicant shall be required to notify the police department within seven calendar days of any change of address of the applicant or business or any change of ownership in the business.
- (b) The applicant shall attach to this application a completed and signed employee or owner application as described in section 15.6.29 for each person named in the dealer's application. Each such application shall be signed by the owner, managing partner, corporate president or chief executive officer of the business, and there shall be a description of the capacity in which the signator is acting.

(Ord. No. 2017-08-05, § 3(15.6.27), 8-7-2017)

**Sec. 15.6.28. Denial.**

No permit required by the provisions of this division shall be issued under any of the following circumstances:

- (1) The applicant has no permanent place of business other than a van, mobile home, trailer or similar nonpermanent structure.
- (2) No owner, corporate officer, majority stockholder, partner or managing director of the business entity applying for the license has been a legal resident of the state for a minimum of 90 days preceding the date of application.
- (3) Any person required to be listed in the application for a dealer's permit has been convicted of or has entered a plea of guilty to a misdemeanor involving moral turpitude or any felony under the laws of this state or of the jurisdiction in which the verdict or plea was entered. This section does not apply to any person who has been convicted of or has entered a plea of guilty to a misdemeanor involving moral turpitude or any felony after ten years have expired from the date of the plea, conviction or completion of sentence, whichever is later.
- (4) The person is not eligible to register as a dealer in precious metals or gems by the terms of any law of this state requiring such registration.

(Ord. No. 2017-08-05, § 3(15.6.28), 8-7-2017)

**Sec. 15.6.29. Employee or owner application.**

- (a) Persons required to obtain an employee permit by this division shall complete an employee or owner application which shall state relevant information, including, but not limited to, the following:

- (1) Name.
  - (2) Date of birth.
  - (3) Driver license, state identification card or Social Security number.
  - (4) Race.
  - (5) Sex.
  - (6) Residential address and telephone number.
  - (7) Last previous residential address.
  - (8) Height and weight.
  - (9) Hair and eye color.
  - (10) Name, address and telephone number of the dealer.
  - (11) Either a statement that the applicant has never been convicted of, plead guilty to or been sentenced to probation for any offense other than a minor traffic violation, or a list of all such pleas, convictions and sentences of probation.
- (b) The application form shall also provide a place for the applicant's signature. Persons required to be listed in a dealer's application shall also complete an employee or owner application.

(Ord. No. 2017-08-05, § 3(15.6.29), 8-7-2017)

### **Sec. 15.6.30. Fingerprints.**

All persons required to complete an employee or owner application shall also submit to fingerprinting by the agency or individual designated by the police department.

(Ord. No. 2017-08-05, § 3(15.6.30), 8-7-2017)

### **Sec. 15.6.31. Issuance; fee.**

- (a) The police department shall provide the permit application forms required by this division, and shall review each completed application prior to issuing any permit. No employee or dealer permit shall be issued if it appears that the applicant or any person required to complete an employee or owner form has been convicted of, or has entered a plea of guilty to a misdemeanor involving moral turpitude, or any felony.
- (b) After ascertaining that all requisite forms have been completed, all fingerprint cards have been submitted, that no applicant or listed person is disqualified by virtue of a prior criminal record, and that all other requirements of this article have been complied with, the police department shall approve the application, subject to payment of an annual permit fee in the amount established by action of the City Council, a copy of which is on file in the office of the clerk of the city.

(Ord. No. 2017-08-05, § 3(15.6.31), 8-7-2017)

### **Sec. 15.6.32. Expiration and renewal.**

Each permit required by this division shall indicate thereon an expiration date which is at least one year from the date of issue and must be posted in a conspicuous place on the premises. Any permit holder may reapply for a permit at any time following the 60th day preceding the date of expiration. It shall be unlawful for any dealer to

apply for a renewal unless all of the dealer's employees are holders of current, valid employee permits. No permits shall be renewed unless the dealer is the holder of a current, valid business license.

(Ord. No. 2017-08-05, § 3(15.6.32), 8-7-2017)

### **Sec. 15.6.33. Revocation and surrender of permits.**

- (a) Any dealer or employee permit issued in accordance with provisions of this division shall be revoked by operation-of-law upon the occurrence of any of the following:
  - (1) The conviction of the dealer or employee for violating any state law or city ordinance pertaining to making false statements for the purpose of obtaining registration or authorization to become a dealer or employee of a dealer.
  - (2) The conviction of the dealer or employee for violation of a provision of this article after the dealer or employee has been previously convicted of a violation of this article within the preceding three years.
- (b) Upon revocation, the permit holder shall surrender the permit to the police department within one business day of the conviction resulting in revocation, and failure to do so shall constitute a separate violation for each day the permit is withheld.

(Ord. No. 2017-08-05, § 3(15.6.33), 8-7-2017)

### **Sec. 15.6.34. Appeals.**

In any case in which it appears to the police department that an applicant is not entitled to the issuance of a dealer or employee permit under the provisions of this article, the police department shall so notify the applicant in writing by mailing the notice to the last address furnished to the City Manager or his designee by the applicant. If the police department refuses to issue a permit, or if a permit is surrendered pursuant to the provisions of this article, the applicant or permit holder shall be entitled to appeal to the certificate review hearing officer pursuant to the procedure set forth in article XVI of this chapter.

(Ord. No. 2017-08-05, § 3(15.6.34), 8-7-2017)

### **Secs. 15.6.35—15.6.50. Reserved.**

## *DIVISION 3. TEMPORARY POWERS*

### **Sec. 15.6.51. Powers vested in city manager.**

- (a) Until such time as a police department is created in the City of Stonecrest the City Manager or his designee shall have the duty to administer, enforce, and register precious metal dealers under the provisions of this article.
- (b) This section shall be repealed upon the creation of the Stonecrest Police Department.

(Ord. No. 2017-08-05, § 3(15.6.51), 8-7-2017)

## **ARTICLE VII. PEDDLERS, DOOR-TO-DOOR SALES AND SIMILAR OCCUPATIONS**

### Sec. 15.7.1. Definition.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Canvassing and/or soliciting* means and includes any one or more of the following activities:

- (a) Seeking to obtain orders for the purchase of goods, wares, merchandise, foodstuffs, services of any kind, character or description whatever, for any kind of consideration whatever;
- (b) Seeking to obtain prospective customers for application or purchase of insurance of any type, kind or publication;
- (c) Seeking to obtain donations or charitable contributions; or
- (d) Seeking to obtain subscriptions to books, magazines, periodicals, newspapers and every other type or kind of publication.

*Residence* means and includes every separate living unit occupied for residential purposes by one or more persons, contained within any type of building or structure.

(Ord. No. 2018-06-01, § 1(15.7.1), 6-18-2018)

### Sec. 15.7.2. Permit required.

It shall be unlawful for any person to engage in business as a canvasser or solicitor, calling on the residences within the incorporated areas of the city for the purpose of soliciting orders, sales, subscriptions, or business of any kind, without first registering with the City Manager or his designee and paying the appropriate regulatory fee.

(Ord. No. 2018-06-01, § 1(15.7.2), 6-18-2018)

### Sec. 15.7.3. Application.

- (a) Each registrant shall furnish, on a form developed by the City Manager or his designee, at least his name and permanent address, his signature, the name and address of his employer, the nature of products sold or displayed, and the proposed method of operation within the city. Each registrant shall be fingerprinted and photographed by the City Manager or his designee.
- (b) The questionnaire form shall also bear the following statement:

"Georgia Code section 16-10-71 provides that a person who makes a lawful oath or affirmation or who executes a document knowing that it purports to be an acknowledgment of a lawful oath or affirmation commits the offense of false swearing when, in any matter or thing other than a judicial proceeding, he knowingly and willfully makes a false statement."

(Ord. No. 2018-06-01, § 1(15.7.3), 6-18-2018)

### Sec. 15.7.4. Regulatory fee.

The City Manager or his designee shall collect a fee of \$100.00 for each registration. Upon approval, a registration card will be issued showing the name of the firm or corporation and the name of the representative. Such registration shall be valid for 90 days from the date of issuance. The registration may be renewed during the same calendar year for an additional 90-day period without another investigation or additional fees.

(Ord. No. 2018-06-01, § 1(15.7.4), 6-18-2018)

#### **Sec. 15.7.5. Identity cards.**

Each registrant shall be issued an identity card bearing his name and photograph, the company name, and the expiration date of the registration. Each solicitor must carry such identity card at all times while soliciting or canvassing within the city and shall display such card to each customer and upon appearance at each residence and/or business establishment canvassed or solicited.

(Ord. No. 2018-06-01, § 1(15.7.5), 6-18-2018)

#### **Sec. 15.7.6. Hours of operation.**

- (a) Soliciting or canvassing on the public streets, areas, or parks of the city shall be conducted only between the hours of ~~9~~:10:00 a.m. and ~~7~~:5:00 p.m.
- (b) Soliciting or canvassing or calling from house to house within the incorporated areas of the city shall be conducted only between the hours of ~~9~~:10:00 a.m. and ~~6~~:5:00 p.m.

(Ord. No. 2018-06-01, § 1(15.7.6), 6-18-2018)

#### **Sec. 15.7.7. Restriction on number of persons soliciting.**

The number of solicitors or canvassers in the city for any single firm, corporation, or organization shall not exceed five in number at any one time.

(Ord. No. 2018-06-01, § 1(15.7.7), 6-18-2018)

#### **Sec. 15.7.8. Identification to prospective customers.**

Prior to any solicitation of funds within the city, each canvasser or solicitor shall identify the organization which he represents. Additionally, each canvasser or solicitor must inform each person solicited of any minimum payment, deposit, or donation required for the acceptance of any merchandise, wares, goods, or any similar items provided by each canvasser or solicitor prior to such acceptance by each person solicited.

(Ord. No. 2018-06-01, § 1(15.7.8), 6-18-2018)

#### **Sec. 15.7.9. Fraud, etc.**

It shall be unlawful for a canvasser or solicitor to perform any of the following acts:

- (a) Falsely represent, either directly or by implication, that funds being solicited are on behalf of any person other than the person registered with the City Manager or his designee;
- (b) Without the express prior permission of an occupant or property owner, to solicit at any residence, apartment complex, or shopping center, other than areas open to public parking, where a sign has been posted prohibiting such solicitation;
- (c) To remain on private premises after being asked to leave the premises or to continue solicitation after being refused upon the public streets, areas, or parks; such action shall constitute harassment; or

- (d) To solicit or canvass on any private premises upon which is displayed a sign, plaque or other posting declaring "No Soliciting" or other similar prohibition.

(Ord. No. 2018-06-01, § 1(15.7.9), 6-18-2018)

### **Sec. 15.7.10. Exceptions.**

- (a) Any person desiring to solicit or canvass upon the public streets, areas, or parks, or call from house to house within the incorporated areas of the city for the purpose of raising funds or seeking donations for any religious, charitable, or eleemosynary organization shall register with and obtain a license from the city.
- (b) Such person on a form developed by the City Manager or his designee, at least:
- (1) Applicant's name and permanent address;
  - (2) Name, address, and telephone number of the firm, corporation, or organization represented;
  - (3) Names and addresses of all persons canvassing or soliciting within the city;
  - (4) The nature of any merchandise or goods to be sold or offered for sale in conjunction with such solicitation; and
  - (5) Proof of tax-exempt status shall be required when registering with City Manager or his designee.
    - i. The City Manager or his designee shall collect a fee of \$1.00 from each organization to cover costs of processing the license.
    - ii. Each organization shall be issued an identity card bearing the name of each individual who shall engage in solicitation or canvassing on behalf of the organization, the organization's name, and the expiration date of the license. Each applicant does not have to be fingerprinted or photographed.
    - iii. The license shall be valid for 90 days from the date of issuance.

(Ord. No. 2018-06-01, § 1(15.7.10), 6-18-2018)

### **Sec. 15.7.11. License revocation.**

Any license issued under this article may be suspended and/or revoked by the City Manager or his designee due to any violation of any ordinance or resolution of the city, county, or of any state or federal law, or whenever the license holder shall cease to possess the qualifications and character required in this article for the original application.

(Ord. No. 2018-06-01, § 1(15.7.11), 6-18-2018)

### **Sec. 15.7.12. Activity not regulated hereby.**

This section is not intended to, nor shall it operate to, regulate door-to-door visitation for the following purposes: political canvassing or religious canvassing, provided that such canvassing does not include the soliciting of orders, sales, subscriptions or business of any kind.

(Ord. No. 2018-06-01, § 1(15.7.12), 6-18-2018)

**Sec. 15.7.13. Penalty.**

- (a) Any person violating any of the provisions of this article shall, upon conviction or entering a plea of guilty or nolo contendere in the Stonecrest Municipal Court, shall be punished pursuant to chapter 16 of this Code.
- (b) Continued violation of the provisions of this article may be enjoined by instituting appropriate proceedings for injunction in a court of competent jurisdiction of this state. Such actions may be maintained notwithstanding that other adequate remedies at law may exist. Remedies contained in this article are meant to be cumulative in nature.

(Ord. No. 2018-06-01, § 1(15.7.13), 6-18-2018)

**ARTICLE VIII. MASSAGE THERAPY LICENSING****Sec. 15.8.1. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Director* means the director of finance or his designee.

*Massage or massages or massage therapy* means the manipulation and/or treatment of soft tissues of the body, including, but not limited to, the use of effleurage, petrissage, pressure, friction, tapotement, kneading, vibration, range of motion stretches, and any other soft tissue manipulation whether manual or by use of massage apparatus, and may include the use of oils, lotions, creams, salt glows, hydrotherapy, heliotherapy, hot packs, and cold packs. The term "massage" or "massage therapy" shall not include diagnosis, the prescribing of drugs or medicines, spinal or other joint manipulations, or any service or procedure for which a license to practice chiropractic, physical therapy, podiatry, or medicine is required by the state.

*Massage apparatus* means any manual, mechanical, hydraulic, hydrokinetic, electric, or electronic device or instrument or any device or instrument operated by manual, mechanical, hydraulic, hydrokinetic or electric power, which is utilized by a massage therapist for the purpose of administering a massage.

*Massage establishment* means any business established for profit which employs or contracts with one or more massage therapists, or operates or maintains for profit one or more massage apparatus, and which, for good or valuable consideration, offers to the public facilities and personnel for the administration of massages. The term "massage establishment" shall not include hospitals or other professional health care establishments separately licensed as such by the state.

*Massage therapist* means any person whom for good or valuable consideration administers a massage.

(Ord. No. 2017-08-05, § 5(15.8.1), 8-7-2017)

**Sec. 15.8.2. Licenses required.**

- (a) *Massage therapist license.* It shall be unlawful for any natural person to administer massages without having obtained a license in accordance with the requirements of this article.
- (b) *Massage establishment license.* It shall be unlawful for any person, natural or corporate, to operate a massage establishment without having obtained a license therefor; or for any person, natural or corporate, to allow a massage therapist to administer massages without having obtained a license in accordance with the requirements of this article.

(Supp. No. 3)

Created: 2023-08-28 12:09:54 [EST]



(Ord. No. 2017-08-05, § 5(15.8.2), 8-7-2017)

### **Sec. 15.8.3. Scope of regulations.**

- (a) All licenses issued under this article shall constitute a mere privilege to conduct the business so authorized during the term of the license or permit only and subject to all terms and conditions imposed by the city and state law.
- (b) Nothing in this article shall be construed to regulate, prevent, or restrict in any manner:
  - (i) Any physician, chiropractor, physical therapist, or similar professional licensed and regulated by or through the state while engaged in the practice of said profession;
  - (ii) Any hospital or other professional health care establishment separately licensed as such by the state; or
  - (iii) Any other individual or entity expressly exempted from local legislation by the laws of the state.
- (c) Except as specified in subsection (b) of this section, the requirements of this article shall be in addition to all other licensing, taxing, and regulatory provisions of local, state or federal law, and shall not authorize violations of said other applicable laws.

(Ord. No. 2017-08-05, § 5(15.8.3), 8-7-2017)

### **Sec. 15.8.4. Application process.**

- (a) *Application Requirements.* Any person desiring to obtain a massage establishment license or massage therapist license shall make application to the City Manager or his designee. All applications shall be sworn to by the applicant as true, correct and complete before a notary public or other officer authorized to administer oaths. All applications shall be in writing and shall set forth the following information:
  - (1) The full legal name of the applicant, including all aliases, nicknames, pseudonyms or trade names currently or heretofore used by the applicant;
  - (2) The current and all previous business and residence addresses of the applicant within the three years immediately preceding the date of application;
  - (3) Sworn affidavits of at least three bona fide residents of the city that the applicant is personally known to them and they believe the person to be of good moral character;
  - (4) Written proof that the applicant is over the age of 18 years;
  - (5) The applicant's height, weight and color of eyes and hair;
  - (6) Two current photographs of the applicant at least two inches by two inches in size;
  - (7) The business, occupation or employment of the applicant for three years immediately preceding the date of application;
  - (8) Any massage or similar business license history of the applicant, including whether such person, in any previous operation in any jurisdiction, has had such a license revoked or suspended, the reason therefor, and any business activity or occupation subsequent to the action of suspension or revocation;
  - (9) All convictions, pleas of guilty, or pleas of nolo contendere for violations of any law and the grounds therefor;

- (10) The applicant shall be fingerprinted by the City Manager or his designee and such fingerprint card and record shall be attached as an exhibit to the application. Payment of all fees charged by the City Manager or his designee in connection with this requirement shall be the responsibility of the applicant;
  - (11) Applicants for a massage therapist license shall provide a certificate dated within 30 days of application from a physician licensed in the state, certifying that the applicant is in sound mental and physical health, and free of all contagious or communicable diseases;
  - (12) Applicants for a massage therapist license must furnish a certified copy of a diploma or certificate of graduation (demonstrating compliance with section 15.8.5(a)(2)), along with a certified statement from the National Certification Board of Therapeutic Massage and Body Work evidencing passage by the applicant thereof of the exam for massage therapists administered by said Board. Applicants for a massage establishment license must furnish an affidavit demonstrating compliance with section 15.8.5(b)(2) and 15.8.5(b)(3);
  - (13) If the applicant is a corporation or partnership, such corporation or partnership shall submit the foregoing information and exhibits with regard to each employee, independent contractor agent and partner, general or limited, associated with the operation of the licensed establishment;
  - (14) If the applicant is a corporation, such corporation shall, in addition to the foregoing information, submit a complete list of the stockholders of said corporation, including names, current addresses and current occupations, and provide the name and address for its registered agent in the county;
  - (15) If the applicant is an individual, the applicant must reside in the state and must submit written, reliable proof thereof. Additionally, if the applicant does not reside in the county, the applicant must provide the name and address for an agent who resides in the county authorized to receive legal process and notices under this article on behalf of the applicant.
- (b) *Fees.* All license applications shall be accompanied by a fee as elsewhere established by the City Council to defray the costs associated with issuance of said licenses. All fees associated with the background check required by subsection (a)(10) of this section shall be the responsibility of the applicant and shall be in addition to the application fee.

(Ord. No. 2017-08-05, § 5(15.8.4), 8-7-2017)

### **Sec. 15.8.5. Minimum standards.**

- (a) *Massage therapist.* No applicant shall be issued a license as a massage therapist unless both of the following standards are first met:
  - (1) The applicant must be of good moral character. No applicant shall be found to have met this requirement if said applicant has been convicted, pled guilty, or entered a plea of nolo contendere to any felony, or to any misdemeanor involving moral turpitude, within a period of five years prior to the filing of the application; and
  - (2) The applicant must be the holder of a diploma or certificate earned by the applicant from a state certified school, representative of the fact that the applicant attended a course of massage therapy education and study of not less than 500 classroom hours consisting of a curriculum of anatomy and physiology, basic massage theory, technique and clinical practice, approach to massage, allied modalities and disease awareness, and other such subjects and have passed the National Certification Board of Therapeutic Massage and Body Work exam for massage therapists.
- (b) *Massage establishment.* No applicant shall be issued a license for a massage establishment unless all of the following standards are first met:

- (1) The applicant, including the partner applying on behalf of a partnership and an agent applying on behalf of a corporation, must be of good moral character. No applicant shall be found to have met this requirement if said applicant has been convicted, pled guilty, or entered a plea of nolo contendere to any felony, or to any misdemeanor involving moral turpitude, within a period of four years prior to the filing of the application;
- (2) A corporate applicant must be chartered under the laws of Georgia or authorized by the Secretary of State to do business in the state. The applicant shall be the owner or legal agent of the establishment. The corporate applicant must identify an agent for service of process in the county;
- (3) The owner/applicant, or corporate agent must be a resident of the state;
- (4) A readable sign shall be posted at the main entrance identifying the establishment as a massage establishment, provided also that all such signs shall comply with the sign requirements of the Code of Ordinances;
- (5) Minimum lighting shall be provided in accordance with the Uniform Building Code, and, additionally, at least one artificial light of not less than 40 watts shall be provided in each enclosed room or booth;
- (6) Ordinary beds or mattresses shall not be permitted in any licensed massage establishment;
- (7) Minimum ventilation shall be provided in accordance with the Standard Mechanical Code and the Georgia Energy Code; and
- (8) The establishment, prior to the issuance of any license hereunder, must be in compliance with all applicable building and life safety codes, and the building to be occupied must have a valid, current certificate of occupancy.

(Ord. No. 2017-08-05, § 5(15.8.5), 8-7-2017)

### **Sec. 15.8.6. Issuance of license.**

- (a) *Review of applications.* If a license application is submitted in proper form, including all information and exhibits required herein and accompanied by the correct fees, the application shall be accepted and a review of the application and an inspection and investigation shall be conducted by the director. The director shall transmit a copy of the completed application to the City Manager or his designee. Upon the payment by the applicant of the required fees, the City Manager, or its designee, shall cause to be conducted a background investigation of the police record of the applicant, and shall transmit a summary of the investigation results to the director.
- (b) *Action on applications.* Upon receipt of this background investigation, and completion of review of the application in accordance with the terms of this article, the director shall act on the application. The director shall deny any application that:
  - (1) Fails to meet each of the application requirements specified herein;
  - (2) Fails to meet each of the minimum standards specified in section 15.8.5; or
  - (3) Contains false information in the application or attached documents.

Otherwise, the director shall approve the application and the license shall be issued upon the payment of any applicable city business or occupation tax. All licenses issued pursuant to this article shall be valid for a period of one year. If an application for a license is denied under this article, the applicant shall not be authorized to reapply for said denied license for a period of one year from the date of denial.

- (c) *Appeals of denials of applications.* In the event the director denies a license or apprentice permit application, such denial shall be in written form, addressed to the applicant at the application address, and shall state the

grounds upon which the denial is based. Within 15 days of the date of issuance of such notice, the applicant shall be entitled to appeal to the certificate review hearing officer pursuant to the procedure set forth in article XVI of this chapter.

(Ord. No. 2017-08-05, § 5(15.8.6), 8-7-2017)

### **Sec. 15.8.7. Transfers and sales prohibited.**

All licenses issued pursuant to this article are nontransferable.

(Ord. No. 2017-08-05, § 5(15.8.7), 8-7-2017)

### **Sec. 15.8.8. Change of location.**

A change of location of massage establishment premises may be approved by the City Manager or his designee provided all general ordinances are complied with and a change of location fee as elsewhere established by the City Council is first paid.

(Ord. No. 2017-08-05, § 5(15.8.8), 8-7-2017)

### **Sec. 15.8.9. Renewals.**

All valid licenses may be renewed for additional one-year periods, provided a renewal application meeting all of the requirements for an initial license application is submitted prior to expiration of the existing license and approved by the director according to the same standards for initial licenses. The fee for the annual renewal shall be as elsewhere established by the City Council.

(Ord. No. 2017-08-05, § 5(15.8.9), 8-7-2017)

### **Sec. 15.8.10. Further requirements.**

The following additional requirements shall apply to all license holders and establishments:

- (a) All massage therapists and all other persons on the premises, with the exception of the customers, shall be completely clothed at all times when administering a massage. For the purposes of this provision, "completely clothed" shall mean having on the upper portion of the body appropriate undergarments and either blouse or shirt which shall cover all the upper body save the arms and neck and shall mean having on the lower body appropriate undergarments plus either pants or skirt, and said pants or skirt must cover from the waist down to a point at least two inches above the knee. All clothes worn in compliance with this subsection shall be entirely non-transparent.
- (b) Massage of the human genitals or anus within massage establishments is expressly prohibited.
- (c) The storing, serving, sale or consumption of alcoholic beverages within massage establishments is expressly prohibited.
- (d) Every person to whom a license shall have been granted shall display said license in a conspicuous place on the premises that is clearly visible to the visiting public.
- (e) The City Manager or his designee, shall have the right to inspect any licensed massage premises and its records at any time, with or without notice, during business hours to ensure compliance with this article.

- (f) It shall be unlawful for any person under the age of 18 years to patronize any massage establishment unless at the time of such patronage such person carries with him a written order directing the treatment to be given by a regularly licensed physician, or unless such person provides a written consent to massage therapy treatment signed by the underage patron's parent or guardian. It shall be the duty of the operator of such massage establishment to determine the age of each person patronizing such massage establishment and a violation of this section shall be grounds for revocation of the license of such massage establishment and/or massage therapist administering massage to an underage patron.
- (g) It shall be the duty of all persons holding a license for a massage establishment under this article to file with the City Manager or his designee the names of all employees and independent contractors other than those holding massage therapist licenses, their home addresses, home telephone numbers and places of employment. Changes in the list of said employees and independent contractors with the names of new employees and independent contractors must be filed with said city department within ten days from the date of any such change.
- (h) It shall be the duty of any person granted a license under this article to maintain correct and accurate records of the names and addresses of the persons receiving treatment at such establishment; and the name of the person at the establishment administering the treatment. The records shall be subject to inspection at any time by the city through the City Manager or his designee.
- (i) It shall be the duty of the licensee establishment to actively supervise and monitor the conduct of any and all employees, independent contractors, customers and all other persons on the premises in order to ensure compliance with the provisions of this chapter.

(Ord. No. 2017-08-05, § 5(15.8.10), 8-7-2017)

### **Sec. 15.8.11. Revocation of license.**

- (a) No license issued hereunder shall be revoked except for due cause as herein defined without the opportunity for a hearing as hereinafter set forth before the certificate review hearing officer. Notice of such hearing shall be given in writing and served at least ten days prior to the date of the hearing thereon. In the event the license holder cannot be found, and the service of notice cannot be otherwise made in the manner herein provided, a copy of such notice shall be mailed registered postage fully prepaid, addressed to the license holder or the registered agent thereof at his, her, or its place of business or residence at least ten days prior to the date of such hearing. The notice shall state the grounds for revocation of such license and shall designate the time and place where such hearing will be held.
- (b) Due cause for revocation of such license shall be as provided in section 15.8.12 of this article.
- (c) In all hearings pursuant to this section, the following procedures shall prevail, and the proceeding shall be as informal as compatible with justice:
  - (1) The charges and specifications against the licensee shall be read along with any response filed by the licensee.
  - (2) The certificate review hearing officer shall hear the evidence upon the charges and specifications as filed against the licensee and shall not consider any additional evidence beyond the scope of the charges, and may exclude evidence which is purely cumulative.
  - (3) The order of proof shall be as follows: The city representative shall present his evidence in support of the charges; the licensee shall then present his evidence. Evidence of each party may be supported by submission of pertinent documents. Each party shall be allowed to present pertinent rebuttal evidence.

- (4) The licensee and city may be represented by counsel, and may present, examine and cross-examine witnesses. Additionally, the certificate review hearing officer may interrogate all parties and witnesses to obtain necessary information. Following the presentation of evidence, the hearing officer may have a reasonable time within which to issue its decision.
- (5) The findings of the certificate review hearing officer will be final unless within 30 days of the date of the decision, the applicant files a petition for writ of certiorari to the superior court of the county.

(Ord. No. 2017-08-05, § 5(15.8.11), 8-7-2017)

### **Sec. 15.8.12. Grounds for revocation.**

- (a) The license of a massage therapist may be revoked upon one or more of the following grounds:
  - (1) Failure of the holder to maintain initial requirements for obtaining the license;
  - (2) The holder is guilty of fraud in the practice of massage, or fraud or deceit in his being licensed in the practice of massage;
  - (3) The holder is engaged in the practice of massage under a false or assumed name, or is impersonating another therapist of a like or different name;
  - (4) The holder is addicted to the habitual use of intoxicating liquors, narcotics or stimulants to such an extent as to incapacitate such person to the extent that he is unable to perform his professional duties;
  - (5) The holder is guilty of fraudulent, false, misleading or deceptive advertising or practices any other licensed profession without legal authority therefor;
  - (6) The holder has violated any of the provisions of this chapter;
  - (7) The holder has violated any laws relating to sodomy, aggravated sodomy, solicitation of sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, distribution of obscene materials, distribution of material depicting nudity, or sexual conduct, as defined under Georgia law; or has been convicted, pled guilty, or entered a plea of nolo contendere to any felony, or to any misdemeanor involving moral turpitude;
  - (8) The original application, or renewal thereof, contains materially false information; or the applicant has deliberately sought to falsify information contained therein; or
  - (9) There has been the occurrence of a fact which would have barred the issuance of the original license.
- (b) The license of a massage establishment may be revoked upon one or more of the following grounds:
  - (1) Failure of the holder to maintain initial requirements for obtaining the license;
  - (2) The holder allows or permits any person who is not a licensed massage therapist to administer a massage in said establishment;
  - (3) The premises in which the massage establishment is located are in violation of any federal, state, city, or county laws designated for the health, protection and safety of the occupants or general public;
  - (4) The premises are in violation of the city's building or life safety codes;
  - (5) The original application or renewal thereof, contains materially false information; or the applicant has deliberately sought to falsify information contained therein;
  - (6) The holder of the license, including any person with an ownership interest in the license, has been convicted, pled guilty, or entered a plea of nolo contendere to any felony, or to any misdemeanor involving moral turpitude, or has violated any laws relating to sodomy, aggravated sodomy, solicitation

of sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, distribution of obscene materials, distribution of material depicting nudity, or sexual conduct, as defined under state law;

- (7) Any of the license holder's employees, independent contractors or agents has been convicted, pled guilty, or entered a plea of nolo contendere to any felony, or to any misdemeanor involving moral turpitude, or has violated any laws relating to sodomy, aggravated sodomy, solicitation of sodomy, public indecency, prostitution, pimping, pandering, pandering by compulsion, masturbation for hire, distribution of obscene materials, distribution of material depicting nudity, or sexual conduct, as defined under state law, in connection with the operation of the massage establishment or on or about the premises of the massage establishment;
  - (8) Failure of the holder to actively supervise and monitor the conduct of the employees, independent contractors, agents, customers, or others on the premises in order to protect the health, safety and welfare of the general public and the customers; or
  - (9) The holder, his employees, agents, or independent contractors associated with the establishment have allowed to occur or have engaged in a violation of any part of this chapter.
- (c) Any massage therapist or massage establishment who has his or its license or permit revoked shall be disqualified from reapplying for such a license or permit for a period of 12 months immediately following the date of revocation.

(Ord. No. 2017-08-05, § 5(15.8.12), 8-7-2017)

### **Sec. 15.8.13. Violations; penalties.**

- (a) Any person, firm, corporation or other entity violating the provisions of this article shall be punishable by a fine not to exceed \$1,000.00 per violation or by imprisonment for a period not to exceed 60 days, or by both such fine and imprisonment. Violation of this article shall also be grounds for immediate suspension or revocation of the license issued hereunder.
- (b) The violation of the provisions of this article may be abated as a nuisance.
- (c) The violation of all provisions of this article by any person may be enjoined by instituting appropriate proceedings for injunction in any court of competent jurisdiction. Such actions may be maintained notwithstanding that other adequate remedies at law exist. Such actions may be instituted in the name of the City Council.

(Ord. No. 2017-08-05, § 5(15.8.12), 8-7-2017)

### **Sec. 15.8.14. Unlawful operation declared nuisance.**

- (a) Any massage establishment operated, conducted or maintained contrary to the provisions of this article shall be and the same is declared to be unlawful and a public nuisance. The city may, in addition, or in lieu of all other remedies, commence an action or actions, proceeding or proceedings for abatement, removal or enjoinder thereof, in the manner provided by law.
- (b) No massage establishment shall operate at any location nor on any premises which does not comply with all zoning, building, and fire safety codes, and other ordinances and laws of the city and the state.

(Ord. No. 2017-08-05, § 5(15.8.13), 8-7-2017)

## **ARTICLE IX. ESCORT OR DATING SERVICES**

**Sec. 15.9.1. License.**

- (a) Any person desiring to engage in the business of providing or arranging dates, escorts or partners for persons shall, before engaging in such business, file an application for a business license on a form supplied by the City Manager or his designee and shall comply with all the provisions of this article.
- (b) The applicant for a dating or escort service license must be an owner, partner or majority stockholder.
- (c) Each applicant shall submit the following information, as a minimum:
  - (1) Trade name and business address.
  - (2) Applicant's name and residence address.
  - (3) Names and residence addresses of all interested persons, to include owners, partners, stockholders, officers and directors.
  - (4) Manager's name and residence address.
  - (5) Employees' names and residence addresses.

(Ord. No. 2017-08-05, § 5(15.9.1), 8-7-2017)

**Sec. 15.9.2. Qualifications of license applicant, others connected with business.**

No applicant, owner, partner, stockholder, officer, director or any other interested person connected with the business for which a license is applied under this article shall have been convicted of a crime involving moral turpitude, lottery or illegal sale or possession of narcotics within the preceding ten-year period; any subsequent convictions of the nature described in this section automatically acts to void any such license and permits held.

(Ord. No. 2017-08-05, § 5(15.9.2), 8-7-2017)

**Sec. 15.9.3. Permit required.**

All applicants for an escort or dating service business license, along with their employees, must also file for a permit with the City Manager or his designee accompanied by a permit fee in the amount established by action of the City Council, a copy of which is on file in the office of the city clerk and providing the information in section 15.9.1 as well as any additional information and fingerprinting as deemed necessary by the City Manager or his designee for the purposes of conducting a background investigation of the applicant.

(Ord. No. 2017-08-05, § 5(15.9.3), 8-7-2017)

**Sec. 15.9.4. Employees.**

No person under 18 years of age shall be employed by an escort or dating service in any capacity and not before such person has been fingerprinted by the City Manager or his designee. When determined that the employee applicant has not been convicted of a crime involving moral turpitude for the preceding three-year period, an annual personal identification card authorizing such person to be employed by the escort or dating service will be issued. It shall be the responsibility of the business license applicant to ensure that the provisions of this section are complied with and that no employee possesses an expired identification card or permit while in the business' employ.

(Ord. No. 2017-08-05, § 5(15.9.4), 8-7-2017)



**Secs. 15.9.5—15.9.25. Reserved.**

## **ARTICLE X. POOLROOMS**

### **DIVISION 1. GENERALLY**

#### **Sec. 15.10.1. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Pool or billiards* includes any game played on a table surrounded by an elastic ledge of cushions with balls which are impelled by a cue.

*Poolroom* means any public place where a person is permitted to play the game of pool or billiards.

(Ord. No. 2017-08-05, § 5(15.10.1), 8-7-2017)

#### **Sec. 15.10.2. Applicability.**

O.C.G.A. § 43-8-1 et seq. does not apply within the city. The provisions of this article govern the operation of poolrooms within the city.

(Ord. No. 2017-08-05, § 5(15.10.2), 8-7-2017)

#### **Sec. 15.10.3. Inspection of licensed establishments.**

The City Manager or his designee may inspect establishments licensed under this article during the hours in which the premises are open for business. Such inspection shall be made for the purpose of verifying compliance with the requirements of this article.

(Ord. No. 2017-08-05, § 5(15.10.3), 8-7-2017)

#### **Sec. 15.10.4. Gambling.**

No gambling or other games of chance shall be permitted in a poolroom.

(Ord. No. 2017-08-05, § 5(15.10.4), 8-7-2017)

#### **Sec. 15.10.5. Manager.**

All poolrooms which have three or more pool tables shall have a manager, or designated employee, on-duty during operating hours, whose responsibility is the operation of the pool tables.

(Ord. No. 2017-08-05, § 5(15.10.5), 8-7-2017)

**Secs. 15.10.6—15.10.20. Reserved.**

- CODE OF ORDINANCES  
 Chapter 15 - LICENSES, PERMITS AND MISCELLANEOUS BUSINESS REGULATIONS  
 ARTICLE X. - POOLROOMS  
 DIVISION 2. LICENSE

## *DIVISION 2. LICENSE*

### **Sec. 15.10.21. Required.**

No person shall operate a poolroom without a business license issued by the City Manager or his designee.  
 (Ord. No. 2017-08-05, § 5(15.10.21), 8-7-2017)

### **Sec. 15.10.22. Application.**

- (a) All persons desiring to operate a poolroom shall make application for a business license on a form prescribed by the City Manager or his designee.
- (b) The application shall include, but shall not be limited to, the following:
  - (1) The name and address of the owner-applicant.
  - (2) The address of the licensed establishment.
  - (3) The number of pool tables to be operated at the licensed establishment.
  - (4) If the owner-applicant is a partnership, the names and residence addresses of the partners.
  - (5) If the owner-applicant is a corporation, the names of the officers.
  - (6) The name and address of the agent for service of process.
  - (7) The name of the manager.
  - (8) The name of all shareholders holding more than ten percent of any class of corporate stock, or other entity having a financial interest in each entity which is to own or operate the licensed establishment.

If the manager changes, the owner-applicant must furnish the City Manager or his designee with the name and address of the new manager and other information as requested within ten days of such change.

- (c) All applicants shall furnish data, information and records as required by the City Manager or his designee to ensure compliance with the provisions of this article. Failure to furnish data shall automatically serve to dismiss the application with prejudice.
- (d) All applications shall be sworn to by the applicant before a notary public or other officer authorized to administer oaths.
- (e) In all instances in which an application is denied under the provisions of this division, the applicant may not reapply for a license for at least one year from the final date of denial.

(Ord. No. 2017-08-05, § 5(15.10.22), 8-7-2017)

### **Sec. 15.10.23. Persons eligible.**

- (a) No poolroom license shall be granted to any illegal alien.

- (b) Where the owner-applicant is a partnership or corporation, the provisions of this section shall apply to all its partners, officers, managers and majority stockholders. In the case of a corporation, the license shall be issued jointly to the corporation and to the majority stockholder, if an individual. Where the majority stockholder is not an individual, the license shall be issued jointly to the corporation and its agent registered under the provisions of this section. In the case of a partnership, the license will be issued to one of the partners.
- (c) No license shall be granted to any person who has been convicted under any federal, state or local law of any misdemeanor involving moral turpitude within ten years prior to the filing of the application for such license.
- (d) No license shall be granted to any person convicted under any federal, state or local law of any felony within ten years prior to the filing of the application for such license.
- (e) No license shall be granted to any person who has had any license issued under the police powers of the city or DeKalb County previously revoked or rejected within two years prior to the filing of the application. The City Manager or his designee may decline to issue a license when any person having an interest in the operation of such place of business or control over such place of business does not meet the same character requirements as set forth for the licensee.
- (f) All licensed establishments must have and continuously maintain in the county a registered agent upon whom any process, notice or demand required or permitted by law or under this article to be served upon the licensee or owner may be served. The licensee shall file the name of such agent, along with the written consent of such agent with the City Manager or his designee in such form as is prescribed.

(Ord. No. 2017-08-05, § 5(15.10.23), 8-7-2017)

#### **Sec. 15.10.24. Expiration; renewal; transfer.**

- (a) All licenses granted under this division shall expire on December 31 of each year.
- (b) Licensees who desire to renew their licenses shall file application with all applicable fees with the City Manager or his designee on the form provided for renewal of the license for the following year. Applications for renewal must be filed before November 30 of each year or the applicant shall pay a late payment penalty in addition to an assessment of interest as specified by chapter 2 of this Code. No renewal licenses shall be granted after January 1, but such application shall be treated as an initial application and the applicant shall be required to comply with all requirements for the granting of licenses as if no previous license had been held.
- (c) All licenses granted hereunder shall be for the full calendar year. License fees shall not be prorated and are nonrefundable.
- (d) No license shall be transferred without prior approval of the City Manager or his designee.

(Ord. No. 2017-08-05, § 5(15.10.24), 8-7-2017)

#### **Sec. 15.10.25. Fee.**

No poolroom license shall be issued until a fee in the amount established by action of the City Council, a copy of which is on file in the office of the clerk, is paid to the city.

(Ord. No. 2017-08-05, § 5(15.10.25), 8-7-2017)

**Sec. 15.10.26. Issuance.**

Before a poolroom license is granted, the applicant therefor shall comply with all rules and regulations adopted by the City Council regulating the operation of poolrooms.

(Ord. No. 2017-08-05, § 5(15.10.26), 8-7-2017)

**Sec. 15.10.27. Suspension or revocation.**

A poolroom license may be suspended or revoked by the City Manager or his designee for failure of a licensee to comply with the provisions of this article or where the licensee furnishes fraudulent or false information in the license application.

(Ord. No. 2017-08-05, § 5(15.10.27), 8-7-2017)

**Sec. 15.10.28. Appeals.**

- (a) No poolroom license shall be denied, suspended or revoked without the opportunity for a hearing.
- (b) The City Manager or his designee shall provide written notice to the owner-applicant and licensee of the order to deny, suspend or revoke the license. Such written notification shall set forth in reasonable detail the reasons for such action and shall notify the owner-applicant and licensee of the right to appeal under the provisions of this chapter. Any owner-applicant or licensee who is aggrieved or adversely affected by a final action of the city may have a review thereof in accordance with the appeals procedures specified in article XVI of this chapter.

(Ord. No. 2017-08-05, § 5(15.10.28), 8-7-2017)

**Secs. 15.10.29—15.10.50. Reserved.****ARTICLE XI. VEHICLES FOR HIRE****Sec. 15-11-1. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Open stand* means locations on the streets of the city that may be used by any taxicab on a nonexclusive, first-come-first-served basis, and not by private vehicles or other public conveyances.

*Taxicab* means a motor vehicle used to transport passengers for a fee or fare and which is fitted with a taximeter or other device that is used to compute such fee or fare. Taxicabs shall not include limousine carriers or ride share drivers, as defined in O.C.G.A. § 40-1-90(1) and (3).

*Taxicab company* means an entity or person operating a taxicab or providing taxi services, as defined in O.C.G.A. § 40-1-90(5).

*Taximeter* means an instrument or device attached to a motor vehicle and designed to measure the distance traveled by such vehicle, or an instrument or device attached to a motor vehicle and designed to compute and indicate the fare or fee to be charged to the passenger.

(Ord. No. 2018-06-01, § 1(15.11.00), 6-18-2018)

### **Sec. 15-11-2. Doing business defined.**

Any taxicab company operating a taxicab within the incorporated boundaries of the city or with an established business relationship with independent contractors operating a taxicab shall be deemed doing business in the city under this article if such person is picking up passengers in the city and accepting or soliciting any consideration, charge or fee which is determined by agreement, by mileage, by the length of time the vehicle is used or by contract for the use of any motor vehicle or other vehicle designed or used for the purpose of transporting passengers.

(Ord. No. 2018-06-01, § 1(15.11.00), 6-18-2018)

### **Sec. 15-11.3. Cruising and use of vehicle stands.**

Cruising is defined as moving about the streets of the city for the purpose of picking up and transporting passengers who have not previously requested such service by telephone or by personal command. Taxicab companies shall ensure that their drivers use open stands on a nonexclusive, first-come-first-served basis.

(Ord. No. 2018-06-01, § 1(15.11.00), 6-18-2018)

### **Sec. 15-11-4. Call jumping.**

Taxicab companies under this article shall not participate in nor allow their drivers to practice call jumping or the act of intercepting a passenger who has requested service from another company.

(Ord. No. 2018-06-01, § 1(15.11.00), 6-18-2018)

### **Sec. 15-11-5. Schedule of fares.**

- (a) All taxicab companies doing business in the incorporated boundaries of the city shall charge a schedule of fares as provided in the city fee schedule.
- (b) All taxicab companies permitted under this article shall have the right to charge a charge as provided in the city fee schedule if the meter is not utilized.
- (c) Taximeters shall be calibrated by the permitted taxicab company to calculate the fares in accordance with the schedule set forth in this section. The taxi shall have, installed, lead and wire seals to the taximeter once it is calibrated so that no adjustments, alterations or replacements may be made to the taximeter that affects in any way its accuracy or indications.

(Ord. No. 2018-06-01, § 1(15.11.00), 6-18-2018)

### **Sec. 15-11-6. Temporary fuel surcharge.**

- (a) The City Manager or his designee shall assess fuel prices in the city every three months, the first assessment to occur immediately after approval of the ordinance from which this article is derived and again thereafter on November 1, February 1, May 1, and August 1 of each calendar year and repeating every November 1, February 1, May 1, August 1 and/or an assessment may be needed based on a sudden increase in gasoline prices between those dates.

- (b) At the time of the assessment, if the City manager or his designee finds that the price of fuel in the city exceeds by 20 percent the average price of fuel in the Atlanta metropolitan area in the preceding year, as published by the American Automobile Association, the City manager or designee shall be authorized to institute temporary fuel surcharges as set forth in this article.
- (c) Within ten days of the assessment of fuel prices, if the price exceeds the standards of subsection (b) of this section, the City Manager or his designee shall notify all taxicab companies, taxicab drivers, taxicab trade associations, and all other affected persons or entities operating in the taxicab industry within the city of temporary fuel surcharges that may be imposed on customers.
- (d) If the City Manager or designee authorizes the assessment of temporary fuel surcharges, all taxicab companies and drivers shall charge, in addition to the schedule of fares set forth in section 15-11-5, a fuel surcharge as provided in the city fee schedule.
- (e) No other temporary fuel charges may be assessed against customers and the temporary fuel surcharges applied only remains in effect until the time of the next periodic fuel price assessment by the police chief or designee.
- (f) All taxicab drivers must and shall conspicuously display a printed passenger notice on the taxicab dashboard describing the temporary fuel surcharge.
- (g) The printed notice shall advise passengers that a temporary fuel surcharge will be added to the metered fare or to the flat rate fare due to increases in gasoline prices in the city and shall advise passengers of the amount of the fee as described in subsection (d) of this section.

(Ord. No. 2018-06-01, § 1(15.11.00), 6-18-2018)

## **ARTICLE XII. SEXUALLY ORIENTED BUSINESSES**

### **Sec. 15.12.1. Findings; public purpose.**

- (a) *Purpose.* It is the purpose of this article to regulate sexually oriented businesses in order to promote the health, safety, and general welfare of the citizens of the city, and to establish reasonable and uniform regulations to prevent the deleterious secondary effects of sexually oriented businesses within the city. The provisions of this article have neither the purpose nor effect of imposing a limitation or restriction on the content or reasonable access to any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor effect of this article to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this article to condone or legitimize the distribution of obscene material.
- (b) *Findings and rationale.* Based on evidence of adverse secondary effects associated with certain conduct in alcoholic beverage establishments, which effects have been presented in hearings and in reports made available to the City Council, and on findings, interpretations, and narrowing constructions incorporated in numerous cases, including, but not limited to, *City of Littleton v. Z.J. Gifts D-4, L.L.C.*, 541 U.S. 774 (2004); *City of Los Angeles v. Alameda Books, Inc.*, 535 U.S. 425 (2002); *City of Erie v. Pap's AM*, 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *California v. LaRue*, 409 U.S. 109 (1972); *N.Y. State Liquor Authority v. Bellanca*, 452 U.S. 714 (1981); *Sewell v. Georgia*, 435 U.S. 982 (1978); *FW/PBS, Inc. v. City of Dallas*, 493 U.S. 215 (1990); *City of Dallas v. Stanglin*, 490 U.S. 19 (1989); and *Flanigan's Enters., Inc. v. Fulton County*, 596 F.3d 1265 (11th Cir. 2010); *Peek-a-Boo Lounge v. Manatee County*, 630 F.3d 1346 (11th Cir. 2011); *Daytona Grand, Inc. v. City of Daytona Beach*, 490 F.3d 860 (11th Cir. 2007); *Jacksonville Property*

Rights Ass'n, Inc. v. City of Jacksonville, 635 F.3d 1266 (11th Cir. 2011); Artistic Entertainment, Inc. v. City of Warner Robins, 331 F.3d 1196 (11th Cir. 2003); Artistic Entertainment, Inc. v. City of Warner Robins, 223 F.3d 1306 (11th Cir. 2000); Williams v. Pryor, 240 F.3d 944 (11th Cir. 2001); Williams v. A.G. of Alabama, 378 F.3d 1232 (11th Cir. 2004); Williams v. Morgan, 478 F.3d 1316 (11th Cir. 2007); Gary v. City of Warner Robins, 311 F.3d 1334 (11th Cir. 2002); Ward v. County of Orange, 217 F.3d 1350 (11th Cir. 2002); Boss Capital, Inc. v. City of Casselberry, 187 F.3d 1251 (11th Cir. 1999); David Vincent, Inc. v. Broward County, 200 F.3d 1325 (11th Cir. 2000); Sammy's of Mobile, Ltd. v. City of Mobile, 140 F.3d 993 (11th Cir. 1998); Lady J. Lingerie, Inc. v. City of Jacksonville, 176 F.3d 1358 (11th Cir. 1999); This That And The Other Gift and Tobacco, Inc. v. Cobb County, 285 F.3d 1319 (11th Cir. 2002); DLS, Inc. v. City of Chattanooga, 107 F.3d 403 (6th Cir. 1997); Grand Faloon Tavern, Inc. v. Wicker, 670 F.2d 943 (11th Cir. 1982); International Food and Beverage Systems v. Ft. Lauderdale, 794 F.2d 1520 (11th Cir. 1986); 5634 E. Hillsborough Ave., Inc. v. Hillsborough County, 2007 WL 2936211 (M.D. Fla. Oct. 4, 2007), aff'd, 2008 WL 4276370 (11th Cir. Sept. 18, 2008) (per curiam); Fairfax MK, Inc. v. City of Clarkston, 274 Ga. 520 (2001); Morrison v. State, 272 Ga. 129 (2000); Flippen Alliance for Community Empowerment, Inc. v. Brannan, 601 S.E.2d 106 (Ga. Ct. App. 2004); Oasis Goodtime Emporium I, Inc. v. DeKalb County, 272 Ga. 887 (2000); Chamblee Visuals, LLC v. City of Chamblee, 270 Ga. 33 (1998); World Famous Dudley's Food and Spirits, Inc. v. City of College Park, 265 Ga. 618 (1995); Airport Bookstore, Inc. v. Jackson, 242 Ga. 214 (1978); Imaginary Images, Inc. v. Evans, 612 F.3d 736 (fourth Cir. 2010); LLEH, Inc. v. Wichita County, 289 F.3d 358 (fifth Cir. 2002); Ocello v. Koster, 354 S.W.3d 187 (Mo. 2011); 84 Video/Newsstand, Inc. v. Sartini, 2011 WL 3904097 (6th Cir. Sept. 7, 2011); Plaza Group Properties, LLC v. Spencer County plan commission, 877 N.E.2d 877 (Ind. Ct. App. 2007); East Brooks Books, Inc. v. Shelby County, 588 F.3d 360 (6th Cir. 2009); Entm't Prods., Inc. v. Shelby County, 588 F.3d 372 (6th Cir. 2009); Sensations, Inc. v. City of Grand Rapids, 526 F.3d 291 (6th Cir. 2008); World Wide Video of Washington, Inc. v. City of Spokane, 368 F.3d 1186 (9th Cir. 2004); Ben's Bar, Inc. v. Village of Somerset, 316 F.3d 702 (7th Cir. 2003); HandA Land Corp. v. City of Kennedale, 480 F.3d 336 (fifth Cir. 2007); Hang On, Inc. v. City of Arlington, 65 F.3d 1248 (fifth Cir. 1995); Fantasy Ranch, Inc. v. City of Arlington, 459 F.3d 546 (fifth Cir. 2006); Illinois One News, Inc. v. City of Marshall, 477 F.3d 461 (7th Cir. 2007); G.M. Enterprises, Inc. v. Town of St. Joseph, 350 F.3d 631 (7th Cir. 2003); Richland Bookmart, Inc. v. Knox County, 555 F.3d 512 (6th Cir. 2009); Bigg Wolf Discount Video Movie Sales, Inc. v. Montgomery County, 256 F. Supp. 2d 385 (D. Md. 2003); Richland Bookmart, Inc. v. Nichols, 137 F.3d 435 (6th Cir. 1998); Spokane Arcade, Inc. v. City of Spokane, 75 F.3d 663 (9th Cir. 1996); DCR, Inc. v. Pierce County, 964 P.2d 380 (Wash. Ct. App. 1998); city of New York v. Hommes, 724 N.E.2d 368 (N.Y. 1999); Taylor v. State, No. 01-01-00505-CR, 2002 WL 1722154 (Tex. App. July 25, 2002); Fantasyland Video, Inc. v. County of San Diego, 505 F.3d 996 (9th Cir. 2007); Gammoh v. City of La Habra, 395 F.3d 1114 (9th Cir. 2005); Starship Enters. of Atlanta, Inc. v. Coweta County, No. 3:09-CV-123, R. 41 (N.D. Ga. Feb. 28, 2011); High Five Investments, LLC v. Floyd County, No. 4:06-CV-190, R. 128 (N.D. Ga. Mar. 14, 2008); 10950 Retail, LLC v. Fulton County, No. 1:06-CV-1923, R. 62 Order (N.D. Ga. Dec. 21, 2006); 10950 Retail, LLC v. Fulton County, No. 1:06-CV-1923, R. 84 Contempt Order (N.D. Ga. Jan. 4, 2007); Z.J. Gifts D-4, L.L.C. v. City of Littleton, Civil Action No. 99-N-1696, Memorandum Decision and Order (D. Colo. March 31, 2001); People ex rel. Deters v. The Lion's Den, Inc., Case No. 04-CH-26, Modified Permanent Injunction Order (Ill. Fourth Judicial Circuit, Effingham County, July 13, 2005); Reliable Consultants, Inc. v. City of Kennedale, No. 4:05-CV-166-A, Findings of Fact and Conclusions of Law (N.D. Tex. May 26, 2005); Goldrush II v. City of Marietta, 267 Ga. 683 (1997); and based upon reports concerning secondary effects occurring in and around sexually oriented businesses, including, but not limited to, "Correlates of Current Transactional Sex among a Sample of Female Exotic Dancers in Baltimore, MD," Journal of Urban Health (2011); "Does the Presence of Sexually Oriented Businesses Relate to Increased Levels of Crime?" Crime and Delinquency (2012) (Louisville, KY); Metropolis, Illinois - 2011-12; Manatee County, Florida - 2007; Hillsborough County, Florida - 2006; Clarksville, Indiana - 2009; El Paso, Texas - 2008; Memphis, Tennessee - 2006; New Albany, Indiana - 2009; Louisville, Kentucky - 2004; Fulton County, GA - 2001; Chattanooga, Tennessee - 1999-2003; Jackson County, Missouri - 2008; Ft. Worth, Texas - 2004; Kennedale, Texas - 2005; Greensboro, North Carolina - 2003; Dallas, Texas - 1997; Houston, Texas - 1997, 1983; Phoenix, Arizona - 1995-98, 1979; Tucson, Arizona - 1990; Spokane, Washington - 2001; St. Cloud, Minnesota - 1994; Austin, Texas - 1986; Indianapolis,

Indiana - 1984; Garden Grove, California - 1991; Los Angeles, California - 1977; Whittier, California - 1978; Oklahoma city, Oklahoma - 1986; New York, New York Times Square - 1994; the Report of the Attorney General's Working Group On The Regulation Of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota); Dallas, Texas - 2007; "Rural Hotspots: The Case of Adult Businesses," 19 Criminal Justice Policy Review 153 (2008); "Stripclubs According to Strippers: Exposing Workplace Sexual Violence," by Kelly Holsopple, Program director, Freedom and Justice Center for Prostitution Resources, Minneapolis, Minnesota; "Sexually Oriented Businesses: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, Jan. 12, 2000; Law Enforcement and Private Investigator Affidavits (Pink Pony South, Forest Park, GA, and Adult Cabarets in Sandy Springs, GA), the City Council finds:

- (1) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects, including, but not limited to, personal and property crimes, prostitution, potential spread of disease, lewdness, public indecency, obscenity, illicit drug use and drug trafficking, negative impacts on surrounding properties, urban blight, litter, and sexual assault and exploitation. Alcohol consumption impairs judgment and lowers inhibitions, thereby increasing the risk of adverse secondary effects.
  - (2) Each of the foregoing negative secondary effects constitutes a harm which the city has a substantial government interest in preventing and/or abating. This substantial government interest in preventing secondary effects, which is the city's rationale for this article, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the city's interest in regulating sexually oriented businesses extends to preventing future secondary effects of either current or future sexually oriented businesses that may locate in the city. The city finds that the cases and documentation relied on in this article are reasonably believed to be relevant to the secondary effects.
- (c) *Adoption of findings of secondary effects.* The city hereby adopts and incorporates herein its stated findings and legislative record related to the adverse secondary effects of sexually oriented businesses, including the judicial opinions and reports related to such secondary effects.

(Ord. No. 2017-08-05, § 7(15.12.1), 8-7-2017)

### **Sec. 15.12.2. Definitions.**

For the purposes of this article, the following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Adult bookstore or adult video store* means a commercial establishment which, as one of its principal business activities, offers for sale or rental for any form of consideration any one or more of the following: books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes, compact discs, digital video discs, slides, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas. A principal business activity exists where the commercial establishment meets any one or more of the following criteria:

- (1) At least 35 percent of the establishment's displayed merchandise consists of the items;
- (2) At least 35 percent of the retail value (defined as the price charged to customers) of the establishment's displayed merchandise consists of the items;
- (3) At least 35 percent of the establishment's revenues derive from the sale or rental, for any form of consideration, of said items;



- (4) The establishment maintains at least 35 percent of its floor space for the display, sale, or rental of the items (aisles and walkways used to access the items shall be included in "floor space" maintained for the display, sale, or rental of the items);
- (5) The establishment maintains at least 500 square feet of its floor space for the display, sale, and/or rental of the items (aisles and walkways used to access the items shall be included in floor space maintained for the display, sale, or rental of the items);
- (6) The establishment regularly offers for sale or rental at least 2,000 of the items;
- (7) The establishment regularly features the items and regularly advertises itself or holds itself out, in any medium, by using the term "adult," "adults-only," "XXX," "sex," "erotic," or substantially similar language, as an establishment that caters to adult sexual interests; or
- (8) The establishment maintains an adult arcade, which means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are characterized by their emphasis upon matter exhibiting specified sexual activities or specified anatomical areas.

*Adult cabaret* means a nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment that regularly features live conduct characterized by semi-nudity. No establishment shall avoid classification as an adult cabaret by offering or featuring nudity.

*Adult motion picture theater* means a commercial establishment where films, motion pictures, videocassettes, slides, or similar photographic reproductions which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas are regularly shown to more than five persons for any form of consideration.

*Characterized by* means describing the essential character or quality of an item. As applied in this article, no business shall be classified as a sexually oriented business by virtue of showing, selling, or renting materials rated NC-17 or R by the Motion Picture Association of America.

*Employ, employee, and employment* describe and pertain to any person who performs any service on the premises of a sexually oriented business, on a full-time, part-time, or contract basis, regardless of whether the person is denominated an employee, independent contractor, agent, lessee, or otherwise. The term "employee" does not include a person exclusively on the premises for repair or maintenance of the premises or for the delivery of goods to the premises.

*Establish or establishment* means and includes any of the following:

- (1) The opening or commencement of any sexually oriented business as a new business;
- (2) The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business; or
- (3) The addition of any sexually oriented business to any other existing sexually oriented business.

*Feature* means to give special prominence to.

*Floor space* means the floor area inside an establishment that is visible or accessible to patrons for any reason, excluding restrooms.

*Hearing officer* means an attorney, not an employee of the city, who is licensed to practice law in the state, and retained to serve as an independent tribunal to conduct hearings under this article.

*Influential interest* means any of the following:

- (1) The actual power to operate the sexually oriented business or control the operation, management or policies of the sexually oriented business or legal entity which operates the sexually oriented business;
- (2) Ownership of a financial interest of 30 percent or more of a business or of any class of voting securities of a business; or
- (3) Holding an office (e.g., president, vice-president, secretary, treasurer, managing member, managing director, etc.) in a legal entity which operates the sexually oriented business.

*Licensee* means a person in whose name a license to operate a sexually oriented business has been issued, as well as the individual or individuals listed as an applicant on the application for a sexually oriented business license. In the case of an employee, the term "licensee" means the person in whose name the sexually oriented business employee license has been issued.

*Nudity* means the showing of the human male or female genitals, pubic area, vulva, or anus with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.

*Operator* means any person on the premises of a sexually oriented business who manages, supervises, or controls the business or a portion thereof. A person may be found to be an operator regardless of whether such person is an owner, part owner, or licensee of the business.

*Person* means an individual, proprietorship, partnership, corporation, association, or other legal entity.

*Premises* means the real property upon which the sexually oriented business is located, and all appurtenances thereto and buildings thereon, including, but not limited to, the sexually oriented business, the grounds, private walkways, and parking lots and/or parking garages adjacent thereto, under the ownership, control, or supervision of the licensee, as described in the application for a sexually oriented business license.

*Regularly* means the consistent and repeated doing of an act on an ongoing basis.

*Semi-nude or semi-nudity* means the showing of the female breast below a horizontal line across the top of the areola and extending across the width of the breast at that point, or the showing of the male or female buttocks. The term "semi-nude" or "semi-nudity" shall include the lower portion of the human female breast, but shall not include any portion of the cleavage of the human female breasts exhibited by a bikini, dress, blouse, shirt, leotard, or similar wearing apparel provided the areola is not exposed in whole or in part.

*Semi-nude model studio* means a place where persons regularly appear in a state of semi-nudity for money or any form of consideration in order to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons. The term "semi-nude model studio" does not apply to any place where persons appearing in a state of semi-nudity did so in a class operated:

- (1) By a college, junior college, or university supported entirely or partly by taxation;
- (2) By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
- (3) In a structure:
  - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a semi-nude person is available for viewing; and
  - b. Where, in order to participate in a class a student must enroll at least three days in advance of the class.

*Sexual device* means any three dimensional object designed for stimulation of the male or female human genitals, anus, buttocks, female breast, or for sadomasochistic use or abuse of oneself or others and shall include devices commonly known as dildos, vibrators, penis pumps, cock rings, anal beads, butt plugs, nipple clamps, and

physical representations of the human genital organs. Nothing in this definition shall be construed to include devices primarily intended for protection against sexually transmitted diseases or for preventing pregnancy.

*Sexual device shop* means a commercial establishment that regularly features sexual devices. The term "sexual device shop" shall not be construed to include any pharmacy, drug store, medical clinic, or any establishment primarily dedicated to providing medical or healthcare products or services, or any establishment that does not regularly advertise itself or hold itself out, in any medium, as an establishment that caters to adult sexual interests.

*Sexually oriented business* means an adult bookstore or adult video store, an adult cabaret, an adult motion picture theater, a semi-nude model studio, or a sexual device shop.

*Sexually oriented business employee* means only such employees, agents, independent contractors, or other persons, whatever the employment relationship to the business, whose job function includes posing in a state of nudity, or semi-nudity, or exposing to view within the business the specified anatomical areas, as defined by this Code.

*Specified anatomical areas* means and includes:

- (1) Less than completely and opaquely covered: human genitals, pubic region; buttock; and female breast below a point immediately above the top of the areola; and
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

*Specified criminal activity* means any of the following specified crimes for which less than five years has elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date:

- (1) Rape, child molestation, sexual assault, sexual battery, aggravated sexual assault, aggravated sexual battery, or public indecency;
- (2) Prostitution, keeping a place of prostitution, pimping, or pandering;
- (3) Obscenity, disseminating or displaying matter harmful to a minor, or use of child in sexual performance;
- (4) Any offense related to any sexually-oriented business, including controlled substance offenses, tax violations, racketeering, crimes involving sex, crimes involving prostitution, or crimes involving obscenity;
- (5) Any attempt, solicitation, or conspiracy to commit one of the foregoing offenses; or
- (6) Any offense in another jurisdiction that, had the predicate acts been committed in the state, would have constituted any of the foregoing offenses.

*Specified sexual activity* means any of the following:

- (1) Intercourse, oral copulation, masturbation or sodomy; or
- (2) Excretory functions as a part of or in connection with any of the activities described in subsection (1) of this definition.

*Transfer of ownership or control of a sexually oriented business* means any of the following:

- (1) The sale, lease, or sublease of the business;
- (2) The transfer of securities which constitute an influential interest in the business, whether by sale, exchange, or similar means; or
- (3) The establishment of a trust, gift, or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.

*Viewing room* means the room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, videocassette, digital video disc, or other video reproduction.

(Ord. No. 2017-08-05, § 7(15.12.2), 8-7-2017)

### **Sec. 15.12.3. License required.**

- (a) *Business license.* It is unlawful for any person to operate a sexually oriented business in the city without a valid sexually oriented business license.
- (b) *Employee license.* It is unlawful for any person to be an employee of a sexually oriented business in the city without a valid sexually oriented business employee license, except that a person who is a licensee under a valid sexually oriented business license shall not be required to also obtain a sexually oriented business employee license.
- (c) *Application.* An applicant for a sexually oriented business license or a sexually oriented business employee license shall file in person at the office of the City Manager or his designee a completed application made on a form provided by the City Manager or his designee. A sexually oriented business may designate an individual with an influential interest in the business to file its application for a sexually oriented business license in person on behalf of the business. The application shall be signed as required by subsection (d) of this section and shall be notarized. An application shall be considered complete when it contains, for each person required to sign the application, the information and/or items required in this subsection, accompanied by the appropriate licensing fee:
  - (1) The applicant's full legal name and any other names used by the applicant in the preceding five years.
  - (2) Current business address or another mailing address for the applicant.
  - (3) Written proof of age, in the form of a driver license, a picture identification document containing the applicant's date of birth issued by a governmental agency, or a copy of a birth certificate accompanied by a picture identification document issued by a governmental agency.
  - (4) If the application is for a sexually oriented business license, the business name, location, legal description, mailing address and phone number of the sexually oriented business.
  - (5) If the application is for a sexually oriented business license, the name and business address of the statutory agent or other agent authorized to receive service of process.
  - (6) A statement of whether an applicant has been convicted of or has pled guilty or nolo contendere to a specified criminal activity, as defined in this article, and if so, each specified criminal activity involved, including the date, place, and jurisdiction of each as well as the dates of conviction and release from confinement, where applicable.
  - (7) A statement of whether any sexually oriented business in which an applicant has had an influential interest, has, in the previous five years (and at a time during which the applicant had the influential interest):
    - a. Been declared by a court of law to be a nuisance; or
    - b. Been subject to a court order of closure.
  - (8) An application for a sexually oriented business license shall be accompanied by a legal description of the property where the business is located and a sketch or diagram showing the configuration of the premises, including a statement of total floor area occupied by the business and a statement of floor area visible or accessible to patrons for any reason, excluding restrooms. The sketch or diagram need not be professionally prepared but shall be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches. Applicants who

are required to comply with the stage, booth, and/or room configuration requirements of this article shall submit a diagram indicating that the setup and configuration of the premises meets the requirements of the applicable regulations. The City Manager may waive the requirements of this subsection for a renewal application if the applicant adopts a legal description and a sketch or diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.

The information provided pursuant to this subsection (c) of this section shall be supplemented in writing by certified mail, return receipt requested, to the City Manager or his designee within ten working days of a change of circumstances which would render the information originally submitted false or incomplete.

- (d) *Signature.* A person who seeks a sexually oriented business employee license under this section shall sign the application for a license. If a person who seeks a sexually oriented business license under this section is an individual, he shall sign the application for a license as applicant. If a person who seeks a sexually oriented business license is other than an individual, each person with an influential interest in the sexually oriented business or in a legal entity that controls the sexually oriented business shall sign the application for a license as applicant. Each applicant must be qualified under this article and each applicant shall be considered a licensee if a license is granted.
- (e) *Confidentiality.* The information provided by an applicant in connection with an application for a license under this article shall be maintained by the office of the City Manager or his designee on a confidential basis, and such information may be disclosed only as may be required, and only to the extent required, by governing law or court order. Any information protected by the right to privacy as recognized by state or federal law shall be redacted prior to such disclosure.

(Ord. No. 2017-08-05, § 7(15.12.3), 8-7-2017)

#### **Sec. 15.12.4. Issuance of license.**

- (a) *Business license.* Upon the filing of a completed application for a sexually oriented business license, the City Manager or his designee shall immediately issue a temporary license to the applicant if the completed application is from a preexisting sexually oriented business that is lawfully operating in the city and the completed application, on its face, indicates that the applicant is entitled to an annual sexually oriented business license. The temporary license shall expire upon the final decision of the city to deny or grant an annual license. Within 30 days of the filing of a completed sexually oriented business license application, the City Manager or his designee shall either issue a license to the applicant or issue a written notice of intent to deny a license to the applicant. The City Manager or his designee shall issue a license unless:
- (1) An applicant is less than 18 years of age.
  - (2) An applicant has failed to provide information required by this article for issuance of a license or has falsely answered a question or request for information on the application form.
  - (3) The license application fee required by this article has not been paid.
  - (4) The sexually oriented business, as defined herein, is not in compliance with the interior configuration requirements of this article.
  - (5) The sexually oriented business, as defined herein, is not in compliance with the locational requirements of any other part of this Code. However, this ground for denial of a license to operate a sexually oriented business shall not prevent issuance or renewal of a license for a sexually oriented business that was in a location where a sexually oriented business was allowed under law prior to the effective date of the ordinance from which this article is derived, provided that the sexually oriented business has not been discontinued for a continuous period of six months; has not been enlarged;

- expanded, moved, or otherwise altered in any manner that increases the degree of nonconformity; and has not had its structure destroyed to an extent exceeding 60 percent of the structure's fair market value at the time of destruction.
- (6) Any sexually oriented business in which an applicant has had an influential interest, has, in the previous five years (and at a time during which the applicant had the influential interest):
- a. Been declared by a court of law to be a nuisance; or
  - b. Been subject to an order of closure.
- (7) An applicant has been convicted of or pled guilty or nolo contendere to a specified criminal activity, as defined in this article.
- (b) *Employee license.* The City Manager or his designee shall issue a license unless:
- (1) The applicant is less than 18 years of age.
  - (2) The applicant has failed to provide information as required by this article for issuance of a license or has falsely answered a question or request for information on the application form.
  - (3) The license application fee required by this article has not been paid.
  - (4) Any sexually oriented business in which the applicant has had an influential interest, has, in the previous five years (and at a time during which the applicant had the influential interest):
    - a. Been declared by a court of law to be a nuisance; or
    - b. Been subject to an order of closure.
  - (5) The applicant has been convicted of or pled guilty or nolo contendere to a specified criminal activity, as defined in this article.
- (c) *License information.* The license, if granted, shall state on its face the name of the person or persons to whom it is granted, the number of the license issued to the licensees, the expiration date, and, if the license is for a sexually oriented business, the address of the sexually oriented business. The sexually oriented business license shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be read at any time that the business is occupied by patrons or is open to the public. A sexually oriented business employee shall keep the employee's license on his person or on the premises where the licensee is then working or performing.
- (d) *Location requirements.* A license granted under this section does not excuse compliance with, or authorize the violation of, any location or zoning requirements for sexually oriented businesses in effect in the city.
- (Ord. No. 2017-08-05, § 7(15.12.4), 8-7-2017)

### **Sec. 15.12.5. Fees.**

The fees charged for the initial license and annual renewal licenses for sexually oriented business and sexually oriented business employee licenses shall be as established by the council, or its designee, in the city's fee schedule.

(Ord. No. 2017-08-05, § 7(15.12.5), 8-7-2017)

### **Sec. 15.12.6. Inspection.**

Sexually oriented businesses and sexually oriented business employees shall permit the City Manager and his agents to inspect, from time to time on an occasional basis, the portions of the sexually oriented business premises where patrons are permitted, for the purpose of ensuring compliance with the specific regulations of this article, during those times when the sexually oriented business is occupied by patrons or is open to the public. This section shall be narrowly construed by the city to authorize reasonable inspections of the licensed premises pursuant to this article, but not to authorize a harassing or excessive pattern of inspections.

(Ord. No. 2017-08-05, § 7(15.12.6), 8-7-2017)

### **Sec. 15.12.7. Expiration and renewal of license.**

- (a) Each license shall remain valid for a period of one calendar year from the date of issuance unless otherwise suspended or revoked. Such license may be renewed only by making application and payment of a fee as provided in this article.
- (b) Application for renewal of an annual license should be made at least 90 days before the expiration date of the current annual license, and when made less than 90 days before the expiration date, the expiration of the current license will not be affected.

(Ord. No. 2017-08-05, § 7(15.12.7), 8-7-2017)

### **Sec. 15.12.8. Suspension.**

- (a) The City Manager shall issue a written notice of intent to suspend a sexually oriented business license for a period not to exceed 30 days if the sexually oriented business licensee has knowingly or recklessly violated this article or has knowingly or recklessly allowed an employee or any other person to violate this article.
- (b) The City Manager shall issue a written notice of intent to suspend a sexually oriented business employee license for a period not to exceed 30 days if the employee licensee has knowingly or recklessly violated this article.

(Ord. No. 2017-08-05, § 7(15.12.8), 8-7-2017)

### **Sec. 15.12.9. Revocation.**

- (a) The City Manager shall issue a written notice of intent to revoke a sexually oriented business license or a sexually oriented business employee license, as applicable, if the licensee knowingly or recklessly violates this article or has knowingly or recklessly allowed an employee or any other person to violate this article and a suspension of the licensee's license has become effective within the previous 12-month period.
- (b) The City Manager shall issue a written notice of intent to revoke a sexually oriented business license or a sexually oriented business employee license, as applicable, if:
  - (1) The licensee has knowingly given false information in the application for the sexually oriented business license or the sexually oriented business employee license;
  - (2) The licensee has knowingly or recklessly engaged in or allowed possession, use, or sale of controlled substances on the premises of the sexually oriented business;
  - (3) The licensee has knowingly or recklessly engaged in or allowed prostitution on the premises of the sexually oriented business;

(Supp. No. 3)

Created: 2023-08-28 12:09:55 [EST]

- (4) The licensee knowingly or recklessly-operated the sexually oriented business during a period of time when the license was finally suspended or revoked;
  - (5) The licensee has knowingly or recklessly engaged in or allowed any specified sexual activity or specified criminal activity to occur in or on the premises of the sexually oriented business;
  - (6) The licensee has knowingly or recklessly allowed a person under the age of 21 years to consume alcohol on the premises of the sexually oriented business; or
  - (7) The licensee has knowingly or recklessly allowed a person under the age of 18 years to appear in a semi-nude condition or in a state of nudity on the premises of the sexually oriented business.
- (c) The fact that any relevant conviction is being appealed shall have no effect on the revocation of the license, provided that, if any conviction which serves as a basis of a license revocation is overturned or reversed on appeal, that conviction shall be treated as null and of no effect for revocation purposes.
- (d) When, after the notice and hearing procedure described in this article, the city revokes a license, the revocation shall continue for one year and the licensee shall not be issued a sexually oriented business license or sexually oriented business employee license for one year from the date revocation becomes effective.

(Ord. No. 2017-08-05, § 7(15.12.9), 8-7-2017)

#### **Sec. 15.12.10. Hearing; license denial, suspension, revocation; appeal.**

- (a) Notice of intent; response.
- (1) When the City Manager or his designee issues a written notice of intent to deny, suspend, or revoke a license, the City Manager or his designee shall immediately send such notice, which shall include the specific grounds under this article for such action, to the applicant or licensee (respondent) by personal delivery or certified mail. The notice shall be directed to the most current business address or other mailing address on file with the City Manager or his designee for the respondent. The notice shall also set forth the following: The respondent shall have ten days after the delivery of the written notice to submit, at the office of the City Manager or his designee, a written request for a hearing. If the respondent does not request a hearing within the ten days, the City Manager's or designee's written notice shall become a final denial, suspension, or revocation, as the case may be, on the 30th day after it is issued, and shall be subject to the provisions of subsection (b) of this section.
  - (2) If the respondent does make a written request for a hearing within the ten days, then the City Manager or his designee shall, within ten days after the submission of the request, send a notice to the respondent indicating the date, time, and place of the hearing. The hearing shall be conducted not less than ten days nor more than 20 days after the date that the hearing notice is issued. The city shall provide for the hearing to be transcribed.
  - (3) At the hearing, the respondent shall have the opportunity to present all of respondent's arguments and to be represented by counsel, present evidence and witnesses on his behalf, and cross examine any of the City Manager's or designee's witnesses. The city shall also be represented by counsel, and shall bear the burden of proving the grounds for denying, suspending, or revoking the license. The hearing shall take no longer than two days, unless extended at the request of the respondent to meet the requirements of due process and proper administration of justice. The hearing officer shall issue a final written decision, including specific reasons for the decision pursuant to this article, to the respondent within five days after the hearing.
  - (4) If the decision is to deny, suspend, or revoke the license, the decision shall advise the respondent of the right to appeal such decision to the superior court of the county, and the decision shall not become



effective until the 30th day after it is rendered. If the hearing officer's decision finds that no grounds exist for denial, suspension, or revocation of the license, the hearing officer shall, contemporaneously with the issuance of the decision, order the City Manager or his designee to immediately withdraw the intent to deny, suspend, or revoke the license and to notify the respondent in writing by certified mail of such action. If the respondent is not yet licensed, the City Manager or his designee shall contemporaneously therewith issue the license to the applicant.

- (b) If any court action challenging a licensing decision is initiated, the city shall prepare and transmit to the court a transcript of the hearing within 30 days after receiving written notice of the filing of the court action. The city shall consent to expedited briefing and/or disposition of the action, shall comply with any expedited schedule set by the court, and shall facilitate prompt judicial review of the proceedings. The following shall apply to any sexually oriented business that is lawfully operating as a sexually oriented business, or any sexually oriented business employee that is lawfully employed as a sexually oriented business employee, on the date on which the completed business or employee application, as applicable, is filed with the City Manager: Upon the filing of any court action to appeal, challenge, restrain, or otherwise enjoin the city's enforcement of any denial, suspension, or revocation of a temporary license or annual license, the City Manager shall immediately issue the respondent a provisional license. The provisional license shall allow the respondent to continue operation of the sexually oriented business or to continue employment as a sexually oriented business employee and will expire upon the court's entry of a judgment on the respondent's appeal or other action to restrain or otherwise enjoin the city's enforcement.

(Ord. No. 2017-08-05, § 7(15.12.10), 8-7-2017)

#### **Sec. 15.12.11. Transfer of license.**

A licensee shall not transfer his license to another, nor shall a licensee operate a sexually oriented business under the authority of a license at any place other than the address designated in the sexually oriented business license application.

(Ord. No. 2017-08-05, § 7(15.12.11), 8-7-2017)

#### **Sec. 15.12.12. Hours of operation.**

No sexually oriented business shall be or remain open for business between 12:00 midnight and 6:00 a.m. on any day after July 1, 2017.

(Ord. No. 2017-08-05, § 7(15.12.12), 8-7-2017)

#### **Sec. 15.12.13. Regulations pertaining to exhibition of sexually explicit films on premises.**

- (a) A person who operates or causes to be operated a sexually oriented business which exhibits in a booth or viewing room on the premises, through any mechanical or electronic image-producing device, a film, videocassette, digital video disc, or other video reproduction characterized by an emphasis on the display of specified sexual activities or specified anatomical areas shall comply with the following requirements.
- (1) Each application for a sexually oriented business license shall contain a diagram of the premises showing the location of all operator's stations, booths or viewing rooms, overhead lighting fixtures, and restrooms, and shall designate all portions of the premises in which patrons will not be permitted. Restrooms shall not contain equipment for displaying films, videocassettes, digital video discs, or other video reproductions. The diagram shall also designate the place at which the license will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or

- architect's blueprint shall not be required; however, each diagram shall be oriented to the north or to some designated street or object and shall be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The City Manager may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.
- (2) It shall be the duty of the operator, and of any employees present on the premises, to ensure that no patron is permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted.
  - (3) The interior premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than five footcandles as measured at the floor level. It shall be the duty of the operator, and of any employees present on the premises, to ensure that the illumination described in this subsection is maintained at all times that the premises is occupied by patrons or open for business.
  - (4) It shall be the duty of the operator, and of any employees present on the premises, to ensure that no specified sexual activity occurs in or on the licensed premises.
  - (5) It shall be the duty of the operator to post conspicuous signs in well-lighted entry areas of the business stating all of the following:
    - a. That the occupancy of viewing rooms less than 150 square feet is limited to one person.
    - b. That specified sexual activity on the premises is prohibited.
    - c. That the making of openings between viewing rooms is prohibited.
    - d. That violators will be required to leave the premises.
    - e. That violations of these regulations are unlawful.
  - (6) It shall be the duty of the operator to enforce the regulations articulated in subsections (a)(5)(a) through (e) of this section.
  - (7) The interior of the premises shall be configured in such a manner that there is an unobstructed view from an operator's station of every area of the premises, including the interior of each viewing room but excluding restrooms, to which any patron is permitted access for any purpose. An operator's station shall not exceed 32 square feet of floor area. If the premises has two or more operator's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose, excluding restrooms, from at least one of the operator's stations. The view required in this subsection must be by direct line of sight from the operator's station. It is the duty of the operator to ensure that at least one employee is on duty and situated in each operator's station at all times that any patron is on the premises. It shall be the duty of the operator, and it shall also be the duty of any employees present on the premises, to ensure that the view area specified in this subsection remains unobstructed by any doors, curtains, walls, merchandise, display racks or other materials or enclosures at all times that any patron is present on the premises.
  - (8) It shall be the duty of the operator to ensure that no porous materials are used for any wall, floor, or seat in any booth or viewing room.
- (b) It is unlawful for a person having a duty under subsections (a)(1) through (8) of this section to knowingly or recklessly fail to fulfill that duty.
  - (c) No patron shall knowingly or recklessly enter or remain in a viewing room less than 150 square feet in area that is occupied by any other patron.

- (d) No patron shall knowingly or recklessly be or remain within one foot of any other patron while in a viewing room that is 150 square feet or larger in area.
  - (e) No person shall knowingly or recklessly make any hole or opening between viewing rooms.
- (Ord. No. 2017-08-05, § 7(15.12.13), 8-7-2017)

**Sec. 15.12.14. Loitering, exterior lighting and monitoring, and interior lighting requirements.**

- (a) It shall be the duty of the operator of a sexually oriented business to ensure that at least two conspicuous signs stating that no loitering is permitted on the premises are posted on the premises; designate one or more employees to monitor the activities of persons on the premises by visually inspecting the premises at least once every 90 minutes or inspecting the premises by use of video cameras and monitors; and provide lighting to the exterior premises to provide for visual inspection or video monitoring to prohibit loitering. Said lighting shall be of sufficient intensity to illuminate every place to which customers are permitted access at an illumination of not less than one (1.0) footcandle as measured at the floor level. If used, video cameras and monitors shall operate continuously at all times that the premises are open for business. The monitors shall be installed within an operator's station.
  - (b) It shall be the duty of the operator of a sexually oriented business to ensure that the interior premises shall be equipped with overhead lighting of sufficient intensity to illuminate every place to which customers are permitted access at an illumination of not less than five (5.0) footcandles as measured at the floor level and the illumination must be maintained at all times that any customer is present in or on the premises.
  - (c) No sexually oriented business shall erect a fence, wall, or similar barrier that prevents any portion of the parking lots for the establishment from being visible from a public right-of-way.
  - (d) It is unlawful for a person having a duty under this section to knowingly or recklessly fail to fulfill that duty.
- (Ord. No. 2017-08-05, § 7(15.12.14), 8-7-2017)

**Sec. 15.12.15. Penalties and enforcement.**

- (a) A person who violates any of the provisions of this article shall be guilty of a violation and, upon conviction, shall be punishable by fines not to exceed \$1,000.00 per violation, or by imprisonment for a period not to exceed six months, or by both such fine and imprisonment. Each day a violation is committed, or permitted to continue, shall constitute a separate offense and shall be fined as such.
  - (b) Any premises, building, dwelling, or other structure in which a sexually oriented business is repeatedly-operated or maintained in violation of this article shall constitute a nuisance and shall be subject to civil abatement proceedings in a court of competent jurisdiction.
  - (c) The city's legal counsel is authorized to institute civil proceedings necessary for the enforcement of this article to enjoin, prosecute, restrain, or correct violations hereof. Such proceedings shall be brought in the name of the city; provided, however, that nothing in this section and no action taken hereunder, shall be held to exclude such criminal or administrative proceedings as may be authorized by other provisions of this article, or any of the laws in force in the city or to exempt anyone violating this Code or any part of the laws from any penalty which may be incurred.
- (Ord. No. 2017-08-05, § 7(15.12.15), 8-7-2017)

### **Sec. 15.12.16. Applicability of article to existing businesses.**

- (a) *Licensing Requirements.* All preexisting sexually oriented businesses lawfully operating in the City in compliance with all state and local laws prior to the effective date of the ordinance from which this article is derived, and all sexually oriented business employees working in the City prior to the effective date of the ordinance from which this article is derived, are hereby granted a De Facto Temporary License to continue operation or employment for a period of 120 days following the effective date of the ordinance from which this article is derived. By the end of said 120 days, all sexually oriented businesses and sexually oriented business employees must apply for a license under this article.
- (b) *Interior Configuration Requirements.* Any preexisting sexually oriented business that is required to, but does not, have interior configurations or stages that meet at least the minimum requirements of section 15.12.13 and subsection 15.12.17(b) shall have 120 days from the effective date of the ordinance from which this article is derived to conform its premises to said requirements. During said 120 days, any employee who appears within view of any patron in a semi-nude condition shall nevertheless remain, while semi-nude, at least six feet from all patrons.

(Ord. No. 2017-08-05, § 7(15.12.16), 8-7-2017)

### **Sec. 15.12.17. Prohibited conduct.**

- (a) No patron, employee, or any other person shall knowingly or intentionally, in a sexually oriented business, appear in a state of nudity or engage in a specified sexual activity.
- (b) No person shall knowingly or intentionally, in a sexually oriented business, appear in a semi-nude condition unless the person is an employee who, while semi-nude, remains at least six feet from all patrons and on a stage at least 18 inches from the floor in a room of at least 600 square feet.
- (c) No employee who appears semi-nude in a sexually oriented business shall knowingly or intentionally touch a customer or the clothing of a customer on the premises of a sexually oriented business. No customer shall knowingly or intentionally touch such an employee or the clothing of such an employee on the premises of a sexually oriented business.
- (d) No person shall possess, use, or consume alcoholic beverages on the premises of a sexually oriented business after July 1, 2017.
- (e) No person shall knowingly or recklessly allow a person under the age of 18 years to be or remain on the premises of a sexually oriented business.
- (f) No operator of a sexually oriented business shall knowingly or recklessly allow a room in the sexually oriented business to be simultaneously occupied by any patron and any employee who is semi-nude or who appears semi-nude on the premises of the sexually oriented business, unless an operator of the sexually oriented business is present in the same room.
- (g) No operator or licensee of a sexually oriented business shall violate the regulations in this section or knowingly or recklessly allow an employee or any other person to violate the regulations in this section.
- (h) A sign in a form to be prescribed by the City Manager, and summarizing the provisions of subsections (a) through (e) of this section, shall be posted near the entrance of the sexually oriented business in such a manner as to be clearly visible to patrons upon entry. No person shall cover, obstruct, or obscure the sign.

(Ord. No. 2017-08-05, § 7(15.12.17), 8-7-2017)

### **Sec. 15.12.18. Scierter required to prove violation or business licensee liability.**

This article does not impose strict liability. Unless a culpable mental state is otherwise specified herein, a showing of a reckless mental state is necessary to establish a violation of a provision of this article. Notwithstanding anything to the contrary, for the purposes of this article, an act by an employee that constitutes grounds for suspension or revocation of that employee's license shall be imputed to the sexually oriented business licensee for the purposes of finding a violation of this article, or for the purposes of license denial, suspension, or revocation, only if an officer, director, or general partner, or a person who managed, supervised, or controlled the operation of the business premises, knowingly or recklessly allowed such act to occur on the premises. It shall be a defense to liability that the person to whom liability is imputed was powerless to prevent the act.

(Ord. No. 2017-08-05, § 7(15.12.18), 8-7-2017)

### **Sec. 15.12.19. Spacing requirements.**

- (a) It is unlawful to establish, operate, or cause to be operated a sexually oriented business in the city within 500 feet of another sexually oriented business. Measurements for this subsection shall be made in a straight line without regard to intervening structures or objects, between the closest points on the property lines of the two sexually oriented businesses.
- (b) It is unlawful to establish, operate, or cause to be operated a sexually oriented business in the city within 500 feet of a residential district, place of worship, park, or public library. Measurements for this subsection shall be made in a straight line without regard to intervening structures or objects, from the closest part of the structure containing the sexually oriented business to the closest point on the boundary line of the residential district or the closest point on the property line of the place of worship, park, or public library.

(Ord. No. 2017-08-05, § 7(15.12.19), 8-7-2017)

## **ARTICLE XIII. MULTIFAMILY RENTAL DWELLINGS**

### **Sec. 15-13-1. Definitions.**

For the purpose of this article, certain terms and words are defined. Where words have not been defined, but are defined in chapter 1, those words shall have the meaning defined therein. The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them as directed below, except where the context clearly indicates a different meaning:

*Certified building inspector* means a person who has been authorized to perform inspections pursuant to the process established by this article, provided that such person maintains the qualifications for certification as established by this article.

*Compliance certificate* means a certificate, in a form authorized by the City Manager or his designee, executed by a certified building inspector showing compliance with those minimum requirements described in the inspection report attached thereto.

*Inspection report* means the report attached to the code compliance certificate describing minimum requirements for inspection of each unit.

*Lease* means any written or oral agreement that sets forth any and all conditions concerning the use and occupancy of multifamily rental dwellings or multifamily rental units.

*Multifamily rental dwelling* means any dwelling unit designed for and containing more than one lodging or dwelling unit, as defined in chapter 27, article 9, of the City of Stonecrest Code of Ordinances, that is leased to a residential tenant or tenants for use as a home, residence, or sleeping unit. The term "multifamily rental dwelling," includes, but is not limited to, multifamily dwelling units, multifamily apartments, duplexes, triplexes, boardinghouses, rooming houses, group homes, and flats.

*Multifamily rental unit* means any one area, room, structure, flat, apartment, or facility of a multifamily rental dwelling that is leased or available for lease to an occupant.

*Occupant* means any person who is a tenant, lessee, or a person residing within a multifamily rental dwelling or multifamily rental unit.

*Owner* means any person, agent, firm, or corporation having a legal or equitable interest in the premises.

*Premises* means any lot or parcel of real property on which exists one or more multifamily rental dwellings or multifamily rental units.

(Ord. No. 2018-06-01, § 3(15.13.1), 6-18-2018)

### **Sec. 15-13-2. Certification process, requirements, forms and appeals.**

- (a) *Process.* The City Manager or his designee shall create the process for certifying building inspectors, shall establish the requirements and application for becoming a certified building inspector, and shall administer the process. A nonrefundable administrative fee set by the city council shall be required to be submitted with all applications to be a certified building inspector. Persons who have successfully completed the certification process issued by the City Manager or his designee shall be designated as certified building inspectors authorized to perform the inspections required by this article.
- (b) *Compliance certificates and inspection reports.* The City Manager or his designee is authorized to create the forms for compliance certificates and inspection reports. At a minimum, inspection reports submitted to the city must contain the certified building inspector's signature and date of certification. A certified building inspector shall personally perform the inspections required by this article. The certified building inspector signing the inspection report and performing the inspection shall not be an employee of, otherwise related to, or affiliated in any way with any owner or occupant of the multifamily rental dwelling or multifamily rental dwelling unit being inspected. Failure to have a certified building inspector personally perform an inspection shall nullify any such compliance certificate.
- (c) *Certified building inspectors.*
- (1) *Minimum requirements.* At a minimum, a certified building inspector shall be a licensed architect or engineer or shall hold one of the following certifications from the International Code Council: property maintenance and housing inspector, housing rehabilitation inspector, building inspector, building plan examiner or commercial combination inspector.
  - (2) *Denial of certification.* Upon receipt of a complete application to be a certified building inspector, the City Manager or his designee shall have 45 days to grant or deny the application. If denied, the City Manager or his designee shall notify the applicant in writing of the reasons for the denial at the address set forth on the application.
  - (3) *Revocation of certification.* Upon a certified building inspector's conviction of a violation of section 15-13-4(c) of this article, or if a certified building inspector no longer meets the minimum requirements set forth in this article, the City Manager or his designee shall revoke the authority of that individual to act as a certified building inspector. The City Manager or his designee shall notify the individual in writing of the reasons for the revocation at the address set forth on the application to be a certified building inspector.

- (4) *Appeals.* Any applicant or certified building inspector believes the provisions of this article have been applied in error may file an appeal therefrom in accordance with article XVI of this chapter.

(Ord. No. 2018-06-01, § 3(15.13.2), 6-18-2018)

### **Sec. 15-13-3. Inspection, certificate and fee required.**

Commencing on January 1, 2019, it shall be unlawful for any owner or agent of an owner to engage in the leasing of a multifamily rental unit without first possessing a compliance certificate.

- (a) *Compliance certificate.* A compliance certificate shall contain the certification of a certified building inspector that all multifamily rental dwellings and/or multifamily rental units subject to this article have been inspected within the 12-month period immediately preceding the date of certification and are in compliance with applicable provisions of the Code and the requirements set forth in the code compliance certificate and inspection report.
- (1) Commencing on January 1, 2019, all owners of multifamily rental dwellings and/or multifamily rental units within the incorporated parts of the city that receive income from four or more such units and meet the requirements of O.C.G.A. § 48-13-5 for having a location or office within the incorporated parts of the city shall file, simultaneously with their business occupation tax return, code compliance certificates covering 100 percent of the owner's multifamily rental units located within the incorporated parts of the city.
  - (2) After submission of the initial code compliance certificates, owners shall submit code compliance certificates annually with their business occupational tax return. Each subsequent code compliance certificate shall show an internal and external inspection of at least 20 percent of the units on a premises and all units on the premises shall be inspected, at a minimum, every five years. All units inspected shall be listed individually on the code compliance certificate submitted by the certified building inspector.
- (b) *Fee.* A nonrefundable administrative fee set by the city council shall be required to be submitted with all code compliance certificates.
- (c) *Inspections and repairs.* Upon initial inspection of multifamily rental dwellings and multifamily rental units subject to this article, should a certified building inspector determine that further work is necessary to comply with the minimum standards set forth in the Code, an acceptable plan shall be submitted to the building official, outlining the time and scope of work necessary to bring the units into compliance. If the plan is accepted by the building official as reasonable and justified, an extension of the time for compliance with this article may be granted for up to six months so that necessary repairs may be completed. No extension shall be granted if life or safety issues are involved, and none of the units where life or safety issues are involved shall be leased until brought into compliance with the minimum standards set forth in the Code. For years subsequent to the initial year, the six month extension for repairs is not available.
- (d) *Written record of inspection.* Each owner and certified building inspector shall for a period of five years from the date of inspection keep a written record of inspection for each multifamily rental dwelling and/or multifamily rental unit, including the date of the inspection, items inspected, and all violations, if any, observed. These records shall be presented to the building official within ten business days after a request is made in writing to the owner or inspector. Failure to provide these records shall nullify the compliance certificate for such dwellings or units.
- (e) *Exemptions.* Provided all other required permits, certificates and/or permissions are obtained from the city, this section shall not apply to multifamily rental dwellings or multifamily rental units for a period of five years following issuance of a certificate of occupancy for such dwelling or unit.

(Ord. No. 2018-06-01, § 3(15.13.3), 6-18-2018)

**Sec. 15-13-4. Violations.**

- (a) No business occupation tax certificate shall be issued to any owner until the owner provides the city with a code compliance certificate in the form and manner required by this article.
- (b) Any person who does anything prohibited or fails to do anything required by this article, shall upon conviction, be punished as provided by this Code.
- (c) An owner who knowingly furnishes or participates in furnishing a code compliance certificate to the city falsely certifying that all multifamily rental dwellings or multifamily rental units inspected are in compliance with the requirements set forth in the code compliance certificate shall be guilty of a violation of this article for each multifamily rental dwelling or multifamily rental unit for which the certification is shown to be false.
- (d) A certified building inspector who knowingly furnishes or participates in furnishing an inspection report containing false information that a multifamily rental dwelling or multifamily rental unit meets the minimum housing standards of the city as shown by the inspection report shall be guilty of a violation of this article.

(Ord. No. 2018-06-01, § 3(15.13.4), 6-18-2018)

**Secs. 15-13-5—15-13.51. Reserved.**

**ARTICLE XIV. FILM PRODUCTION**

**Sec. 15.14.1. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Applicant* means the individual applying for a permit, who is legally authorized to bind the producer.

*Application* means the document created by the Department of Economic Development that must be completed and submitted to the director by a producer or the producer's authorized representative, in order to request a permit.

*Change request* means the document created by the director that must be completed and submitted to the Department of Economic Development by a producer or the producer's authorized representative in order to request a material change to a permit.

*Department* means the Department of Economic Development.

*Department of Economic Development* means the Department of Economic Development, and its designee.

*Director* means the Director of the Economic Department, and his designee.

*Element* means an activity that is listed in Code section 15.14.6 below.

*Entertainment industry work* means the production of motion pictures, television series, commercials, music videos, interactive games and animation, where the final product is intended to be commercially released and/or commercially distributed.



*Filming* means creating motion picture images on public property or private property, including the on-site/on-location pre-production activities associated therewith, where the final product is intended to be commercially released and/or commercially distributed. Filming does not include activities performed as part of:

- 1) Documenting current affairs; or
- 2) Producing newscasts.

In addition, filming does not include location scouting.

*Impact* with regards to public property, means (1) Use of intellectual property belonging to the city; (2) Closure of a city or state street, lane and/or sidewalk; (3) Use of pyrotechnics or other explosives; (4) Smoke effects, water effects or flame effects; (5) Display of real or artificial fire arms, grenades or other weapons that would cause the public to fear violence; (6) Vehicle chases and/or vehicle crashes; (7) Use of large or any other equipment that has a reasonable likelihood of causing damage to public property; (8) Use of wild animals controlled under federal or state law or county and/or municipal ordinances; (9) Use of city or state streets and/or lanes for the parking of trailers or vehicles associated with the filming activity that are likely to restrict the flow of traffic; (10) If another permit and/or license or any type of inspection is required by the ordinances of the city for the filming activity; (11) A gathering that lasts for more than one hour, has more than 75 attendees; or (12) any combination of the above.

*Permit* means a permit validly issued by the Department of Economic Development that authorizes filming and the elements contained therein, if any.

*Producer* means an individual, organization, corporation or any other entity that is ultimately responsible for the filming that is the subject of the application and the permit (where applicable).

*Public property* means real property owned by the city or for which the city is a lessee, including, without limitation, parks, streets, sidewalks, other rights-of-way, and buildings. The term "public property" shall not include real property which is being leased by the city to a lessee.

*Private property* means real property owned or leased by an individual or non-governmental entity, including, for example, residential homes and commercial developments.

(Ord. No. 2017-10-03, § 1(15.14.1), 10-16-2017; Ord. No. 2023-01-02, § 1(Exh. A), 1-23-2023)

### **Sec. 15.14.2. Purpose and intent.**

The intent of the city in adopting this entertainment filming ordinance is to facilitate entertainment industry work performed in Stonecrest while safeguarding the interests of Stonecrest's residents and businesses. This article strengthens the city's ability to anticipate and provide adequate services for the multiple filming projects throughout Stonecrest. It also enhances the city's ability to accommodate unanticipated circumstances and requested changes. The Department of Economic Development, similarly, will respond to the needs of Stonecrest's neighborhoods regarding entertainment industry work and will promote community awareness of the entertainment industry's impact upon Stonecrest's economic development. This article furthers the city's commitment to being a best-in-class location to work and to live.

(Ord. No. 2017-10-03, § 1(15.14.2), 10-16-2017)

### **Sec. 15.14.3. Department of economic development as resource and liaison.**

The Department of Economic Development will serve as a resource for Stonecrest's residents and businesses, providing information upon request about current or scheduled filming, helping to resolve problems that arise from entertainment industry work, and acting as a liaison between residents, businesses and the

entertainment industry to address inconvenience experienced generally and with regard to a specific project. The Department of Economic Development will also serve as an ambassador to the entertainment industry, providing information, answering questions, helping to resolve challenges and facilitating the industry's work in the city. The Department of Economic Development will implement other mechanisms that enhance the experience of all people performing and effected by entertainment industry work, which may include an informational webpage and on-line permitting. While permits are required for entertainment industry work that occurs on public and private property, the Department of Economic Development will be a resource and liaison for all entertainment industry work, including work that occurs on private property.

(Ord. No. 2017-10-03, § 1(15.14.3), 10-16-2017; Ord. No. 2023-01-02 , § 1(Exh. A), 1-23-2023)

#### **Sec. 15.14.4. Permits for filming.**

- (1) Any producer that wishes to perform filming must first obtain a filming permit. No person shall use any public property or facility, or private property, facility or residence where such use will have an Impact on public property for the purpose of filming without first applying for and obtaining a permit pursuant to this Article.
- (2) Filming permits shall be issued by the Department of Economic Development. Permits shall be issued to the producer.
- (3) A permit will specify the filming that may occur at a particular location at a particular time. The permit will authorize elements to be performed as part of the filming, provided that the elements have been approved by the Department of Economic Development. After receiving a permit, a producer may request modifications to the permit as described in subsection 15.14.8(1) below.
- (4) Where the filming application includes a request to close a city street, lane and/or sidewalk during the transition period for the City of Stonecrest, the request will be processed by DeKalb County in accordance with DeKalb County's ordinances, guidelines, and regulations.
- (5) A producer that receives a permit is responsible for knowing and complying with all other laws, including other ordinances and regulations, that establish prerequisites, authorizations and other required permissions applicable to the filming.
- (6) Where permitted filming includes signs or other displays of speech which would require a permit under chapter 21 or otherwise be prohibited under the Code, the signs and/or displays must be removed upon the expiration of the permit.
- (7) Notwithstanding any other part of this Code, any producer that performs filming without receiving a permit, violates the material terms of a permit, or is otherwise in violation of this entertainment filming ordinance, shall be subject to the provisions of section 1-11 of the Code.
- (8) While it is the intent of the city to honor each permit, the issuance of such permit shall not grant the producer a constitutionally protected property interest.

(Ord. No. 2017-10-03, § 1(15.14.4), 10-16-2017; Ord. No. 2023-01-02 , § 1(Exh. A), 1-23-2023)

#### **Sec. 15.14.5. Exemption from filming permit requirement; first amendment activity.**

The following types of filming are exempt from the permitting requirement of subsection 15.14.4(1) above. This provision does not exempt a producer from complying with other applicable Code provisions, laws, ordinances or regulations that require elements or other activities included in the filming to be permitted or approved by the appropriate governmental entity.

- (1) Filming associated with any permitted or unpermitted rally, protest or demonstration, except when the same is staged for the sole purpose of being included in the filming's final product.
- (2) Filming associated with an outdoor event that is authorized by a city-issued permit, except when the same is staged for the sole purpose of being included in the filming's final product.
- (3) The provisions of this article shall not apply to film activities for the purpose of News Media.
- (4) The recording of visual images (motion or still photography) solely for private use and not for commercial use associated with personal/family video.
- (5) Film activities (motion or still photography) conducted at or within a properly-licensed studio.
- (6) The owner of any small business, as defined by the size standards of the Small Business Administration (SBA), may film a commercial for said business at their properly licensed business location without a permit, so long as the filming takes place wholly inside the private premises of the business location or immediately outside the premises so long as the filming does not substantially interfere with any vehicular or pedestrian traffic on the public right-of-way.

(Ord. No. 2017-10-03, § 1(15.14.5), 10-16-2017; Ord. No. 2023-01-02 , § 1(Exh. A), 1-23-2023)

#### **Sec. 15.14.6. Filming elements.**

- (1) An applicant shall indicate on the application each of the elements listed below that will be included in the filming.
- (2) The final decision of whether to allow the element shall be made by the Department of Economic Development, and communicated to the applicant by the Department of Economic Development. Prior to denying permission to perform an element, representatives of the Department of Economic Development shall consult with the producer in an attempt to find alternative ways to accommodate the producer's filming needs.
- (3) Where the element requires approval from an additional governmental jurisdiction, the producer must obtain that approval as well.
- (4) The elements are as follows:
  - (a) Night-time filming with the use of outdoor lighting where a residence exists within 150 feet from the location of an outdoor light;
  - (b) Filming in buildings that are owned by the city and not leased to a third-party, or in buildings of which the city is a lessee;
  - (c) Use of intellectual property belonging to the city;
  - (d) Closure of a street, lane and/or sidewalk;
  - (e) Use of pyrotechnics or other explosives;
  - (f) Smoke effects, water effects, or flame effects;
  - (g) Display of real or artificial fire arms, grenades, or other weapons that would cause the public to fear violence;
  - (h) Vehicle chases and/or vehicle crashes:
  - (i) Dangerous stunts that have a reasonable likelihood of causing substantial personal injury;
  - (j) Use of large or any other equipment that has a reasonable likelihood of causing damage to public property;

- (k) Filming in a city park; and
- (l) Use of wild animals controlled under federal, state, county, or city law and/or ordinances.

(Ord. No. 2017-10-03, § 1(15.14.6), 10-16-2017; Ord. No. 2023-01-02 , § 1(Exh. A), 1-23-2023)

### **Sec. 15.14.7. Processing of permit applications.**

A producer that wishes to perform filming must submit to the Department of Economic Development a completed application and the application fee set forth in Code section 15.14.11 below. Where the producer is an organization, corporation or other entity, the application must be signed and submitted by an individual authorized to bind the producer. The Department of Economic Development will process the applications and the director will make permit determinations in accordance with this article XIV.

- (1) The application shall include, but not be limited to, the following:
  - a. The filming project name;
  - b. The name and contact information of the applicant, including postal address, email address, and telephone number;
  - c. A valid photo identification of the applicant;
  - d. The name and contact information of the producer (if the applicant is not the producer);
  - e. The dates, times and locations of the filming for which a permit is being requested, and a general description of the filming activity that will occur at each location;
  - f. A description of any elements that may be performed during the filming, including the dates, times and locations of each;
  - g. A description of any aspects of the filming, other than the elements, that may require city services;
  - h. A description of any assistance the producer may need from the city and/or concerns that the producer wants the city to be aware of; and
  - i. Where the producer is a student, an official letter or document from his school confirming that he is currently enrolled there. In addition, the student must appear in person and present his current student identification card and a valid driver license. Where the student does not have a driver license, he may present a different form of identification that includes his photo.
- (2) When more than one application is received for filming at substantially the same place and time, and the director reasonably determines that the filmings cannot logistically and/or safely occur together, the earlier or earliest of the applications that is received by the Department of Economic Development in a substantially completed form, which includes submission of the requisite application fee, shall be given priority as to the time and place requested. The Department of Economic Development shall make reasonable efforts to consult with the other applicants in an attempt to find alternative times and/or locations that are acceptable.
- (3) Film permit applications must be submitted to the Department of Economic Development at least three days prior to the proposed effective date of the permit to avoid rush permit fees as outlined in section 15.4.11.
- (4) The Department of Economic Development shall compile and maintain rules and guidelines for filming, including the elements that are part of the filming, and shall apply those rules and guidelines equally regardless of the subject matter of the filming and/or the content of the speech therein.

- (5) In the event that permission to perform an element is denied pursuant to subsection 15.14.6(2) above, the Department of Economic Development will process the remainder of the permit and grant all other aspects of the filming for which the requirements have been met.
- (6) The Department of Economic Development may deny an application only if the director reasonably determines that one or more of the below-listed conditions exists. Prior to denial, the Department of Economic Development shall make reasonable efforts to consult with the producer in an attempt to resolve issues of concern and/or find alternative ways to accommodate the producer's filming needs, as described in subsections (7) through (10) of this section.
- a. The filming poses an unreasonable risk of personal injury or property damage to people or property not associated with the filming;
  - b. The filming poses an unreasonable risk of damage to public property that could not be quickly and/or fully remediated;
  - c. The date and time requested for a particular filming location conflicts with previously-issued permits or permissions for filming, outdoor events, or other activities;
  - d. Use of the filming location, or use of the location during the date or time requested, would unreasonably interfere with the operation of city functions;
  - e. Use of the filming location or the proposed activity at the location would violate a law, ordinance, statute or regulation, regardless of whether the illegal activity is part of the message or content of the filming. A permit shall not be denied based upon simulation of an illegal activity where the actual illegal activity is not being performed;
  - f. The producer owes an outstanding debt to the city;
  - g. The producer previously caused significant damage to public property and, at the time of submitting the application under consideration, failed to adequately repair the damage or pay in full the city's invoice for damage repair and restoration services;
  - h. The producer previously violated this entertainment filming ordinance on two or more occasions, including without limitation by violating a material condition and/or restriction of a permit;
  - i. On two or more occasions, the producer's entertainment industry work in the city violated a city ordinance or other applicable law; and
  - j. The applicant made a material misrepresentation or gave incorrect material information on the application.
- (7) Prior to denying an application, if the Department of Economic Development determines that the requested filming includes one or more of the conditions described in subsection (6)a., b., c., or d. of this section, the Department of Economic Development shall employ reasonable efforts to identify alternative filming locations, times and/or dates that eliminate the unacceptable conditions and that are mutually acceptable to the producer and the city. The producer shall modify the application to incorporate any agreed-upon alternatives.
- (8) Prior to denying an application, if the Department of Economic Development determines that the requested filming or related activity creates a violation as described in subsection (6)c. of this section, the Department of Economic Development shall allow the producer to revise the application so that the filming activities comply with applicable law.
- (9) Prior to denying an application pursuant to subsection (6)f. or g. of this section, the Department of Economic Development shall notify the producer of the potential denial and allow her/him to remedy the conditions described in those subsections. The Department of Economic Development shall process the application after such repair, restoration or payment is complete, and may require the producer to

obtain a refundable sanitation bond for the filming permit in an amount equivalent to the cost of the repair, restoration or debt.

- (10) Prior to denying an application pursuant to subsection (6)h., i. or j. of this section, the Department of Economic Development shall provide the applicant an opportunity to present documents or other evidence that refutes the director's finding of previous permit violations, of previous violations of the law, or of misrepresentation or misinformation on the application, as applicable.
- (11) Where the director has complied with subsections (7), (8), (9) and/or (10) of this section and reasonably determines that one or more of the conditions set forth in subsection (6) of this section continues to exist and that the application should therefore be denied, the director shall issue a written communication to the applicant that includes a detailed explanation for the denial. Nothing in this subsection shall preclude the director from also notifying the applicant orally.
- (12) If the director denies an application, the applicant shall have the right to appeal the decision to the city manager or his designee, provided that a written request for such appeal is made to the city manager within three business days after the applicant's receipt of the director's determination. The person considering the appeal must be impartial, and must have had no involvement in the director's decision. The appeal shall be heard or considered within three business days after the city receives the applicant's request, and shall be decided de novo. The person considering the appeal shall evaluate the application and the director's decision in accordance with the criteria of this article XIV.
- (13) The person considering the appeal may issue his decision verbally, and shall issue a written decision within three business days of receiving written evidence from the applicant and/or meeting with the applicant, whichever is later. The written decision shall be the final decision of the city regarding the application. The applicant or producer may appeal the decision by writ of certiorari to the Superior Court of DeKalb County pursuant to the procedures set forth by Georgia law.
- (14) In no event shall the director's or any city employee's evaluation of whether to grant or deny the application, including any of the elements, include consideration of:
  - a) The race, color, creed, religion, gender, age, disability, domestic relationship status, parental status, familial status, sexual orientation, national origin, gender identity, political affiliation or associational relationships of the applicant, producer or any person associated with the filming; or
  - b) The message or content of the filming.

(Ord. No. 2017-10-03, § 1(15.14.7), 10-16-2017; Ord. No. 2023-01-02 , § 1(Exh. A), 1-23-2023)

#### **Sec. 15.14.8. Modification, suspension or cancellation of a permit.**

- (1) After receiving a permit, the producer may request a material modification of the permit at any time by submitting to the Department of Economic Development a change request and change fee as set forth in section 15.14.11. The Department of Economic Development's ability to process the change request shall be determined pursuant to the provisions established for processing applications, as set forth in subsections 15.14.7(2) and (3) above. The director's decision of whether to grant or deny the modification request shall be determined as set forth in subsections 15.14.7(4) through (14). Submission of a change request will not impact the validity of the permit already issued, except upon written request of the producer.
- (2) Where a producer has obtained a permit and abides by the material requirements thereof, the permit shall prevent the city's stoppage of activities that are authorized by the permit, except as otherwise set forth in subsection (3) of this section or as a result of applicable law.

- (3) In the event that the Department of Economic Development identifies a substantial public health or safety risk arising from or caused by the filming, and the producer is in material compliance with the permit, the following shall occur:
- (a) Where the substantial risk is identified prior to the commencement of the filming, the director shall employ reasonable efforts to consult with the producer and identify permit changes that are mutually acceptable to the producer and the city, and that remedy the health/safety issues. Where such efforts are unsuccessful, the director shall modify the permit in a manner that minimizes disruption of the filming as determined at the director's reasonable discretion, and that eliminates the substantial risk.
  - (b) Where the substantial risk is not imminent and is identified after the commencement of the filming, the director shall employ reasonable efforts to consult with the producer and identify permit changes that are mutually acceptable to the producer and the city, and that remedy the health/safety issues. Where such efforts are unsuccessful, the director shall modify the permit in a manner that minimizes disruption of the filming as determined at the director's reasonable discretion, and that eliminates the substantial risk as reasonably determined.
  - (c) Where the substantial risk is imminent as reasonably determined and is identified after the commencement of filming, said department may place a stop work order on the filming if it finds that the order will likely alleviate the substantial risk. The stop work order may be issued without advance notice where the department deems that a delay of the order will jeopardize public health and safety, and shall be lifted as quickly as possible after the risk is eliminated. The director shall employ reasonable efforts to consult with the producer and identify permit changes that are mutually acceptable to the producer and the city, that will minimize the length and impact of the stop work order as decided by the producer, and that remedy the health/safety issues.
  - (d) Changes made to the permit pursuant to this subsection (3) shall not require payment of a change fee.
- (4) Where the director determines that the producer is violating material terms of the permit, the director shall decide the appropriate remedial actions after consulting with the producer. If the director finds that a substantial public health or safety risk is arising from or caused by the material violation, the director may place an immediate stop work order on the filming without prior notice to the producer, and consultation with the producer shall occur after the work stoppage. The consultation between the director and producer shall evaluate the nature and severity of the violation, whether the violation was intentional, whether permit modifications should be made, whether the stop work order should be lifted (where applicable), and what other actions should be taken (if any).

(Ord. No. 2017-10-03, § 1(15.14.8), 10-16-2017)

### **Sec. 15.14.9. Responsibilities of a producer once a permit is obtained.**

- (1) A producer or producer's designee must have the permit on-site at the time and location of the filming, and must also have on-site any other permits required for that location by the department or any other governmental agency.
- (2) A producer must confine filming to the locations, times, guidelines and conditions specified in the permit and must abide by all other material terms of the permit.
- (3) Permits are not transferable.
- (4) A producer must clean and repair the filming location, and restore it to the condition it was in immediately prior to the filming, unless otherwise agreed upon in writing by the director and the producer. The department will inspect the filming location after the filming is completed to ascertain whether this requirement has been met. Where a producer fails to fulfill this requirement, the director will bill the

producer for the cleaning, repair and/or restoration costs borne by the city, and the producer must pay the invoice in full within 30 days of receipt.

- (5) Permits shall require the producer to notify the department within three hours or sooner of learning of any emergency event regarding or arising from the filming that involves the media, the police or fire departments or emergency medical services.
- (6) A producer is responsible for:
  - (a) Knowing and complying with all city ordinances and other laws applicable to the filming and to the other activities arising from the producer's permit; and
  - (b) Requiring and using commercially reasonable efforts to enforce the requirement that any person working for or at the direction of the producer (including without limitation contractors) complies with all city ordinances and other laws applicable to the filming and to the other activities arising from the permit.
- (7) The requirements of subsection (6) of this section shall include without limitation that the producer is responsible for obtaining any and all permissions, licenses or other required authorizations for use of intellectual property, including intellectual property which is on public property but is not owned by the city.
- (8) Permits shall prohibit a producer from acting as a representative or agent of the city, and from indicating city endorsement of the filming, except as otherwise agreed to in writing by the director. This provision shall not prohibit the producer's use of the city logo in the filming credits.
- (9) The director shall require that notification be given to residents and businesses within a three-block radius of a location for which a filming permit has been issued. The director may provide the notification, may require the producer to provide the notification, or may utilize a different mechanism for providing notification. The notification must state that a filming permit has been issued, and must include the dates, times, locations and activities that are authorized by the permit. Additionally, the director shall require that notification be given to the councilmember representing the district in which the filming will occur. The director shall determine the most effective means and timing of notification based upon factors such as the type of impact that the filming will have on the neighborhood, the time between receipt of the application and commencement of the filming, the producer's budget and previous communications from a neighborhood regarding notification preferences.

(Ord. No. 2017-10-03, § 1(15.14.9), 10-16-2017)

### **Sec. 15.14.10. Other permit requirements.**

After a permit has been approved by the director, it will be issued once the following have occurred:

- (1) The producer signs an indemnification provision on the permit whereby the producer agrees to indemnify the city and its officials and employees from all claims, losses and expenses, including attorneys' fees and costs, that may arise from the permit and any of the activities performed pursuant to the permit by, on behalf of, or at the direction of the producer;
- (2) The producer signs a provision agreeing to comply with all applicable environmental laws, including an agreement not to allow legally-prohibited contaminants from entering the sewage and stormwater drainage systems serving the area where the filming will occur. The producer must sign a separate indemnification clause, such as the one described in subsection (1) of this section, that pertains specifically to environmental breaches and includes without limitation the fines and clean-up costs associated therewith;



- (3) The producer obtains insurance coverage in an amount determined by the director, covers the city as an additional insured on the policy, and provides proof of the coverage.
- (4) The producer pays the permit fee and any other applicable fees set forth in section 15.14.11 below.

(Ord. No. 2017-10-03, § 1(15.14.10), 10-16-2017)

### **Sec. 15.14.11. Fee schedule.**

The department shall collect all applicable fees arising pursuant to this article. These fees are set forth below in this section, and in other sections of the Code pertaining to the cost of services or goods provided by other city departments.

- (1) *Filming permit fee.* A filming permit authorizes all filming for a particular filming project during a calendar month, regardless of the number of filming locations. A filming permit is valid through the last day of the calendar month and may be renewed for additional calendar months.
  - a. *Standard Permit Fee.* The following fees apply when the completed filming permit application is submitted more than three business days prior to the effective date of the permit:
    - (i) \$200.00 for original filming permit.
  - b. *Rush permit fee.* Where a completed filming permit application is submitted to the three or fewer business days prior to the effective date of the permit, the producer must pay the standard permit fee plus the rush fee set forth below in this subsection. Additionally, where a producer submits an application more than three business days prior to the effective date of the permit, the producer voluntarily may pay the standard permit fee plus the rush fee in order to have the application processed within three or fewer business days.
    - (i) \$300.00.
  - c. *Material changes to filming permit.*
    - (i) There is no charge for modifying a filming permit where the director reasonably determines that the modification is not material. For the purposes of this article XIV, the term "material" means that processing the requested change will require an expenditure of city staff time or services that is more than de minimus.
    - (ii) There is no charge for a material change to a filming permit where a completed change request is submitted to the director more than three business days prior to the effective date of the permit. Where a material change is requested after the permit has taken effect, there will be no charge if the completed change request is submitted to the director more than three business days prior to the implementation of the requested change.
    - (iii) Where a change request for a material change is submitted to the director three or fewer business days prior to the effective date of the permit or the implementation date of the change, as described in subsection (1)c.(ii) of this section, the producer must pay the rush change fee set forth below in this subsection. Additionally, where a producer submits a change request more than three business days prior to the implementation of the requested change, the producer voluntarily may pay the rush fee in order to have the change request processed within three or fewer business days:
      - (A) \$100.00.
  - d. *Cancellation fee.*

- (i) Except as set forth in subsections (1)d.(ii) and (iii) of this section, a filming permit fee is nonrefundable.
  - (ii) Where the producer submits a change request and the change results in cancellation of a filming permit for a particular calendar month, the producer may utilize the filming permit fee for the cancelled month to purchase a new filming permit for the same project for a different calendar month. Regardless of whether a new filming permit fee is owed, the director shall determine whether a rush fee is applicable based upon the timing of the change request and the standards set forth in subsection (1)c. of this section.
  - (iii) A filming permit fee is refundable if cancellation is required because of extraordinary circumstances for which the producer is not responsible and which are not within the producer's control. Inclement weather, except for declared states of emergency, and common illness shall not be deemed extraordinary circumstances.
- (2) *On-site services fee.* An on-site services fee is assessed for each public property location where filming occurs, as authorized by the filming permit, for each day that filming occurs at that site. Where a producer films at more than three locations in a day for the same filming project, he shall be charged an on-site services fee only for the first three locations.

(Ord. No. 2017-10-03, § 1(15.14.11), 10-16-2017)

**Secs. 15.14.12—15.14.100. Reserved.**

## **ARTICLE XV. NONCONSENSUAL TOWING**

### **Sec. 15.15.1. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Nonconsensual towing* means towing without the prior consent or authorization of the owner or operator of the motor vehicle being towed.

*Wrecker* means an automotive vehicle with hoisting apparatus and equipment for towing or hauling wrecked or disabled automobiles or other vehicles. The term "wrecker" includes any vehicle otherwise equipped and used for the purpose of towing or hauling wrecked or disabled automobiles or vehicles.

(Ord. No. 2017-08-05, § 8(15.15.1), 8-7-2017)

### **Sec. 15.15.2. License required; nontransferable.**

It is unlawful for any person to operate or cause to be operated, any wrecker or tow truck engaging in nonconsensual towing within the boundaries of the city without first having obtained a nonconsensual towing license from the city. The nonconsensual towing license shall not be transferable.

(Ord. No. 2017-08-05, § 8(15.15.2), 8-7-2017)

### **Sec. 15.15.3. Revocation of license.**

- (a) The City Manager or his designee shall revoke the nonconsensual towing license of any wrecker owner or operator when such person has been found in violation of any of the terms of this article or upon any of the following grounds:
- (1) If the registration was procured by fraudulent conduct or false statement of a material fact as to ownership, use, possession or operation.
  - (2) If the owner or licensee is found at the scene of an accident in violation of this Code.
  - (3) If the licensee impounds any vehicle, without the consent of its owner, to any impound lot located more than five miles outside of the limits of the city.
- (b) This revocation shall terminate all authority and permission granted by the registration to the wrecker owner. Any person whose registration has been revoked shall not be eligible to again apply for a license for a period of one year from the date of the issuance of the original license.
- (c) Any person whose license has been revoked may file an appeal therefrom in accordance with article XVI of this chapter.

(Ord. No. 2017-08-05, § 8(15.15.3), 8-7-2017)

### **Sec. 15.15.4. Fees charged for nonconsensual towing.**

Any wrecker service engaged in the business of providing nonconsensual towing service shall not charge the owner or operator of any towed motor vehicle more than the maximum rates published in the Nonconsensual Towing Maximum Rate Tariff prescribed by the state department of public safety. No storage fees shall be charged for the first 24-hour period from the time the motor vehicle is removed from the property. The fees stated in the maximum rate tariff shall be all inclusive; no additional fees may be charged for the use of dollies, trailers, lifts, slimjims or any other equipment or service. Only charges or rates for storage and removal that are approved by the state department of public safety and contained in the state department of public safety's maximum rate tariff for nonconsensual towing shall be billed or collected by the wrecker service for towing or storage services; and it is a violation of this rule for any wrecker service to bill or collect fees or charges which are not expressly permitted by such maximum rate tariff.

(Ord. No. 2017-08-05, § 8(15.15.4), 8-7-2017)

## **ARTICLE XVI. APPEALS**

### **Sec. 15.16.1. Administration; procedure for grievances and appeals.**

The City Manager or his designee shall administer and enforce the provisions of this article. Should an aggrieved person or entity desire to appeal a decision under this chapter, the following procedure shall apply:

- (a) A notice of appeal must be filed within 15 calendar days after receipt of the decision complained of. The notice of appeal shall be in the form of a letter, and shall clearly identify all objections or exceptions taken to the decision city manager or his designee. The notice of appeal shall also contain an address for receipt of future notices and decisions of the certificate hearing officer. Should the aggrieved person or entity fail to file a notice of appeal within the time allowed, the right to appeal is lost.

- (b) Upon receipt of a timely and proper notice of appeal, appellant shall be notified, in writing, of the date, time and place where a hearing will be held. The hearing shall be held before the certificate hearing officer within 45 calendar days of the date the notice of appeal is filed, but not sooner than ten calendar days after the appellant receives notice of the hearing. City Manager or his designee shall transmit to the hearing officer all documents or materials constituting the record of the action or proceedings below.
- (c) If the City Manager or his designee deems it necessary that an audit of the financial books/records of appellant be conducted, the city shall notify appellant in writing of a reasonable date, time and place for the audit, which shall be conducted prior to the date of a hearing on the matter. City Manager or his designee may hire outside auditors for this purpose. The expense of hiring outside auditors shall be borne by the city if the position of the appellant is sustained by the audit. If not, the expense of the outside auditors shall be due and payable from appellant as part of the costs of appeal.

(Ord. No. 2017-08-05, § 8(15.16.1), 8-7-2017)

### **Sec. 15.16.2. Stay of proceedings while under appeal.**

An appeal under this article shall stay all legal proceedings with regard to collection of the occupation tax from an appellant; however, such appeal shall not preclude the city from pursuing legal proceedings to enjoin any violation of this article or of any other article of this Code.

(Ord. No. 2017-08-05, § 8(15.16.2), 8-7-2017)

### **Sec. 15.16.3. Certificate review hearing officer.**

A certificate review hearing officer shall be appointed by the mayor and approved by the City Council. The certificate review hearing officer shall have the following duties:

- (a) To hear appeals from decisions of the City Manager or his designee denying the issuance or renewal of any license pertaining to this chapter, except those licenses issued pursuant to article XII of this chapter;
- (b) To hear appeals from the decisions of the City Manager or his designee revoking or suspending any license pertaining to this chapter, except those licenses issued pursuant to article XII of this chapter;
- (c) To hear appeals from the decisions of the City Manager or his designee denying the issuance of permits pertaining to this chapter, except those permits issued pursuant to article XII of this chapter;
- (d) To hear appeals from the decisions of the City Manager or his designee revoking or suspending an employee permit to this chapter, except those permits issued pursuant to article XII of this chapter.

(Ord. No. 2017-08-05, § 8(15.16.3), 8-7-2017)

### **Sec. 15.16.4. Hearings.**

In all hearings pursuant to this chapter, the following procedures shall prevail, and the proceeding shall be as informal as compatible with justice:

- (a) A certificate review hearing officer shall convene the hearing.
- (b) The proceeding before the certificate hearing officer shall be recorded, and all documents and other materials considered by the certificate hearing officer shall be preserved as the record of the

- proceedings. The record of the proceedings shall be preserved for not less than 150 calendar days after the hearing.
- (c) Any alleged violations or misconduct levied against the appellant and scheduled for a hearing before the certificate hearing officer shall be read completely to appellant at the commencement of the hearing, unless waived by appellant.
  - (d) The certificate hearing officer may receive evidence in support of the alleged violations or misconduct as filed against appellant. Decisions of the certificate review hearing officer are to be supported by the evidence accepted and admitted during the hearing.
  - (e) The city shall bear the burden of proof. The standard of proof shall be by a preponderance of the evidence.
  - (f) The order of proof shall be as follows: The city representative shall present the case-in-chief in support of the alleged violations or misconduct; the appellant may present a case-in-chief, if desired. Each party may be allowed to present one case-in-rebuttal.
  - (g) The appellant and city may be represented by counsel, may present evidence, and may examine and cross-examine witnesses. Additionally, the certificate review hearing officer is permitted to question witnesses. A party is permitted no more than 15 minutes to present that party's case-in-chief; a case-in-rebuttal is permitted no more than ten minutes of presentation. Presentation of arguments and evidence may be in oral or written form, except that affidavits of individuals who are unavailable for cross-examination shall not be accepted, admitted, or considered by the certificate review hearing officer.
  - (h) Following the presentation of evidence, the hearing officer shall issue a written decision within 30 calendar days of the date of the hearing. A copy of the decision shall be mailed, via registered or certified mail, to the parties or the parties' representatives. For the appellant, the decision shall be mailed to the address provided on the notice of appeal. Should the certificate hearing officer fail to issue a timely decision, on the 31st day after the date of the hearing appellant may seek review as if a decision adverse to appellant had been rendered.
  - (i) The findings of the certificate hearing officer shall be final unless a party files a petition for writ of certiorari to the superior court of the county within 30 calendar days of the decision of the certificate hearing officer.

(Ord. No. 2017-08-05, § 8(15.16.4), 8-7-2017)

#### **Sec. 15.16.5. Service of notices.**

For the purpose of this article, notice shall be deemed delivered when personally served or, when served by mail, within three days after the date of deposit in the United States mail.

(Ord. No. 2017-08-05, § 8(15.16.5), 8-7-2017)

### ***ARTICLE XVII. TRANSITION PERIOD***

#### **Sec. 15.17.1. Existing license.**

Any legal, validly issued existing license or permit issued by DeKalb County within the incorporated boundaries of the City of Stonecrest shall be valid within the City of Stonecrest for the calendar year of 2017. Any such licensee or permit holder shall be required to comply with the requirements of this chapter. At the expiration

of 2017, any such licensee or permit holder shall be required to comply with this chapter regarding the application of an initial permit, as if no previous license or permit had been held.

Nothing in this section should be construed as creating a right, vested or otherwise, to the license or permit originally issued by DeKalb County, or the renewal or issuance of said permit or license for any subsequent years by the City of Stonecrest.

(Ord. No. 2017-08-05, § 8(15.17.1), 8-7-2017)

## **ARTICLE XVIII. SHORT TERM VACATION RENTALS**

### **Sec. 15.18.1. Purpose; intent.**

The purpose of this article is to protect the public health, safety and general welfare of individuals and the community at-large through the establishment of reasonable regulations for the use of residential dwelling units as short-term vacation rentals

(Ord. No. 2018-06-01, § 4(15.18.1), 6-18-2018)

### **Sec. 15.18.2. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Code compliance verification form* means a document executed by a short-term vacation owner certifying that the short-term vacation unit complies with applicable zoning, building, health and life safety code provisions. No person shall allow occupancy or possession of any short-term vacation rental unit if the premises is in violation of any applicable zoning, building, health or life safety code provisions.

*Short-term vacation rental occupants* means guests, tourists, lessees, vacationers or any other person who, in exchange for compensation, occupy a dwelling unit for lodging for a period of time not to exceed 30 consecutive days.

*Short-term vacation rental* means any dwelling unit, single-family dwelling, multifamily dwelling unit, two-family dwelling, three-family dwelling, duplex, triplex, urban single-family dwelling, condominium, townhouse, cottage development, dwelling unit, and structure used for residential dwelling that permits any portion of the premises or dwelling unit to be used for the accommodation of transient guests, for a fee, for less than 30 consecutive days. This is also identified as "STVR."

*Short-term vacation rental agent* means a natural person designated by the owner of a short-term vacation rental on the short-term vacation rental certificate application. Such person shall be available for and responsive to contact at all times and someone who is customarily present at a location within the city for the purposes of transacting business.

(Ord. No. 2018-06-01, § 4(15.18.2), 6-18-2018)

### **Sec. 15.18.3. Application.**

- (a) No person shall rent, lease, or otherwise exchange for compensation all or any portion of a single-family dwelling as short-term vacation rental, as defined in section 15.18.2, without first obtaining a business tax certificate from the City Manager or his designee and complying with the regulations contained in this

section. No certificate issued under this chapter may be transferred or assigned or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued.

- (b) Applicants for a business tax certificate shall submit, on an annual basis, a registration for a short-term vacation rental to the City. The application shall be furnished on a form specified by the City Manager, accompanied by a non-refundable application fee as established in 15.18.4. Such application should include:
- (1) The complete street address of the STVR;
  - (2) Ownership, including the name, address, e-mail and telephone number of each person or entity with an ownership interest in the property;
  - (3) The number of bedrooms, the maximum occupancy and the number and location of off-street parking spaces on the premises and any off-premises parking applicable;
  - (4) The name, address and telephone number of a short-term vacation rental agent or local emergency contact if applicable;
  - (5) Any other information that this chapter requires the owner to provide to the city as part of the registration for a short-term vacation rental. The city manager or his designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of this chapter;
  - (6) The emergency contact number required by section 15.18.5;
  - (7) Any other information that this chapter requires the owner to provide to the city as part of an application for a short-term vacation rental certificate. The city manager or his designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of this chapter.
- (c) The application form pursuant to this section shall be processed and added to a database to be kept by the City Manager or his designee listing STVR unit information and any citations that occur. The city shall notify the owner and agent of any instances that result in a citation for a code violation or other legal infraction.
- (d) The owner or agent shall not be relieved of any personal responsibility or personal liability for noncompliance with any applicable law, rule or regulation pertaining to the use and occupancy of the single-family dwellings as a short-term vacation rental unit.

(Ord. No. 2018-06-01, § 4(15.18.3), 6-18-2018)

#### **Sec. 15.18.4. Application fee/renewal.**

- (a) The short-term vacation rental application shall be accompanied by an initial application fee and be subject to an annual application fee every January 1 thereafter, as established by the mayor and city council.
- (1) The 2018 rental application fee shall be \$100.00 per rental unit.
  - (2) The annual application fee thereafter shall be \$100.00 per rental unit. The annual application fee shall be due January 1 of each year and if not paid within 90 days thereof shall be subject to delinquency and penalties provisions of chapter 15, article II of the Code of Ordinances for Stonecrest, Georgia, as applicable to occupation tax/business license provisions. Every person holding a license as specified herein shall secure that license within 90 days after January 1 of each year, and pay for same as herein provided.
- (b) Each property shall be issued a business tax certificate.
- (c) Failure to apply for a business tax certificate as prescribed by this law will result in a fine of \$100.00 for each month that the unit continues to operate a valid business tax certificate.

- (d) The annual application fee is not transferrable and should ownership of a unit change, the new owner must reapply and remit the application fee.
- (e) In the event a management company changes, a new application will be required with a fee of \$25.00 to cover administrative costs.
- (f) The business tax certificate number shall be included in any advertisement of the STVR.

(Ord. No. 2018-06-01, § 4(15.18.4), 6-18-2018)

### **Sec. 15.18.5. Emergency contact.**

All STVR units shall be furnished with a telephone that is connected to a landline or similar type connection, including a voice over internet protocol, in order that 911 dispatch may be able to readily identify the address and/or location from where the call is made when dialed. STVR applicants and agents are to work with city staff as to the implementation of such emergency contact facilities or equipment and, until the appropriate connection for emergency contact is established, occupancy of the STVR location without the connection is prohibited.

(Ord. No. 2018-06-01, § 4(15.18.5), 6-18-2018)

### **Sec. 15.18.6. Compliance.**

All STVRs are responsible for complying with and remitting the City of Stonecrest's hotel and motel tax ordinance.

(Ord. No. 2018-06-01, § 4(15.18.6), 6-18-2018)

## **ARTICLE XIX. MOBILE FOOD VENDORS**

### ***DIVISION 1. GENERALLY***

#### **Sec. 15.19.1. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Blind person* means a person whose vision, with correcting glasses, is so defective as to prevent the performance of activities for which eyesight is essential. See O.C.G.A. § 49-4-51(b).

*Disabled veteran* means a resident of the state who may be either a war veteran or veteran of peace-time service as set forth below and such person must obtain a certificate of exemption issued by the state commissioner of veterans' service.

- (1) A war veteran must furnish satisfactory proof that he has a physical disability which is disabling to the extent of ten percent or more; that his service in the armed forces of the United States was terminated under conditions other than dishonorable; and that his service or some part thereof was rendered during a war period, as defined by an act of the Congress of the United States, approved March 20, 1933, entitled "An Act to Maintain the Credit of the United States," and commonly known as Public Law No. 2, 73rd Congress; or that some part of his service was rendered on or after December 7, 1941, and before December 31, 1946; or that some part of his service was rendered on or after June 27, 1950, and before January 31, 1955; or that some part of his service was rendered on or after August 5,



1964, and before May 8, 1975. Proof of such ten percent disability shall be established upon the written certificate of two physicians as to such disability, or by a letter or other written evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability, or by written evidence from the branch of the armed forces of the United States in which such veteran served.

- (2) A veteran of peace-time service in the United States armed forces must furnish proof that he has a physical disability to the extent of 25 percent or more incurred in the line of duty during the period of such service by a letter or other evidence from the United States Department of Veterans Affairs or the Department of Veterans Service stating the degree of disability or by written evidence from the branch of the armed forces of the United States in which such veteran served and that his service in the armed forces of the United States was terminated under conditions other than dishonorable.
- (3) That disabled veterans and blind persons shall only have to show proof of their disability upon their initial application, as opposed to annually. If the current language of O.C.G.A. § 43-12-2 is amended, then this definition of disabled veteran shall be controlled by O.C.G.A. § 43-12-2, as amended.

*Food truck* means any motor vehicle used for vending of prepared food items to the public from designated food truck areas.

*Items permissible for sale* means items which may be offered for sale by and are limited to non-alcoholic pre-packaged beverages; pre-packaged food; prepared food; and prepared non-alcoholic beverages. Items permissible for sale shall not include any tobacco products.

*Moral turpitude* means the act or behavior of baseness, vileness or the depravity in private and social duties which people owe to their fellow people, or to society in general, contrary to accepted and customary rule of right and duty between person and person; act or behavior that gravely violates moral sentiment or accepted moral standards of community and is a morally suitable quality held to be present in some criminal offenses as distinguished from others.

*Non-alcoholic pre-packaged beverages* means beverages sealed in plastic or aluminum single serving containers excluding all beverages in glass containers, and excluding all alcoholic, including, but not limited to, malt beverages, wine and distilled spirits.

*Operating area* means:

- (1) The area in which a vendor may operate from a vending cart and which may not exceed 28 square feet of sidewalk including the area of the vending cart, and, when externally located, the operator and trash receptacle; or
- (2) The parameters of the food truck.

*Pre-packaged food* means single serving sealed packaged foods, including, but not limited to, candy, popsicles, chips/bagged snacks which do not require any heating or powered refrigeration, and the service of which does not require authorization by the DeKalb County Board of Health.

*Prepared non-alcoholic beverages* means beverages prepared on-site and which are not served in glass containers, and excluding all alcoholic beverages, including, but not limited to, malt beverages, wine and distilled spirits.

*Prepared food* means food prepared on-site, the sale of which requires authorization by the DeKalb County Board of Health.

*Public property and public space both* mean, for the purpose of this article, any property owned by the City of Stonecrest within street rights-of-way, including any roadways and sidewalks, but excluding city-owned parks.

*Vending* means vending activity as permitted on privately-owned commercial or industrial property under the jurisdiction of the City of Stonecrest and in specifically designated city-owned parks or property. Vending shall

only be permitted in city-owned parks or property where such activity is associated with a special event and/or subject to regulation under a more specific permit.

*Valid vendor permit* means a permit issued by the City of Stonecrest for a vendor of a vending cart or food truck. Such permit shall consist of a photo identification card which contains the vendor's name, photograph, vending type and classification, authorized valid vendor locations and time period for which such permit is valid.

*Vending cart* means a vending cart at which prepared food, prepared non-alcoholic beverages, pre-packaged food and non-alcoholic pre-packaged beverages may be offered for sale.

*Vendor* means any person who has been issued a valid vendor permit.

(Ord. No. 2018-10-01, § 1(15.19.1), 10-3-2018)

### **Sec. 15-19-2. Purpose, intent and applicability.**

- (a) Vending on public property in the incorporated boundaries of the city, as defined in this article, shall be prohibited. Vending on privately-owned commercial or industrial property without a permit issued pursuant to this article shall be unlawful and a person violating this article shall, upon conviction, be punished as provided by this Code.
- (b) It is the intent of council in enacting this article to:
  - (1) Serve and protect the health, safety and welfare of the general public.
  - (2) Establish a uniform set of rules and regulations which are fair and equitable.
  - (3) Provide economic development opportunities for small entrepreneurs in the city.
  - (4) Provide a variety of goods and services for sale.
  - (5) Promote stable vendors who will enrich the city's ambiance and be assets to public security.

(Ord. No. 2018-10-01, § 1(15-19-2), 10-3-2018)

### **Sec. 15-19-3. Vending business required to remit sales taxes and keep records.**

- (a) Every vendor shall file with Georgia Department of Revenue (GDOR) the appropriate forms and remit monthly sale tax revenues to GDOR. Nothing in this section shall prohibit the revocation of any permit in accordance with the provisions of division 2 of this article.
- (b) Prospective vendors, by filing a business license application, agree to produce documents and records which may be considered pertinent to the ascertainment of facts relative to the issuance and maintenance of the permit, including, but not limited to, the following:

Records of sales and receipts for purchases and expenses from any business in which a vendor has any interest.

(Ord. No. 2018-10-01, § 1(15-19-3), 10-3-2018)

### **Sec. 15-19-4. Vending operational rules.**

- (a) Hours of operation shall be between 7:00 a.m. and 6:00 p.m., or as previously approved by the City Manager or his designee in connection with a special event permit.
- (b) Any and all signage must comply with the City of Stonecrest Code of Ordinances, chapter 21.

(Supp. No. 3)

Created: 2023-08-28 12:09:56 [EST]

- (c) Vendors may offer items permissible for sale only.
  - (d) All vendors shall display their valid vending permits, photo identification card, and any required copies of licensing agreements at the valid vendor location.
  - (e) All vendors must maintain an auditable point-of-sale system to track and report on sales revenue and appropriate taxation in accordance with the requirements of section 15-19-3.
  - (f) Vending operations may not obstruct vehicular traffic flow except for up to 15 minutes to load and unload vending carts and merchandise.
  - (g) Vending operations, including, but not limited to, the display of merchandise and may not exceed the approved operating area.
  - (h) Vending carts and/or food trucks shall not be left unattended or stored at any time in the operating area when vending is not taking place or during restricted hours of operation.
  - (i) Vending carts and/or food trucks should not occupy more than one standard parking space.
  - (j) Vending carts and/or food trucks shall not operate on vacant or undeveloped lots.
  - (k) Vending carts and/or food trucks shall be located within 100 yards of the principal structure of the lot upon which it intends to vend.
  - (l) Vending carts and/or food trucks are allowed to stay at any one place of operation for a maximum of four hours.
  - (m) Vendors offering prepared food shall obtain the proper authorization and permits from the DeKalb County Board of Health or the comparable department of another municipality.
  - (n) Vendors offering pre-packed food and prepackaged beverages shall obtain the proper authorization from the Georgia Department of Agriculture.
- (Ord. No. 2018-10-01, § 1(15-19-4), 10-3-2018)

### **Sec. 15-19-5. Aesthetic standards.**

Vending carts must comply with the following aesthetic standards:

- (a) Length of the cart may not exceed seven feet and width may not exceed four feet in height, excluding canopies, umbrellas, or transparent enclosures; may not exceed five feet;
- (b) Canopies shall have a minimum clearance of seven feet and a maximum height of nine feet, six inches above the sidewalk;
- (c) Canopies may not exceed 48 square feet (eight feet by six feet);
- (d) All carts must be mobile, and able to roll on wheels;
- (e) The design, materials, and colors are to be of natural wood or metal products and considerate of the immediate surroundings of the proposed location;
- (f) Materials must be in working order, and may not include peeling paint, visible defects or areas requiring maintenance;
- (g) The wheels located under the cart are preferred; however projecting wheels must have fenders;
- (h) Hitches attached to the cart must be removable and detached when in operation; and
- (i) If used, propane tanks must be enclosed.

(Ord. No. 2018-10-01, § 1(15-19-4), 10-3-2018)

**Secs. 15-19-6—15-19-20. Reserved.**

*DIVISION 2. PERMITS AND LICENSES*

**Sec. 15-19-21. Vendor permit and business license required.**

- (a) No vending shall occur without a permit issued pursuant to this article.
- (b) No person shall engage in the business or trade of vending without first obtaining a business license. Disabled veterans and blind persons, as defined by O.C.G.A. § 43-12-1 and section 15.19.1 of this Code, are exempt from payment of business license fees, but must obtain such licenses.
- (c) All valid vendor permits are nontransferable, and must be displayed in clear view, together with the vending permit photo identification card, at the permitted location or designated food truck area at all times when the vendor or assistant vendor is present.

(Ord. No. 2018-10-01, § 1(15-19-21), 10-3-2018)

**Sec. 15-19-22. Application.**

- (a) An application shall be required by all persons seeking issuance of a valid vendor permit. Each applicant must apply in person and complete an application form. Application forms may be obtained from and filed with the office of revenue.
- (b) Permit fees and applicable maintenance fees are due and payable in the manner required by the City Manager or his designee if and when the application is approved by the City.
- (c) An application for permit, including the proposed vending areas, must be submitted the City Manager of his designee for approval at least 30 calendar days prior to the proposed vending start date. The City Manager or his designee shall approve, deny, or request addition information from the applicant within 14 business days.
- (d) The application shall, at a minimum, consist of the following data:
  - (1) Applicant's name and current address.
  - (2) Applicant's previous addresses within the last five years.
  - (3) Social Security number.
  - (4) Proposed vending locations.
  - (5) Certification of approval of vending location from the private property owner.
  - (6) A dimensional site plan drawing for each vending location within the city which clearly shows the footprint and placement of the cart and the operating area.
  - (7) The times and days/dates during which the vendor estimates they will vend on the proposed property.
  - (8) GDOR retail identification tax number.
  - (9) State issued picture identification.
  - (10) City business license.

Created: 2023-08-28 12:09:56 [EST]

(Supp. No. 3)

(11) A general description of the items permissible for sale to be sold or offered for sale.

- (e) All applicants shall furnish all data, information and records requested of them by the City Manager or his designee within ten days from the date of request. Failure to furnish such information within ten days shall automatically dismiss, with prejudice, the application.

(Ord. No. 2018-10-01, § 1(15-19-22), 10-3-2018)

### **Sec. 15-19-23. Term and renewal of permits.**

- (a) A valid vendor permit will be issued for a one-year period. When the one-year permit expires, a vendor may apply for a renewal permit which allows the vendor to vend for another one-year period. All valid vendor permits are required to be renewed annually on or before March 1. All annual permit fees and applicable annual maintenance fees are due and payable at the time of renewal.
- (b) Vendors may present to the City Manager or his designee an application for a renewal permit. Upon a review and approval of the renewal application, satisfaction of all other license and permit requirements, and upon payment of the appropriate fees as indicated in section 15-19-24, the vendor shall be furnished with a renewal permit.
- (c) Each applicant for a renewal application shall submit an application which shall at a minimum consist of the data required for the issuance of an initial permit as set forth in section 15-19-22.

(Ord. No. 2018-10-01, § 1(15-19-23), 10-3-2018)

### **Sec. 15-19-24. Annual fees.**

- (a) Annual permit fees and applicable annual maintenance fees are due and payable upon approval of the application.
- (b) The annual permit fee for all valid vendor permits shall be \$75.00.

(Ord. No. 2018-10-01, § 1(15-19-24), 10-3-2018)

### **Sec. 15-19-25. Location.**

- (a) Valid vendor locations shall:
- (1) Not be within 15 feet of street intersections or pedestrian crosswalks or 15 feet of building entrances/exits or within 50 feet of hotels/motels;
  - (2) Not be within 15 feet of a driveway, bus stop, crosswalk, or intersection;
  - (3) Provide a minimum of five feet of unobstructed pedestrian space;
  - (4) Not be within 15 feet of a fire hydrant driveway; and
  - (5) Not be within 600 feet of the closet property line of any public or private elementary, middle or high school.

(Ord. No. 2018-10-01, § 1(15-19-25), 10-3-2018)

### **Sec. 15-19-26. Notification of name change or change of address.**

Whenever either the name or address provided by the vendor on the application for a valid vendor permit changes, the vendor shall notify the City Manager or his designee in writing within ten days of such change and provide same with the name change or address change. Vendors shall ensure that a current and correct name, residence address and mailing address are on file with the City Manager or his designee at all times.

(Ord. No. 2018-10-01, § 1(15-19-26), 10-3-2018)

### **Sec. 15-19-27. Denials, fines, suspensions and revocations.**

- (a) No valid vendor permit shall be issued to any person who has been convicted within five years immediately prior to the filing of the application for any felony or misdemeanor relating to drug possession and related matter; crimes of moral turpitude; larceny, fraudulent conveyance, perjury and/or false swearing, or subrogation. Any conviction for dealing and/or trafficking in illegal drugs will automatically disqualify an applicant.
- (b) Failure to maintain initial qualifications shall be grounds for revocation or denial of a renewal permit.
- (c) A denial, fine, suspension, revocation of any permit issued pursuant to this article may be imposed for any of the following causes:
  - (1) Fraud, misrepresentation or false statements contained in the application.
  - (2) Failure on the part of a vendor to maintain initial eligibility qualifications.
  - (3) Failure to furnish any and all documentation requested by either the police department, the office of revenue or the license review board for the purposes of the investigation of any application or for the inspection of records pursuant to this division within 30 days of such request.
  - (4) Any failure to comply with any requirement set forth in this article or this Code.
- (d) Any person whose permit is revoked may not reapply until one year following the effective date of the revocation.
- (e) In addition to carrying out all other investigations as may be permitted under this article, the license and permits unit shall investigate any alleged violation of this article upon receipt of a written, sworn complaint by any person who witnesses or becomes aware of a potential violation. Such complaint shall be signed under penalty of perjury, and shall be accompanied by any supporting evidence.

(Ord. No. 2018-10-01, § 1(15-19-27), 10-3-2018)

### **Sec. 15-19-28. Appeal on suspension, fine, revocation or denial.**

A person to whom the city refuses to issue a vendor's permit or whose vendor's permit is suspended or revoked may file an appeal therefrom in accordance with article XVI of this chapter.

(Ord. No. 2018-10-01, § 1(15-19-27), 10-3-2018)

**Sec. 15-19-29. Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles.**

- (a) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles shall be subject to this section. Vendors permitted in accordance with this section shall not be permitted to sell prepared food or prepared non-alcoholic beverages.
- (b) Every vendor selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall, before making any sale, park the vehicle at the right curb and at least eight feet from any other vehicle that may be parked on the street and not less than 100 feet from any intersecting street. When the vending vehicle stops, all sound equipment or other devices used to notify customers of the presence of the vendor shall be stopped and shall not be resumed until the vehicle is again put in motion.
- (c) No vehicle using sound equipment or other method of attracting customers shall operate such equipment between the hours of 9:00 p.m. and 9:00 a.m. daily. On days in which schools are actually in session, no motor vehicle shall be operated within 600 feet of any public school in the city one hour before or one hour after published school hours.
- (d) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section, shall not stop or stand and do business for more than 30 minutes.
- (e) Vendors selling ice cream or other pre-packaged food and/or non-alcoholic pre-packaged beverages out of motor vehicles pursuant to this section shall not be restricted to an operational area or location specifically described in section 15-19-25.

(Ord. No. 2018-10-01, § 1(15-19-29), 10-3-2018)

**TMOD 24-002 HOURS OF OPERATION BASED ON USE**

**ARTICLE XX. HOURS OF OPERATION BASED ON USE**

**Sec. 15.20.1. Purposes.**

The purposes of this chapter shall include, but not be limited to, the following:

- (a) Hours of operation for businesses located in city limits;
- (b) Uses that are following city's land use and zoning policies/plans;
- (c) Prevention of the unlawful sale and use of alcohol and the extension of the hours of operation;
- (d) Protection of schools, homes, churches, parks and other entities; and
- (e) Compliance with the city's noise ordinance.

- CODE OF ORDINANCES  
Chapter 16 MISCELLANEOUS PROVISIONS AND OFFENSES

A. Hours of Operation Based on Uses

- a. Pawnbrokers may not keep open their places of business except between 9 a.m. and 9:00 p.m. Monday through Saturday (Section 15.5.9)
- b. Precious Metal Dealers may not keep open their places of business except between 9:00 a.m. and 9:00 p.m. (Section 15.6.9)
- c. Peddlers, Door to Door Sales and Similar Occupations, Soliciting or canvassing on the public streets, areas, or parks of the city shall be conducted only between the hours of 10:00 a.m. and 5:00 p.m.
- d. Soliciting or canvassing or calling from house to house within the incorporated areas of the city shall be conducted only between the hours of 10:00 a.m. and 5:00 p.m. (Section 15.7.6)"
- e. Massage therapists shall conduct business only between the hours of 10:00 a.m. and 9:00 p.m.
- f. No sexually oriented business shall be or remain open for business between 12:00 midnight and 7:00 a.m. on any day after July 1, 2017. (Section 15.12.12)

B. h. ~~Distilled Spirits~~ a) Distilled spirits shall be sold and delivered to the customer for consumption on the premises during the following hours:

~~(i) Monday through Friday hours are from 9:00 a.m. until 1:55 a.m. of the following day. 12am~~

C. ~~(ii) Saturday hours are from 9:00 a.m. until 12:55-00a.m. on Sunday. —~~

~~(iii) Sunday hours are from 11:00 a.m. until 12:00 a.m. midnight on Monday. —~~

- a. ~~(b) Sales and deliveries during all other hours are prohibited. All licensed establishments must close their premises to the public and clear their premises of patrons by 3:30 a.m. 12am and shall not reopen their premises to the public until 9:00 a.m. or thereafter. (Section 4.5.12)"~~
- b. Sunday Sales: Licensed establishments deriving a minimum of 60 percent of their total annual gross food and beverage sales from the sale of prepared meals or food, or licensed establishments deriving at least 60 percent of their total annual income from the rental of rooms for overnight lodging, are authorized to apply for a Sunday sales permit to sell and serve alcoholic beverages, malt beverages and wine by the drink from 11:00 a.m. on Sunday until 12:00 a.m. midnight of the following Monday. (Section 4.5.15)

D. j. ~~Restaurants~~. All restaurants or drive-ins within the limits of the city are required to close the same before 12:00 midnight and same is not to be reopened until 7:00 a.m. the following day. An exception to this requirement is those restaurant businesses when applying for a business licenses specify the exception. ~~who have received a~~ However, public service facilities may remain open up to twenty-four (24) hours a day with a prior permit of the mayor and council. Service facilities include but are not limited to government buildings and/or hospitals as interpreted by the Planning and Zoning Director or his/her designee.

E. k. ~~Outdoor amusement and recreation parks and facilities~~. All outdoor amusement and recreation parks and facilities are required to cease all operations by 11:00 p.m. Monday through Sunday, and such parks and facilities shall not open before 12:00 noon on Sundays. If go-cart activities are permitted by the



- CODE OF ORDINANCES  
Chapter 16 MISCELLANEOUS PROVISIONS AND OFFENSES

city at any such parks or facilities, such activities shall cease by 9:00 p.m. Monday through Saturday and shall only be allowed from 12:00 noon until 6:00 p.m. on Sundays.

- F. J. Convenience Store. All convenience stores within the city limits are required to close the same before 12:00 midnight and same is not to be reopened until 7:00 a.m. the following day.
- G. m. Quarry work shall not begin before 7:00 a.m. and shall end on or before 5:30 p.m. No work shall be permitted on Sundays. Blasting and the explosion of dynamite and explosives shall be limited between the hours of 11:00 a.m. and 1:00 p.m. Monday-Friday. [September 12, 2024-CPIM suggested amendment](#)
- i. Quarry work shall not begin before 7:00 a.m. and shall end on or before 5:30 p.m. No work shall be permitted on Sundays. Blasting and the explosion of dynamite and explosives shall be limited between the hours of 11:00 a.m. and 1:00 p.m.
- H. n. Billiard and Pool Halls; Bowling Alleys. No person operating a bowling alley or pool, or billiard hall covered by the provisions of this article shall permit any table to be played upon after 12:00 midnight, Monday through Saturday. Such playing shall be prohibited until 10:00 a.m. each day. If operated in conjunction with any other business, the proprietor/operator shall keep dark and not allow public access to that part of the business in which the pool or billiard tables are located after such closing hours.

## Chapter 16 MISCELLANEOUS PROVISIONS AND OFFENSES

### ARTICLE I. IN GENERAL

#### Sec. 16-1. Fines and punishment.

Unless otherwise specified, any person found guilty of violating any provision of this chapter shall be punished in a manner consistent with this Code and Georgia law.

(Ord. No. 2018-10-03, § 16-1, 10-15-2018)

#### Sec. 16-2. Criminal impersonation.

- (a) As used in this section, the term "intent to defraud" means the use of deception with the intention to injure another's interest which has economic or monetary value.
- (b) A person commits the offense of criminal impersonation if the individual:
- (1) Assumes a false identity and commits any act in their assumed character with the intent to defraud another; or
  - (2) Pretends to be a representative of some person or organization and commits any act in their pretended capacity with the intent to defraud another.

(Ord. No. 2018-10-03, § 16-2, 10-15-2018)

**Sec. 16-3. False representation of age.**

It shall be unlawful for any person to misrepresent his age in any manner whatever for the purpose of gaining entrance to events or establishments that require a minimum age, including, but not limited to, bars, nightclubs, movies, video stores, bookstores or bingo parlors.

(Ord. No. 2018-10-03, § 16-3, 10-15-2018)

**Sec. 16-4. Aiding, encouraging minor to commit unlawful act.**

No person shall aid, abet or encourage a minor to do any act which constitutes a violation of any State law or this Code.

(Ord. No. 2018-10-03, § 16-4, 10-15-2018)

**Secs. 16-5—16-19. Reserved.*****ARTICLE III. OFFENSES AGAINST PUBLIC PEACE, ORDER AND SAFETY******DIVISION 1. GENERALLY*****Sec. 16-20. Disorderly conduct.**

- (a) It shall be unlawful for any person to disturb or endanger the public peace or decency by any disorderly conduct.
- (b) The following acts, among others, are declared to be disorderly conduct:
  - (1) Act in a violent or tumultuous manner toward another whereby any person is placed in fear of the safety of such person's life limb or health;
  - (2) Act in a violent or tumultuous manner toward another whereby the property of any person is placed in danger of being damaged or destroyed;
  - (3) Cause, provoke or engage in any fight, brawl or riotous conduct so as to endanger the life, limb, health or property of another;
  - (4) Assemble or congregate with another or others for the purpose of gaming;
  - (5) Be in or about any place, alone or with others, with the purpose of or intent to engage in any fraudulent scheme, trick or device to obtain any money or valuable thing or to aid or abet any person doing so;
  - (6) Be in or about any place where gaming or illegal sale or possession of alcoholic beverages or narcotics or dangerous drugs are practiced, allowed or tolerated, for the purpose of or intent to engage in gaming or the purchase, use, possession or consumption of such illegal drugs, narcotics or alcohol;
  - (7) Direct fighting words toward another, that is, words which by their very nature tend to incite an immediate breach of the peace;
  - (8) Interfere, by acts of physical obstruction, with another's pursuit of a lawful occupation;

- (9) Congregate with another or others in or on any public way so as to halt the flow of vehicular or pedestrian traffic, and to fail to clear that public way after being ordered to do so by a City official, police officer or other lawful authority;
- (10) Stand or remain in or about any street, sidewalk, overpass, or public way so as to impede the flow of vehicular or pedestrian traffic, and to fail to clear such street, sidewalk, overpass or public way after being ordered to do so by a City Official, police officer or other lawful authority;
- (11) Disrupt by actions which tend to cause an immediate breach of the peace the undisturbed activities of any house of worship, hospital, or home for the elderly; or
- (12) Throw bottles, paper, cans, glass sticks, stones, missiles, or any other debris on public property.
- (13) Hosting a "party house," as defined in the zoning ordinance, in violation of any provisions related to same in the zoning code or any other applicable ordinance of the city.
- (14) Attending a "party house," as defined in the zoning ordinance, and causing any disturbance in violation of the city's noise ordinance or being visibly drink in the front yard of the "party house" or public street.

(Ord. No. 2018-10-03, § 16-20, 10-15-2018; Ord. No. 2019-11-04 , § III, 11-25-2019)

### *DIVISION 3. OFFENSES INVOLVING SCHOOLS*

#### **Sec. 16-71. Unauthorized persons entering school buildings.**

No person shall enter or remain in any public, private or parochial school building between the hours of 7:30 a.m. and 6:00 p.m. on days that school is in session (or until 10:00 p.m. at those schools which have extended sessions), who is not a regularly enrolled student, teacher or employee at that school, unless the person shall have first and immediately proceeded to the administrative offices and identified themselves to the principal or the principal's agent and receives permission to remain on the premises.

(Ord. No. 2018-10-03, § 16-71, 10-15-2018)

#### **Sec. 16-72. Unauthorized persons not to remain in school buildings or on school grounds after being requested to leave.**

It shall be unlawful for any person to enter and remain in any public, private, or parochial school or on the surrounding school grounds after being directed to leave by the principal of the school or by someone with lawful authority.

(Ord. No. 2018-10-03, § 16-72, 10-15-2018)

#### **Sec. 16-73. Creating a disturbance.**

- (a) It shall be unlawful for any person to create a disturbance in any public, private or parochial school or on the surrounding school grounds lawfully used for school activities while such recreational areas are in use or other activities are in progress thereon.

- 
- (b) A disturbance, for the purposes of this section, shall be defined as any act which may be reasonably expected to interfere with the activities within the school or school activities on the school grounds or fields while such activities are in progress thereon.

(Ord. No. 2018-10-03, § 16-73, 10-15-2018)

**Sec. 16-74. Operation of motorized vehicles on school property.**

The operation of motorized vehicles of any nature in or on any yard, campus, playing field or open area of any public school, college or institution in the city, except on those areas designated by school authorities for use of motorized vehicles, is prohibited.

(Ord. No. 2018-10-03, § 16-74, 10-15-2018)



# CITY OF STONECREST, GEORGIA

## Community Planning Information Meeting (CPIM)

### Summary Minutes

September 12, 2024, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively 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, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting, September 11, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician, were in attendance.

The meeting was called to order at 6:09 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT-** *Cobi Brown*

- III. **Item(s) of Discussion:**

**LAND USE PETITION:** *ZM24-002*  
**PETITIONER:** George Booker of G B General Contracting LLC / Construction Works, Inc.  
**LOCATION:** 6513 Marshall Blvd  
**PETITIONER'S REQUEST:** The request is to amend the approved conditions to develop an automotive glass repair shop.

*George Booker and Amer Madanat* made a presentation.

*Amer Madanat* stated that his company has been operating for 25 years and that they currently have other shops in the metro Atlanta area which are both partnered with the Pull-A-Part in that area. The proposed auto glass facility will offer same-day services and will employ certified technicians.

*George Booker* stated that the proposed 7,000 sqft building will feature a drive-thru feature for the repairs and layout to efficiently provide services to the customers.

*Director Qawiy* clarified that the applicants are petitioning for the removal of a condition placed on the property from a previously approved zoning case which prevents the addition of another building on the parcel for their proposed project.

*There were no attendees to comment on the petition.*



## CITY OF STONECREST, GEORGIA

Director Qawiy presented the cases related to TMOD 24-001, TMOD 24-002 and TMOD 24-003 individually.

**PETITION:** *TMOD 24-001*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

*There were no attendees to comment on the petition.*

**PETITION:** *TMOD24-002*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 16-23 Hours of Operation Based on Uses to specify hours of operation for businesses operating in the city.

**PETITION:** *TMOD24-003*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

**Bernie Knight** Chairman of the Stonecrest Industrial Council and the local council for Heidelberg Materials Southeast LLC asked if the city has gotten any inquiries from citizens about blasting and noise. He also asked if there were any other quarry facilities in the city and shared some information as to the operations of this business he represents.

**Director Qawiy** replied that the city had not received a direct complaint, but there was a citizen that mentioned at a previous CPIM meeting that she had heard blasting. She also informed Mr. Knight that the proposed text modifications were produced from research of other municipalities coded and their operations and was not targeted to a particular business in the City.

She also asked Mr. Knight if he had any recommendations for the hours of operation for the business he represents.

**Bernie Knight** asked that only the hours and operations for blasting be considered and not quarry work.

**PETITION:** *TMOD24-004*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

Director Qawiy made a presentation stating that the city currently has an active Tree Ordinance. She stated that the proposed Guide for Tree Removal will be a beneficial resource in effectively implementing the tree ordinance.



# CITY OF STONECREST, GEORGIA

*There were no attendees to comment on the petition.*

## IV. 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.*

APPROVED:	<a href="#">Shawanna Qawiy</a>	<a href="#">September 17,2024</a>
<hr/>		
	<b>DIRECTOR, PLANNING &amp; ZONING</b>	<b>DATE</b>
ATTEST:	<i>Cobi Brown</i>	09/17/2024
<hr/>		
	<b>SECRETARY</b>	<b>DATE</b>



## CITY OF STONECREST, GEORGIA





**CITY COUNCIL AGENDA ITEM**

**SUBJECT: Ordinance for TMOD 24-003 Alcohol Hours, 1<sup>st</sup> 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):** Click or tap here to enter text. & Click or tap to enter a date.

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

**Current Council Meeting:** Wednesday, October 30, 2024

**SUBMITTED BY:** Shawanna Qawiy, Planning and Zoning Department

**PRESENTER:** Shawanna Qawiy, Planning & Zoning Director

**PURPOSE:** The City of Stonecrest is seeking approval to amend Chapter 4 Alcoholic Beverages/Chapter 15 Licenses, Permits, and Miscellaneous Business Regulations to specify hours of operation for businesses operating in the City of Stonecrest.

**FACTS:** The request is to modify the ordinance and definitions to update and amend the hours of operation for businesses that sell and consume alcohol on premises in the City of Stonecrest.

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

**RECOMMENDED ACTION:** Approve

**ATTACHMENTS:**

- (1) Attachment 1 - Redlined Ordinance
- (2) Attachment 2 - Meeting Minutes
- (3) Attachment 3 - Click or tap here to enter text.



## CITY COUNCIL AGENDA ITEM

---

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

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

**ORDINANCE \_\_\_\_ - \_\_\_\_\_**

1 **AN ORDINANCE TO AMEND CHAPTER 4 (ALCOHOLIC BEVERAGES) OF THE**  
2 **CITY OF STONECREST CODE OF ORDINANCES TO CHANGE THE TIME FOR THE**  
3 **SALE AND USE OF ALCOHOL WITHIN THE CITY OF STONECREST; TO PROVIDE**  
4 **FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**  
5 **ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR**  
6 **OTHER LAWFUL PURPOSES.**

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

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

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

16 **WHEREAS**, CHAPTER 4 (ALCOHOLIC BEVERAGES) (“Alcohol Ordinance”) of the  
17 City of Stonecrest Code of Ordinances governs the compliance of the sale and use of alcohol  
18 within the City; and

19  
20

21           **WHEREAS**, the City desires to amend the time for the sale and use of alcohol throughout  
22 the City to align with the hours of operation for all businesses licensed to sell alcohol; and

23           **WHEREAS**, the health, safety, and welfare of the citizens of the city will be positively  
24 impacted by the adoption of this Ordinance.

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

28           **Section 1.** The Code of Ordinances, City of Stonecrest, Georgia is hereby amended by  
29 amending CHAPTER 4 (ALCOHOLIC BEVERAGES) OF THE CITY OF STONECREST  
30 CODE OF ORDINANCES TO CHANGE THE TIME FOR THE SALE AND USE OF  
31 ALCOHOL WITHIN THE CITY OF STONECREST adopting the provisions set forth in Exhibit  
32 A attached hereto and made a part by reference.

33           **Section 2.** That the amended ordinance be read and codified as follows with added text in **red**  
34 **font, bold and underlined** and deleted text in **red and strikethrough** font.

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

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

40           (b) It is hereby declared to be the intention of the Mayor and Council that, to the  
41 greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of  
42 this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this  
43 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the

44 greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance  
45 is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this  
46 Ordinance.

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

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

58 **Section 6.** All ordinances and parts of ordinances in conflict herewith are hereby expressly  
59 repealed to the extent of the conflict only.

60 **Section 7.** The effective date of this Ordinance shall be the date of its adoption by the  
61 Mayor and Council unless otherwise stated herein.

62 **Section 8.** The Ordinance shall be codified in a manner consistent with the laws of the  
63 State of Georgia and the City of Stonecrest.

64 **Section 9.** It is the intention of the governing body, and it is hereby ordained that the  
65 provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of

66 Stonecrest, Georgia and the sections of this Ordinance may be renumbered to accomplish such  
67 intention.

**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

**CITY OF STONECREST, GEORGIA**

\_\_\_\_\_  
**Jazzmin Cobble, Mayor**

**ATTEST:**

\_\_\_\_\_  
City Clerk

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

---

**TEXT AMENDMENT**

**TMOD 24-003 ALCOHOL HOURS**  
**CHAPTER 4 ALCOHOLIC BEVERAGES**

**ARTICLE I. IN GENERAL**

**Sec. 4.1.1. Purposes.**

The purposes of this chapter shall include, but not be limited to, the following:

- (a) Compliance with and effectuation of state law;
- (b) Promotion and effectuation of the city's land use and zoning policies/plans;
- (c) Prevention of the unlawful sale and use of alcohol;
- (d) Protection of schools, homes, churches, parks and other entities; and
- (e) Protection of the public health, safety and welfare.

**Sec. 4.1.1. Purposes.**

The purposes of this chapter shall include, but not be limited to, the following:

- (a) Compliance with and effectuation of state law;
- (b) Promotion and effectuation of the city's land use and zoning policies/plans;
- (c) Prevention of the unlawful sale and use of alcohol;
- (d) Protection of schools, homes, churches, parks and other entities; and
- (e) Protection of the public health, safety and welfare.

(Ord. No. 2017-06-05, § 4.1.1, 6-5-2017)

**Sec. 4.1.2. Definitions.**

The following words, terms, and phrases, when used in this chapter, shall have the meanings ascribed to them in this chapter, except where the context clearly indicates a different meaning:

*Alcohol* means ethyl alcohol, hydrated oxide of ethyl, or spirits of wine, from whatever source or by whatever process produced.

*Alcoholic beverage* means and includes all alcohol, distilled spirits, beer, malt beverage, wine, or fortified wine.

*Alcoholic beverage caterer* means a person or entity possessing a valid off-premises alcoholic beverage catering license from the city or another local political subdivision.



Bar means an establishment intended for a casual environment offering lower-to-premium beverages, short-order meals, louder music, boisterous patrons and below characteristics or requirements. Operating hours 12pm-12am.

- a) Alcoholic Consumption on Premises license.
- b) Party-like environment.
- c) Karaoke
- d) Smoke & Vape Free Environment.
- e) Condensed table and clustered bar seating.
- f) No live entertainment.
- g) Patrons 21+ years of age.

*Beer or malt beverage* means any alcoholic beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops or any other similar product, or any combination of such products in water, containing not more than six percent alcohol by volume, and including ale, porter, brown, stout, lager beer, small beer and strong beer. The term "beer" or "malt beverage" does not include sake, known as Japanese rice wine.

*Bottle club* means any restaurant, music hall, theater or other establishment providing food or entertainment in the normal course of business, and in which the owners or their agents knowingly allow patrons to bring in and consume the patrons' own alcoholic beverages.

*Craft beer market* means a retail package store for malt beverages to be consumed off-premises, where the primary means of delivery of the package is in growlers, as defined by this Code.

*Day* means a period from 12:00 midnight through 11:59 p.m.

*Distilled spirits or spirituous liquor* means any alcoholic beverage obtained by distillation or containing more than 21 percent alcohol by volume, including, but not limited to, all fortified wines.

*Eating and drinking establishments mean those establishments whose primary purpose is to derive income from the sale of food and drink, including malt beverages, wine and/or distilled spirits consumed primarily within the principal building, and without a drive-in or drive-thru component where such establishment is open for use by patrons beyond 12:30 a.m. Entertainment shall be incidental thereto. 2022-01-02*

*Employee* means any person who regularly performs any service on the alcoholic beverage licensed premises on a full-time, part-time, or contract basis, regardless of whether the person is denominated an owner, partner, member, employee, independent contractor, lessee, or otherwise. The term "employee" does not include a person exclusively on the premises for repair or maintenance of the premises or for the delivery of goods to the premises.

*Family* means and includes any person related to the person indicated within the first degree of consanguinity or affinity, as determined according to civil law.

*Fixed salary* means the amount of compensation paid any member, officer, agent or employee of a bona fide private club as may be fixed by its members at a prior annual meeting or by the city council out of the general revenue of the club and shall not include a commission on any profits from the sale of alcoholic beverages. For the purpose of this definition, tips or gratuities that are added to the bills under club regulation shall not be considered as profits from the sale of alcoholic beverages.

*Full-service kitchen* means a kitchen consisting of a commercial sink and refrigerator and either a commercial stove, grill or microwave oven approved by the City manager or his designee.

*Licensee* means the individual to whom a license is issued or, in the case of a partnership or corporation, all partners, officers and directors of the partnership or corporation.

*Liter* means metric measurement currently used by the United States.

Lounges mean an establishment intended for social engagement, networking, soft or live music, relaxed upscale atmosphere offering complimentary amenities such as premium snacks and exquisite short order

dining, alcohol, Wi-Fi, or a business center for working professionals with other characteristics or requirements of 20% of its sales from cigars. Operating hours 12pm-2am.

- a) Walk-in humidors and air purification systems for non-smoky experience.
- b) Upscale furniture, fixed bars, private rooms with ambience.
- c) Membership or open to the public.
- d) Alcohol, Hookah, Cigars, Pipes, Small Plate dining, Meeting Spaces & VIP Rooms
- e) Patrons 21+ year of age
- f) Dress Code

*Manufacturer* means any maker, producer or bottler of an alcoholic beverage. The term "manufacturer" also means:

- (a) In the case of distilled spirits, any person engaged in distilling, rectifying, or blending any distilled spirits; provided, however, that a vintner that blends wine with distilled spirits to produce a fortified wine shall not be considered a manufacturer of distilled spirits.
- (b) In the case of malt beverages, any brewer.
- (c) In the case of wine, any vintner.

*Package* means a bottle, can, keg, barrel or other original consumer container.

*Nightclubs/Nightlife Establishments* means operating beyond 12am and required to be closed by 2:00am with the below characteristics or requirements. Operating hours 12 pm-2:00 am with an approved Special Land Use permit (SLUP.)

- a) Collecting Entry Fees.
- b) Live Entertainment
- c) DJ's
- d) Artists
- e) Musicians
- f) Party Promotions
- g) Concerts
- h) Comedy Shows
- i) Party's
- j) Mobile and Fixed bars.
- k) Dance Floors, VIP Sections, Private Rooms
- l) Valet Parking.
- m) Patrons 21+ years of age.
- n) Onsite security.

*Nightclub* means a place of entertainment open at night serving food and or liquor with all booths and tables unobstructed and open to view, dispensing alcoholic beverages and in which music, dancing or entertainment is conducted with or without a floor show. The principal business of a nightclub shall be entertaining, and the serving of alcoholic beverages shall be incidental thereto. (Adopted 2022-01-02)

*Private club* means any nonprofit association organized under the laws of this state that meets all of the following criteria:

- (a) Has been in existence at least one year prior to the filing of its application for a license to be issued pursuant to this chapter.
- (b) Has at least 75 regular dues-paying members.

- (c) Owns, hires or leases a building space within a building for the reasonable use of its members with all of the following:
- (i) Full service kitchen and dining room space and equipment.
  - (ii) A sufficient number of employees for cooking, preparing and serving meals for its members and guests.
- (d) Has no member, officer, agent or employee directly or indirectly receiving, in the form of salary or other compensation, any profits from the sale of alcoholic beverages beyond a fixed salary.

*Restaurant* means any business whose primary function or operation is the preparation of food and/or drink for consumption on-premises, and whose gross profits are derived at 60 percent from the sale of food.

*Restaurant (Class A)* means a counter based Dine-In or To-Go or drive-thru establishment where meals are prepared to be consumed in a dining area or via drive-thru with the below characteristics or requirements. Operating hours 6am-12am.

- a) Fast-food, Café's, Coffee Shops, or buffet-style dining.
- b) Table and booth dining.
- c) Serves both breakfast and lunch.
- d) No alcoholic beverage served or license applicable.
- e) Valid business license.

*Restaurant (Class B)* means an establishment with full menus where patrons pay to sit and consume meals that are prepared, served, and consumed with alcohol on the premises with the below characteristics or requirements. Operating hours 11:30 am-12:00am.

- a) Alcoholic beverage consumption on premises with valid alcohol license ONLY.
- b) Fixed bar and dining.
- c) Table and booth dining.
- d) Operational hours 11:30 pm-12:00 am.
- e) No smoking of any kind or type on premises.

*Retailer, retail dealer, retail licensee or retail outlet* means any person or other legal entity selling alcoholic beverages, either in unbroken packages or for consumption on the premises, retail only to consumers and not for resale.

*Smoking Lounge* means an establishment which sells tobacco and/or promotes the smoking of tobacco products or other any other substance on its premises. The term "smoking lounge" includes but is not limited to cigar lounges, hookah cafes, tobacco lounges, tobacco clubs, or tobacco bars. (Adopted 2022-01-02)

*Special events facility* means a building and/or premises used as a customary meeting or gathering place for personal social engagements or activities, where people assemble for parties, weddings, wedding receptions, reunions, birthday celebrations, other business purposes, or similar such uses for profit, in which food and beverages may be served to guests. (Adopted 2022-01-02)

1. *The term special events facility shall not include places of worship.*
2. *Small Special Event Facility shall mean assembly and entertainment uses with a seating or occupant capacity or no more than 100 persons.*

3. *Large Special Event Facility shall mean assembly and entertainment uses with a seating or occupant capacity of more than 100 persons.*

*Wine* means any alcoholic beverage containing not more than 21 percent alcohol by volume made from fruits, berries or grapes, either by natural fermentation or by natural fermentation with brandy added. "Wine," includes, but is not limited to, all sparkling wines, champagnes, combinations of such beverages, vermouths, special natural wines, rectified wines and like products. The term "wine" does not include cooking wine mixed with salt or other ingredients so as to render it unfit for human consumption as a beverage. A liquid shall first be deemed to be a wine at that point in the manufacturing process when it conforms to the definition of wine contained in this section.

(Ord. No. 2017-06-05, § 4.1.2, 6-5-2017)

## **ARTICLE II. LICENSING**

### **Sec. 4.2.1. License required.**

- (a) Except as specifically authorized in this chapter, no person, entity and/or business shall engage in the manufacture, sale or distribution of alcoholic beverages in the city without first having obtained a license as provided under this article.
- (b) The city license shall not be valid without current state licenses.
- (c) A retail establishment shall not have alcoholic beverages on the sales floor or in cooler unless the establishment has a current city alcoholic beverage license.

(Ord. No. 2017-06-05, § 4.2.1, 6-5-2017)

### **Sec. 4.2.2. Sale in incorporated area of city; scope of license.**

- (a) Alcoholic beverages may be sold in the incorporated area of the city under a license granted by the city council upon the terms and conditions provided in this chapter.
- (b) The businesses of manufacturing, distributing, selling, handling and otherwise dealing in or processing alcoholic beverages are privileges and not rights pursuant to O.C.G.A. § 3-3-1, and such privileges shall not be exercised within the city limits without full compliance with all applicable licensing, regulatory, and revenue requirements of local, state and federal rules, regulations, and laws, including this chapter.
- (c) All licenses hereunder shall have printed on the front these words: "This license is a mere privilege subject to be revoked and annulled, and is subject to any future ordinances which may be enacted."

(Ord. No. 2017-06-05, § 4.2.2, 6-5-2017)

### **Sec. 4.2.3. Separate license for each location.**

A separate application for an alcoholic beverage license must be made for each location and a separate license must be issued.

(Ord. No. 2017-06-05, § 4.2.3, 6-5-2017)

#### Sec. 4.2.4. Consumption sales only.

Persons holding a license to sell distilled spirits for consumption on the premises shall not be permitted to sell liquor by the package or bottle, except as provided in this article.

(Ord. No. 2017-06-05, § 4.2.4, 6-5-2017)

#### Sec. 4.2.5. Reserved.

Ord. No. 2022-01-02 , § 1(Exh. A), adopted January 10, 2022, repealed § 4.2.5, which pertained to temporary permits and derived from Ord. No. 2017-06-05, § 4.2.5, June 5, 2017.

#### Sec. 4.2.6. Off-premises alcoholic beverage catering license.

- (a) Any person or entity that possesses a valid license from the city to sell or otherwise dispense malt beverages or wine by the glass may apply for an off-premises alcoholic beverage catering license to sell or otherwise dispense malt beverages or wine by the glass at an authorized catering function, using the form prescribed by the City Manager or his designee.
- (b) Any person or entity that possesses a valid license from the city to sell or otherwise dispense malt beverages, wine, or distilled spirits by the glass may apply for an off-premises alcoholic beverage catering license to sell or otherwise dispense malt beverages, wine, or distilled spirits, using the form prescribed by the City Manager or his designee.
- (c) The annual licensing fee for an off-premises alcoholic beverage catering license shall be set by the city council, provided that the total of the licensing fee shall not exceed \$5,000.00 for any one licensed location.
- (d) This license is an add-on service option to be combined with the local alcoholic beverage consumption on premises license. The fee shall not be prorated and will expire on December 31<sup>st</sup>; unless otherwise renewed with annual alcoholic beverage consumption on premises license.

(Ord. No. 2017-06-05, § 4.2.6, 6-5-2017)

#### Sec. 4.2.7. Off-premises alcoholic beverage catering event permit.

- (a) The City Manager or his designee shall be responsible for issuing off-premises alcohol catering event permits and shall develop rules and regulations governing all off-premises alcoholic beverage catering events.
- (b) Resident alcoholic beverage caterers. In order to sell or otherwise distribute distilled spirits, malt beverages, or wine at an authorized catering function within the corporate limits of the city, an alcoholic beverage caterer licensed by the city must apply for an event permit on the form prescribed by the City Manager or his designee. The application must include:
  - (i) The name of the caterer;
  - (ii) The date, address and time of the event; and
  - (iii) The licensed alcoholic beverage caterer's license number.
  - (iv) Payment of the \$200 fee for catering license and permit
- (c) Nonresident alcoholic beverage caterers. In order to sell or otherwise distribute distilled spirits, malt beverages, or wine at an authorized catering function within the corporate limits of the city, an alcoholic

beverage caterer licensed by another local political subdivision must apply for an event permit on the form prescribed by the City Manager or his designee. The application must include:

- (i) The name of the caterer;
- (ii) The date, address and time of the event;
- (iii) The alcoholic beverage caterer's license from another jurisdiction; and
- (iv) An event permit fee in the amount established by action of the city council.
- (v) Alcoholic beverage state license;
- (vi) Total quantity of alcohol to be transported into the corporate limits of the city.
- (vii) Payment of the \$200 fee for catering license and permit.
- (d) An alcoholic beverage caterer must maintain the original event permit in the vehicle transporting the alcoholic beverages to the event at all times.
- (e) Excise taxes are imposed upon the sale of alcoholic beverages (liquor-by-the-drink) by an alcoholic beverage caterer licensed by the city as provided in article IV of this chapter and due by the 20<sup>th</sup> day of the following month.
- (f) Excise taxes are imposed upon the total of quantity of individual alcoholic beverage drinks brought into the corporate limits of the city by an alcoholic beverage caterer licensed by another local political subdivision in the amount provided in section 4.4.2 and shall be paid within 30 days of the conclusion of the event.
- (g) Sunday sales. An alcoholic beverage caterer wishing to cater an event on Sunday must possess a valid Sunday sales license and comply with the requirements of state law with respect to the service of alcoholic beverages on Sunday.
- (h) It is unlawful for a licensed alcoholic beverage caterer to employ any person under 21 years of age who, in the course of such employment, would dispense, serve, sell or handle alcoholic beverages.
- (i) The alcohol beverage caterer shall comply with all the general ordinances and the licensing and regulations for a consumption-on-the-premises establishment during the permitted event, with the exception of the full-service kitchen requirement and the employee alcoholic beverage permit and non-alcoholic beverage permit requirement.

(Ord. No. 2017-06-05, § 4.2.7, 6-5-2017)

#### **Sec. 4.2.8. Persons eligible for licensing.**

- (a) No license for the sale of alcoholic beverages shall be granted to any person or entity, where the majority of stock or partnership interests are controlled by individuals who are not citizens of the United States or aliens lawfully admitted for permanent residence. If an entity is owned by other entities, then this requirement shall apply to the majority stockholders of the other entities to ensure that a license is not granted to an ineligible person or entity.
- (b) No license for the sale of alcoholic beverages shall be granted to any person that has not attained the age of 18 years.
- (c) No license for the sale of alcoholic beverages shall be granted to any person or entity for alcoholic beverage sales at a "sexually oriented business," as defined in section 4.5.5(b) and chapter 15, as adopted by the City of Stonecrest.
- (d) Licenses for corporations shall be issued in the name of the corporation and applied for by and in the name of the majority stockholder, officer and/or employee primarily responsible for the operation of the licensed

premises. Licenses for partnerships shall be issued in the name of the partnership and shall be applied for by and in the name of the partner and/or employee primarily responsible for the operation of the licensed premises.

- (i) Where the majority stockholder is not an individual, the license shall be issued to jointly to the corporation and local manager of the business.
  - (ii) In the case of a partnership, the license shall be issued to the partners with the highest ownership percentage. In the case of a sole proprietorship, the sole proprietor shall be the applicant and the licensee.
- (e) No license for the sale of alcoholic beverages shall be granted to any person who has been convicted under any federal, state or local law of any felony within the last ten years, has been on felony probation or parole within the last five years, or released from prison on felony charges within the last five years prior to filing an application. The term conviction includes any adjudication of guilt or a plea of guilty or nolo contendere. This subsection shall apply to any corporation or partnership where any stockholder with ownership of ten percent or more, all corporate officers, and all partners fails to meet these requirements.
- (f) No license for the sale of alcoholic beverages shall be granted to any person who has been convicted under any federal, state or local law of any misdemeanor involving moral turpitude within ten years prior to filing an application. The term "conviction" includes any adjudication of guilt or a plea of guilty or nolo contendere. The term "moral turpitude" shall include any violation that involves gambling, drugs, or a driving while intoxicated conviction in less than five years from a prior driving while intoxicated conviction, and sale of alcohol with the exception of any violations of section 4.5.7. This subsection shall apply to any corporation or partnership where any stockholder with ownership of ten percent or more, all corporate officers, and all partners fails to meet these requirements.
- (g) It is unlawful for any city employee of a department regulating alcoholic beverages, or the employee's spouse or minor children, to have any whole, partial or beneficial interest in any license to sell alcoholic beverages in the city.
- (h) No license for the sale of alcoholic beverages shall be granted to any person who has had any license issued in any jurisdiction revoked within two years prior to the filing of the application.

(Ord. No. 2017-06-05, § 4.2.8, 6-5-2017)

#### **Sec. 4.2.9. Application for alcoholic beverage license.**

- (a) All persons or entities desiring to sell alcoholic beverages shall make application on the form prescribed by the City Manager or his designee.
- (b) The application shall include:
  - (i) The Applicant's full name, birth date, residential addresses for the past five years, name and location of their employers for the last five years, spouse's name, both the applicant and their spouse's criminal history showing all arrests, convictions, guilty pleas and dispositions for alleged violations of any local, state and/or federal law for the last five years prior to the application, and, where applicable, the name of the partnership or corporation for whom they are applying, and any trade business and/or organizational name under which the licensed premises may operate;
  - (ii) The proposed business to be carried on;
  - (iii) If a partnership, the names and addresses of the partners;
  - (iv) If a corporation, the names and addresses of the officers;
  - (v) The name and address of the agent for service of process;

- (vi) The name and address of the manager;
  - (vii) The names and addresses of all stockholders holding ten or more percent or of any class of corporate stock, or any other entity having a financial interest in each entity which is to own or operate the establishment; and
  - (viii) If the manager changes, the applicant must furnish the City Manager or his designee with the name and address of the new manager and other information as is requested within ten days of such change.
- (c) All applications for a package liquor license, both original and renewals, must be accompanied by a full and complete statement relative to any and all interest in retail liquor stores. This shall include names and addresses of all persons possessing a legal ownership in the subject establishment, together with any interest that each person or that any family member of each person has in any other retail liquor store located in the city or any other place; the ownership of the land and building where such retail business is operated; the amount of rental paid for the land and building, the manner in which such rental is determined, and to whom and at what intervals the rental is paid; the names and addresses, by affidavit from the owner, lessor or sub lessor of the land and building, of all persons having any whole, partial, beneficial or other legal interest in and to the land and building on and in which the retail liquor store is located; and any other information called for by the City Manager or his designee to ensure compliance with the provisions of this division. Any change in relationship herein declared must be filed when made with the City Manager or his designee and failure to so file within a period of ten days after this change is made shall be grounds for the city to cancel the license.
- (d) All applications shall be sworn to by the applicant before a notary public or other officer authorized to administer oaths.
- (e) Upon receipt of the application, it shall be forwarded to the City Manager, or his designee, for a background investigation of the applicant, and all other persons identified in the application as required by subsection (b) of this section. The investigation may include a check of any criminal history anywhere in the United States, a check of any other jurisdiction identified by the applicant where he has previously held an alcohol license of any kind, and any other factor deemed relevant by the City Manager, or his designee. As a prerequisite to the issuance of any such initial permit or license, the applicant shall furnish a complete set of fingerprints to be forwarded to the Georgia Bureau of Investigation, which shall search the files of the Georgia Crime Information Center for any instance of criminal activity during the two years immediately preceding the date of the application. The Georgia Bureau of Investigation shall also submit the fingerprints to the Federal Bureau of Investigation under the rules established by the United States Department of Justice for processing and identification of records.
- (f) In all instances in which an application is denied or dismissed with prejudice under the provisions of this section, the applicant may not reapply for a license for at least one year from the final date of such denial.
- (g) An alcoholic beverage license shall be granted unless an applicant fails to meet the qualifications for an alcoholic beverage license under this chapter. The City Manager or his designee shall provide written notice to any applicant whose application is denied under the provisions of this chapter within 30 days of filing a properly completed application or within 15 days of obtaining the criminal background check or records identified in subsection (e) of this section, whichever is later. An application for an alcoholic beverage license is complete when it contains the information required by this chapter and is accompanied by the license fee in the amount established by action of the city council. Such written notification shall set forth in reasonable detail the reasons for such denial and shall advise the applicant of the right to appeal to the alcohol beverage review board under the provisions of this division within 15 days from date of notice. If a license is not issued or denied within the time frame specified herein, the license shall be automatically approved.

(Ord. No. 2017-06-05, § 4.2.9, 6-5-2017)



#### Sec. 4.2.10. Issuance of license and employee permits; employee permit fees.

- (a) All employees of any licensed establishment must hold an employee permit. The conditions and procedures governing the issuance of alcohol permits for employees are set forth in this section.
- (b) An employee permit shall be issued unless the applicant fails to meet the qualifications for an employee permit under this chapter. Any employee permit identified in this chapter will be issued or the issuance of an employee permit will be denied within 30 days after submission of a properly completed application or within 15 days of the records in subsection (d) of this section, whichever is later. An application for an employee permit is complete when it contains the information required by this chapter and is accompanied by the permit fee in the amount established by action of the city council. A permit shall be valid for 12 months from the date of issuance. If a permit is not issued or denied within the time frame specified herein, the permit shall be automatically approved.
- (c) No person requiring a permit may be employed by or work in an establishment, as defined in this chapter, until such person has filed an application, paid the fee for and obtained a work permit from the City Manager or his designee. No person shall be issued a permit who has been convicted in this city, county, state, or in any federal court within five years immediately prior to the application for employment for soliciting for prostitution, keeping a disorderly place, illegally dealing in narcotics, sex offenses or any charge relating to the manufacture or sale of intoxicating liquors or any felony or misdemeanor of moral turpitude.
- (d) An application for a permit shall include the applicant's legal name, all of the applicant's aliases and/or any other name by which the applicant has ever been known, mailing address, written proof of age (in the form of a driver's license, a picture identification document containing the applicant's date of birth issued by a governmental agency, or a copy of a birth certificate accompanied by a picture identification document issued by a governmental agency), and a list of all prior criminal convictions. The City Manager or his designee shall make a complete search relative to any police record of the applicant. As a prerequisite to the issuance of any such initial permit or license, the employee shall furnish a complete set of fingerprints to be forwarded to the Georgia Bureau of Investigation, which shall search the files of the Georgia Crime Information Center for any instance of criminal activity during the two years immediately preceding the date of the application. The Georgia Bureau of Investigation shall also submit the fingerprints to the Federal Bureau of Investigation under the rules established by the United States Department of Justice for processing and identification of records.
- (e) Any permit for employment issued hereunder shall expire 12 months from the date of issuance unless earlier revoked or suspended. The City Manager or his designee may prescribe reasonable fees for certifying the eligibility for employment.
- (f) An employee holding a permit issued pursuant to this chapter shall at all times during his working hours have the permits available for inspection at the premises.
- (g) An employee shall provide his employer with a legible copy of his permit which copy shall be maintained by the employer as part of its business records.

(Ord. No. 2017-06-05, § 4.2.10, 6-5-2017)

#### Sec. 4.2.11. Expiration; renewal.

- (a) All licenses granted under this article shall expire on December 31 of each year. A licensee who desires to renew the license shall file application, with the requisite fee heretofore provided, with the City Manager or his designee on the form provided for renewal of the license for the ensuing year. All applications for renewal will be reviewed by the City Manager or his designee. Licensees do not have a right to automatic renewal and must ~~follow~~ ~~be in compliance with~~ all rules and regulations for the granting of licenses.

Applications for renewal must be filed before November 30 of each year; ~~in addition to all monthly excise taxes paid; otherwise a 10% penalty penalties and interest will be assessed. No renewal license shall be granted after December 31, but such application shall be treated as an initial application and the applicant shall be required to comply with all rules and regulations for the granting of licenses as if no previous license had been held.~~

~~(b) No renewal license shall be granted after December 31, but such application shall be treated as an initial application and the applicant shall be required to comply with all rules and regulations for the granting of licenses as if no previous license had been held.~~

~~(b)(c)~~ All licenses granted under this division shall be for the full calendar year or for the number of months remaining in the calendar year. License fees shall not be prorated. ~~based on the number of months remaining in the calendar year; partial months shall be counted as a full month.~~ License fees are not refundable.

~~(c) Any person renewing any license issued under this chapter who pays the required fee or any portion thereof after the date set by law for such payment shall pay, in addition to the annual fee, a late payment penalty in addition to an assessment of interest at the rate of ten percent of the amount annual fee for the failure to renew; and an additional penalty of 25 percent of the amount due shall be assessed for any fraud or intent to evade.~~

(d) Failure to fully complete the renewal application, as required by the City Manager or his designee will delay the renewal. The failure to furnish complete information within 30 days after being requested shall result in automatic denial of the renewal.

(Ord. No. 2017-06-05, § 4.2.11, 6-5-2017)

#### **Sec. 4.2.12. Transferability.**

- (a) No license for the sale of alcoholic beverages shall be transferable, except as otherwise provided in this section.
- (b) In case of the death of the licensee, the establishment shall be allowed to continue to sell alcoholic beverages for a period of 30 days from the date of death, or until expiration of the license, or until approval of a new license, whichever occurs first; provided, however, that the City Manager or his designee must be notified of the licensee's death within ten days of the death or the license shall automatically terminate on the 11th day following the death of the licensee.
- (c) If a license is surrendered, or a licensee severs the association with the licensed establishment, the establishment may continue to sell alcoholic beverages for a period of 30 days from the date of surrender, or from the date determined to be the date of severance; provided, however, that the City Manager or his designee must be notified of the change within ten days of the severance or the license shall automatically terminate on the 11th day following the date of the severance. Upon issuance of a new license, the authorization to sell under the previous license shall be revoked by operation of law. No additional license fees shall be required during the period for which the original license was issued.
- (d) Nothing in this section shall prohibit one or more of the partners in the partnership holding a license to withdraw from the partnership in favor of one or more of the partners who were partners at the time of the issuance of the license. This section shall not prohibit transfer of stock between persons who held stock in the corporate owner at the time of issuance of the license; nor shall it prohibit transfers of stock which do not result in any person increasing stock holdings to a total of ten or more percent of any class of corporate stock, or any other entity having a financial interest in the entity.

- (e) Should a transfer of location be approved, with no change of ownership of the business, the license fee paid for the old location shall be applied to the new location.
- (f) Except as provided in this section, any change in the ownership of any entity owning a licensed establishment shall cancel and revoke any license issued under this division automatically, without the necessity of a hearing.

Violation of this section shall result in revocation of the license being used and a fine of \$1,000.00 each on the new ownership and the old ownership. No license will be issued to the old or the new owner in the city for one year from the date of the violation.

(Ord. No. 2017-06-05, § 4.2.12, 6-5-2017)

#### **Sec. 4.2.13. Display.**

The city alcoholic beverage license shall at all times be kept plainly exposed to view at the place of business of the licensee. The finance director or designee shall ensure that all licenses for on-premises consumption of alcoholic beverages show:

- (i) Any special land use permit conditions imposed by the city council for the establishment;
- (ii) The allowed hours of operation for the location; and
- (iii) Written notice to the licensee that the license with the hours of operation must be posted in a public and conspicuous place within the licensee's establishment.

(Ord. No. 2017-06-05, § 4.2.13, 6-5-2017)

#### **Sec. 4.2.14. Suspension or revocation.**

The City Manager or his designee is entitled, in its sole discretion, to either suspend or revoke any license upon a finding by the City Manager or his designee, of any violation by the licensee, of any other person required under this division to meet the qualifications required for the issuance of the license, or by any majority stockholder, general or managing partner, or employee, agent, or servant of the licensee or the business in which such license is utilized, of any of the following:

- (a) Any federal or state law, rule or regulation relative to the manufacture, sale, distribution or possession of alcoholic beverages;
- (b) Any provision, condition, requirement, or limitation contained in this division;
- (c) Any other ordinance of the city;
- (d) Any ordinance, rule, regulation or law of any governmental entity otherwise regulating the business in which such license is utilized;
- (e) Any criminal law which is classified as a felony;
- (f) Any criminal law involving moral turpitude;
- (g) Any documented negative impact to adjacent property owners for which the owner or tenant has failed to remedy through good faith efforts;
- (h) Failure to maintain parking lot of property in such a manner as to prevent littering, loitering, acts of disorderly conduct, excessive demand for public safety resources, and ongoing disturbance of adjacent property owners;

- (i) If the licensee furnishes fraudulent or untruthful information in the original, renewal or transfer application for a license or omits information required in the original, renewal or transfer application for a license;
- (j) Failure of the licensee or any other person required under this division to meet the qualifications required for the issuance of the license, to meet, as of the time of the notice of hearing relative thereto, the requirements established in this division for the initial issuance of such license;
- (k) Failure of the licensee or any employee or agent of the business in which the license is utilized to promptly report to the City Manager or his designee:
  - (i) Any violation of this division;
  - (ii) Any other violation of law;
  - (iii) Any other violation of any other city ordinance; or
  - (iv) Any breach of the peace, disturbance or altercation which occurs within or upon the premises of the business in which such license is utilized;
- (l) Repeated failure of the licensee or the employees, agent and servants of the business in which the license is utilized to promptly control and prevent within or upon the premises of such business any of the following activities or conduct:
  - (i) Fighting;
  - (ii) Disorderly conduct;
  - (iii) Utilization of controlled substances;
  - (iv) Gambling;
  - (v) Indecent conduct;
  - (vi) Excessive noise; or
- (m) Failure of the licensee or any other person required under this division to meet the qualifications required for the issuance of the license to promptly pay and satisfy all taxes and other financial obligations due the city which are not the subject of appeal or litigation; or
- (n) Failure to allow unrestricted access to the City Manager or his designee for inspections.

(Ord. No. 2017-06-05, § 4.2.14, 6-5-2017)

#### **Sec. 4.2.15. Inspection of premises.**

The community development department, and/or the City Manager or his designee may inspect establishments licensed under the alcoholic beverage ordinances of the city during the establishment' s hours of operation. Such inspections shall be made for the purpose of verifying compliance with the requirements of this chapter and state law.

(Ord. No. 2017-06-05, § 4.2.15, 6-5-2017)

#### **Sec. 4.2.16. Agent for service of process.**

All establishments licensed under this chapter must have and continuously maintain in the county a registered agent upon whom any process, notice or demand required or permitted by law or under this chapter to be served upon the licensee or owner may be served. This person must be a resident of the county. The licensee

shall file the name of such agent, along with the written consent of such agent, with the city in such form as the city prescribes.

(Ord. No. 2017-06-05, § 4.2.16, 6-5-2017)

#### **Sec. 4.2.17. Collection of delinquent sums.**

If any person fails to pay the sum due under this chapter, the City Manager or his designee shall issue an execution against the person so delinquent and such person's property for the amount of the delinquent fee or tax.

(Ord. No. 2017-06-05, § 4.2.17, 6-5-2017)

#### **Sec. 4.2.18. Audits.**

If the City Manager or his designee deems it necessary to conduct an audit of the records and books of a licensee under the provisions of this article, it shall so notify the licensee of the date, time and place of the audit.

(Ord. No. 2017-06-05, § 4.2.18, 6-5-2017)

## **ARTICLE V. OPERATIONAL RULES FOR RETAILERS**

### *DIVISION 1. GENERALLY*

#### **Sec. 4.5.1. Posting of regulations.**

- (a) All licensees under this article shall post in a prominent location on licensed premises, in a manner whereby it may be easily viewed by patrons, an approved sign setting forth or summarizing the laws of the city and the state in regard to the sale of alcoholic beverages to underage or intoxicated persons.
- (b) Each such sign shall be of a size and configuration approved by the City Manager or his designee, and shall include either the language of the applicable sections, or summaries approved by the City Manager or his designee.
- (c) The City Manager or his designee may design and have printed approved signs, which shall be made available to licensees at a price to be established by the City Manager or his designee.

(Ord. No. 2017-06-05, § 4.5.1, 6-5-2017)

#### **Sec. 4.5.2. Location restrictions.**

(a) No person knowingly and intentionally may sell or offer to sell at retail, except as allowed under subsection (b) of this section:

(1) Any wine or malt beverages within 100 yards of any school, school grounds, educational facility, college campus.

(2) Any distilled spirits in or within 200 yards of any residence or church or within 200 yards of any school, school grounds, educational facility, college campus.

- (3) Any distilled spirits, wine or malt beverages within 200 yards of an alcoholic treatment center owned and operated by this city, this state, or any county or municipal government therein.
- (b) No person knowingly and intentionally may sell or offer to sell for consumption on the premises, except as allowed under subsection (f) of this section:
- (1) Any wine or malt beverages within 100 yards of any school, school grounds, educational facility or college campus;
- (2) Any distilled spirits in or within 200 yards of any church or within 200 yards of any school building, school grounds, educational facility or college campus;
- (3) Any distilled spirits, wine or malt beverages within 200 yards of an alcoholic treatment center owned and operated by this city, this state, or any county or municipal government therein.
- (c) The school building, school grounds, college campus, educational facility or educational building referred to in this section applies only to state, county, city, parochial school, daycare, kindergarten or buildings and to such buildings at such other schools in which are taught subjects commonly taught in the common schools and colleges of this state; provided this shall not apply to private universities and colleges.
- (d) For the purpose of this section, distance shall be measured by the most direct route of travel on the ground. Every license application shall include a scale drawing of the location of the proposed premises, showing the distance of the uses described in this section and a certificate of a registered land surveyor or professional engineer that the location complies with these distance requirements.
- (e) No license in effect as of April 30, 1998, shall be revoked before its date of expiration or renewal or transfer denied by reason of the method of measurement set out in this section, if the license was granted in reliance on another method of measurement. No application for a license shall be denied by reason of the method of measurement set out in this section if a prior license for the same location was in effect on April 30, 1998. No application for a license or renewal shall be denied by reason of the method of measurement set out in this section, if such application is pending on April 30, 1998.
- (f) Where an existing licensed location is interfered with by government action under the power of eminent domain, and not by a voluntary act of the licensee, the licensed use may relocate elsewhere on the property, and the new building site will be treated as an existing nonconforming use eligible for license renewal for the purposes of the distance requirements of this section.

(Ord. No. 2017-06-05, § 4.5.2, 6-5-2017)

#### **Sec. 4.5.8. Retailer to purchase from licensed wholesaler only.**

No retailer shall purchase alcoholic beverages from any person other than a wholesaler licensed under this chapter. No wholesaler shall sell any alcoholic beverage to anyone other than a retailer licensed under this chapter.

(Ord. No. 2017-06-05, § 4.5.8, 6-5-2017)

#### **Sec. 4.5.9. Happy hour promotions.**

- (a) No licensee under this chapter or employee or agent of a licensee shall, in connection with the sale or other disposition of alcoholic beverages for consumption on the premises, engage in selling, offering to sell, or delivering to any person or persons any alcoholic beverage at a price less than one-half the price customarily

charged for such alcoholic beverage, provided nothing contained herein shall be construed to prohibit reducing the price of a drink or drinks by up to one-half the price customarily charged.

- (b) In this section, the term "customarily charged" means the price regularly charged for such alcoholic beverage during the same calendar week.

(Ord. No. 2017-06-05, § 4.5.9, 6-5-2017)

#### **Sec. 4.5.10. Locations where sales by the drink permitted; entrance to establishment.**

No distilled spirits may be sold by the drink for consumption on the premises where sold except in eating establishments regularly serving prepared food, with a full-service kitchen prepared to serve food every hour they are open. When located in hotels, motels and high-rise office and apartment buildings, every entrance to the establishment shall be from a public lobby, hallway, mall or other publicly used interior portion of the primary use structure.

(Ord. No. 2017-06-05, § 4.5.10, 6-5-2017)

#### **Sec. 4.5.11. Certain organizations exempt from food establishment requirements.**

Veterans' organizations, fraternal organizations and other nonprofit organizations currently having tax-exempt status under either the United States Internal Revenue Code or O.C.G.A. § 48-71-1 et seq. shall not be required to operate a food establishment serving prepared food. However, any such organization selling or dispensing alcoholic beverages shall be subject to all ordinance regulations dealing with general licensing and consumption-on-the-premises establishments.

(Ord. No. 2017-06-05, § 4.5.11, 6-5-2017)

## *DIVISION 2. ESTABLISHMENTS LICENSED FOR ON-PREMISES CONSUMPTION OF DISTILLED SPIRITS*

#### **Sec. 4.5.12. Hours of sale and operation.**

- (a) Distilled spirits shall be sold and delivered to the customer for consumption on the premises during the following hours:
- (i) Monday through Friday hours are from 9:00 a.m. until ~~3:55~~ 12 a.m. of the following day.
  - (ii) Saturday hours are from 9:00 a.m. until ~~2:55-12~~ a.m. on Sunday.
  - (iii) Sunday hours are from 11:00 a.m. until 12:00 a.m. midnight on Monday as permitted by section 4.5.15.
- (b) Sales and deliveries during all other hours are prohibited. All licensed establishments must close their premises to the public and clear their premises of patrons by ~~3:30~~ 11:30 p.m. and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

(Ord. No. 2017-06-05, § 4.5.12, 6-5-2017; Ord. No. 2018-08-02 , § 5, 9-5-2018)

### **Sec. 4.5.13. Sales and deliveries during all other hours are prohibited.**

There shall be no consumption on the premises after prohibited hours have been in effect for one-half hour. All licensed establishments must close their premises to the public and clear their premises of patrons within one hour after the time set by this chapter for discontinuance of the sale of alcoholic beverages on the premises and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

(Ord. No. 2017-06-05, § 4.5.13, 6-5-2017)

### **Sec. 4.5.15. Sunday sales.**

- (a) Licensed establishments deriving a minimum of 60 percent of their total annual gross food and beverage sales from the sale of prepared meals or food, or licensed establishments deriving at least 60 percent of their total annual income from the rental of rooms for overnight lodging, are authorized to apply for a Sunday sales permit to sell and serve alcoholic beverages, malt beverages and wine by the drink from 11:00 a.m. on Sunday until 12:00 a.m. midnight of the following Monday.
- (b) Applicants for a Sunday sales permit shall complete a form and affidavit furnished by the City Manager or his designee. The City Manager or his designee may, at any time, require that the licensee obtain an audit prepared by a certified public accountant, at the licensee's expense, to ensure compliance. If an audit reveals that incorrect, incomplete or misleading information was submitted on and/or with the Sunday sales form and/or affidavit, then, the permit shall be automatically revoked by the City Manager or his designee. No later than March 31 of the license year, licensee shall submit a report on monthly sales by category for the prior calendar year.
- (c) All annual permit renewals shall be filed with the City Manager or his designee not later than November 30 of the year preceding the license year for which the permit is to be issued. All renewals are subject to audit prior to being renewed to ensure compliance with this chapter.
- (d) Sunday sales permits may be granted for the full calendar year or for the number of months remaining in the calendar year. The permit fee shall be prorated based on the number of months remaining in the calendar year; partial months shall be counted as a full month. Fees are not refundable and permits shall not be transferable.
- (e) Establishments which qualify for a Sunday sales license are authorized to apply for a temporary Sunday sales permit if they desire to open for special events or holidays. The temporary permit shall be valid for one calendar month and partial months shall be counted as a full month. Licensees must apply 30 days in advance of the issuance date.

(Ord. No. 2017-06-05, § 4.5.15, 6-5-2017; Ord. No. 2018-08-02 , § 5, 9-5-2018)

### **Sec. 4.5.16. Open area and patio sales.**

No consumption and/or sale of distilled spirits shall be allowed in open areas and patios unless first permitted and approved by the City Manager or his designee. The department shall prepare such appropriate regulations as to ensure the safe and orderly operation of these establishments, including, but not limited to, regulations pertaining to maximum capacity, ingress and egress.

(Ord. No. 2017-06-05, § 4.5.16, 6-5-2017)



- CODE OF ORDINANCES  
 Chapter 4 - ALCOHOLIC BEVERAGES  
 ARTICLE V. - OPERATIONAL RULES FOR RETAILERS  
 DIVISION 3. ESTABLISHMENTS LICENSED FOR ON-PREMISES CONSUMPTION OF BEER AND WINE

---

***DIVISION 3. ESTABLISHMENTS LICENSED FOR ON-PREMISES CONSUMPTION OF  
 BEER AND WINE***

**Sec. 4.5.17. Types of retail establishments.**

- (a) No beer or wine shall be sold at retail except in establishments licensed to sell beer and/or wine in the original package, as applicable, which are located in zoning districts in which these establishments are permitted as a conforming use or when such establishment currently exists in the zoning district as a nonconforming use, as defined in chapter 27.
- (b) In cases where a hotel or motel is allowed to sell liquor by the package for the purposes of room service, beer and wine sales by the package shall also be permitted for the purposes of room service to guests of the hotel or motel.

(Ord. No. 2017-06-05, § 4.5.17, 6-5-2017)

**Sec. 4.5.18. Hours of sale and operation.**

Beer and/or wine shall be sold and delivered to the customer for consumption on the premises only during the following hours:

- (a) Monday through Friday hours are from 9:00 a.m. until ~~3:55~~ 12 a.m. of the following day.
- (b) Saturday hours are from 9:00 a.m. until ~~2:55~~ 12 a.m. on Sunday.
- (c) Sunday hours are from 11:00 a.m. on Sunday until 12:00 a.m. midnight on Monday as permitted by section 4.5.21.

Sales and deliveries during all other hours are prohibited. All licensed establishments must close their premises to the public and clear their premises of patrons by ~~3:30~~ 12 a.m. and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

(Ord. No. 2017-06-05, § 4.5.18, 6-5-2017; Ord. No. 2018-08-02 , § 6, 9-5-2018)

**Sec. 4.5.19. Sales and deliveries during all other hours are prohibited.**

There shall be no consumption on the premises after prohibited hours have been in effect for one-half hour. All licensed establishments must close their premises to the public and clear their premises of patrons within one hour after the time set by this chapter for discontinuance of the sale of alcoholic beverages on the premises and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

(Ord. No. 2017-06-05, § 4.5.19, 6-5-2017)

**Sec. 4.5.21. Sunday sales.**

- (a) Licensed establishments deriving a minimum of 60 percent of their total annual gross food and beverage sales from prepared meals or food, or licensed establishments deriving at least 60 percent of their total annual gross income from the rental of rooms for overnight lodging, are authorized to apply for a Sunday sales permit to sell and serve alcoholic beverages by the drink from 11:00 a.m. on Sunday until 12:00 a.m. midnight of the following Monday.
- (b) Applicants for a Sunday sales permit shall complete a form and affidavit furnished by the City Manager or his designee. The City Manager or his designee may, at any time, require that the licensee obtain an audit prepared by a certified public accountant, at the licensee's expense, to ensure compliance. If an audit reveals that incorrect, incomplete or misleading information was submitted on and/or with the Sunday sales form and/or affidavit, then, the permit shall be automatically revoked by the City Manager or his designee. No later than March 31 of the license year, licensee shall submit a report on monthly sales by category for the prior calendar year.
- (c) All annual permit renewals shall be filed with the City Manager or his designee not later than November 30 of the year preceding the license year for which the permit is to be issued. All renewals are subject to audit prior to being renewed to ensure compliance with this chapter.
- (d) Sunday sales permits may be granted for the full calendar year or for the number of months remaining in the calendar year. The permit fee shall be prorated based on the number of months remaining in the calendar year; partial months shall be counted as a full month. Fees are not refundable and permits shall not be transferable.
- (e) Establishments which qualify for a Sunday sales license are authorized to apply for a temporary Sunday sales permit if they desire to open for special events or holidays. The temporary permit shall be valid for one calendar month and partial months shall be counted as a full month. Licensees must apply 30 days in advance of the issuance date.

(Ord. No. 2017-06-05, § 4.5.21, 6-5-2017; Ord. No. 2018-08-02 , § 6, 9-5-2018)

**Sec. 4.5.22. Open area and patio sales.**

No consumption and/or sale of beer and wine shall be allowed in open areas and patios unless first permitted and approved by the City Manager or his designee. The department shall prepare such appropriate regulations as to ensure the safe and orderly operation of these establishments, including, but not limited to, regulations pertaining to maximum capacity, ingress and egress.

(Ord. No. 2017-06-05, § 4.5.22, 6-5-2017)

***DIVISION 4. PRIVATE CLUBS*****Sec. 4.5.23. Generally.**

Private clubs may sell and dispense alcoholic beverages upon compliance with all applicable ordinances and regulations of the city governing the sale of such beverages and upon payment of such license fees and taxes as may be required by the existing ordinances, rules and regulations of the city.

(Ord. No. 2017-06-05, § 4.5.23, 6-5-2017)

#### Sec. 4.5.24. Hours of sale and operation.

Alcoholic beverages shall be sold and delivered to patrons for consumption on the premises only during the following hours:

- (a) Monday through Friday hours are from 9:00 a.m. until ~~3:55~~ 12 a.m. of the following day.
- (b) Saturday hours are from 9:00 a.m. until ~~2:55~~ 12 a.m. on Sunday.
- (c) Sunday hours are from 11:00 a.m. on Sunday until 12:00 a.m. midnight on Monday as permitted by section 4.5.26.

Sales and deliveries during all other hours are prohibited. All licensed establishments must close their premises and clear their premises of patrons within one hour after the time set by this chapter for discontinuance of the sale of alcoholic beverages on the premises and shall not reopen their premises to the public until 9:00 a.m. or thereafter.

(Ord. No. 2017-06-05, § 4.5.24, 6-5-2017; Ord. No. 2018-08-02 , § 7, 9-5-2018)

#### Sec. 4.5.26. Sunday sales.

- (a) Licensed establishments deriving a minimum of 60 percent of their total annual gross food and beverage sales from prepared meals or food, or licensed establishments deriving at least 60 percent of their total annual income from the rental of rooms for overnight lodging, are authorized to apply for a Sunday sales permit to sell and serve alcoholic beverages, malt beverages and wine by the drink from 11:00 a.m. on Sunday until 12:00 a.m. midnight of the following Monday. No later than March 31 of the license year, licensee shall submit a report on monthly sales by category for the prior calendar year.
- (b) Applicants for a Sunday sales permit shall complete a form and affidavit furnished by the City Manager or his designee. An audit may be required at any time to ensure compliance. If an audit reveals that incorrect, incomplete or misleading information was submitted on and/or with the Sunday sales form and/or affidavit, then, the permit shall be automatically revoked by the City Manager or his designee.
- (c) All annual permit renewals shall be filed with the City Manager or his designee not later than November 30 of the year preceding the license year for which the permit is to be issued. All renewals are subject to audit prior to being renewed to ensure compliance with this chapter.
- (d) Sunday sales permits may be granted for the full calendar year or for the number of months remaining in the calendar year. The permit fee shall be prorated based on the number of months remaining in the calendar year; partial months shall be counted as a full month. Fees are not refundable and permits shall not be transferable.
- (e) Establishments which qualify for a Sunday sales license are authorized to apply for a temporary Sunday sales permit if they desire to open for special events or holidays. The temporary permit shall be valid for one calendar month and partial months shall be counted as a full month. Licensees must apply 30 days in advance of the issuance date.

(Ord. No. 2017-06-05, § 4.5.26, 6-5-2017; Ord. No. 2018-08-02 , § 7, 9-5-2018)

#### Sec. 4.5.27. Open area and patio sales.

No consumption and/or sale of distilled spirits or beer or wine shall be allowed in open areas and patios of private clubs unless first permitted and approved by the City Manager or his designee. The department shall

prepare such appropriate regulations as to ensure the safe and orderly operation of these establishments, including, but not limited to, regulations pertaining to maximum capacity, ingress and egress.

(Ord. No. 2017-06-05, § 4.5.27, 6-5-2017)

## *DIVISION 5. DISTILLED SPIRIT PACKAGE STORES*

### **Sec. 4.5.28. Types of establishments where retail sale permitted.**

- (a) No distilled spirits by the package shall be sold at retail except in the following:
- (1) Retail establishments devoted exclusively to the retail sale of alcoholic beverages by the package.
  - (2) Retail establishments in which space has been set aside devoted exclusively to the retail sales of distilled spirits by the package, with ingress and egress provided directly to and only to the exterior of the building in which the facility is located and not to any other enclosed part of the building in which the facility is located, except as provided in subsection (a)(3) of this section.
  - (3) In hotels, motels and high-rise office buildings where every public entrance to this use shall be from a lobby, hallway, or other interior portion of the primary use structure.
  - (4) In hotels and motels with a restaurant holding a consumption-on-the-premises license, as part of room service for guests of the hotel or motel.
- (b) Nothing in this section shall prohibit the retail sale within these establishments of liquid commodities and mixes normally used in the preparation and serving of distilled spirits.

(Ord. No. 2017-06-05, § 4.5.28, 6-5-2017)

### **Sec. 4.5.30. Hours of sale.**

Retailers shall not engage in the sale of spirituous liquors except between the hours of ~~8:00~~ 10 a.m. and 12:00 ~~noon~~ a.m. on Monday through Saturday. The hours within which this business may be carried on shall be determined by the standard time in force at the time of the sale thereof. Retailers shall not engage in the sale of spirituous liquors except between the hours of 12:30 p.m. and 11:00 p.m. on Sunday.

(Ord. No. 2017-06-05, § 4.5.30, 6-5-2017)

### **Sec. 4.5.32. Location of retail liquor package stores.**

No new retail establishment selling distilled spirits by the package shall be located within 1,000 yards of an existing retail establishment selling distilled spirits by the package. This prohibition shall not apply to a hotel or a motel with a restaurant holding a consumption on the premises license which sells package liquor to its guests as part of room service.

(Ord. No. 2017-06-05, § 4.5.32, 6-5-2017)

## *DIVISION 6. BEER AND WINE PACKAGE STORES*

#### Sec. 4.5.34. Hours of sale; Sunday sales.

Retail package licensees shall not engage in the sale of beer and/or wine except between the hours of ~~8:00~~ **10** a.m. and 12:00 midnight, Monday through Saturday. The hours within which business may be carried on shall be determined by the standard time in force at the time of the sale thereof. Retail package licensees shall not engage in the sale of beer and/or wine except between the hours of 12:30 p.m. and 11:00 p.m. on Sunday.

(Ord. No. 2017-06-05, § 4.5.34, 6-5-2017)

#### Sec. 4.5.35. Use of tags or labels to indicate prices.

Retailers shall indicate plainly, by tags or labels on the bottles or containers or on the shelf immediately below where the containers are placed, the prices of all beer and wine exposed or offered for sale.

(Ord. No. 2017-06-05, § 4.5.35, 6-5-2017)

#### Sec. 4.5.36. Ancillary wine tasting license.

- (a) The holder of a package wine license, with or without a package malt beverage license, but in no event with a package distilled spirits license, with licensed premises having a minimum of 200 square feet of floor space dedicated to the display of wine offered for sale, shall be eligible for an ancillary wine tasting license to provide samples of wine offered for sale to customers under the conditions set forth in this section.
- (b) Wine sampling shall be on limited occasions when a customer requests a sample of a wine offered for sale within the premises, or in conjunction with wine education classes and sampling designed to promote wine appreciation and education.
- (c) Wine tasting for customers shall only be conducted at a wine counter area constituting no more than ten percent of the entire floor area of the premises.
- (d) Wine sampling for customers shall be limited to no more than one time per day per customer for a period not to exceed two consecutive hours. Samples shall not exceed two ounces, and no customer shall consume more than eight ounces in any two-hour period.
- (e) Wine bottles shall be opened only by the licensee or an employee, and samples shall only be poured by the licensee and/or an employee.
- (f) No open containers of wine shall be removed from the licensed premises.
- (g) Not more than three times per week for a period of not to exceed two consecutive hours, the holder of an ancillary wine tasting license may conduct educational classes and sampling for classes. All conditions of sampling set forth in this section shall apply to such classes, except for the limitation on floor areas where the classes can be conducted.
- (h) Holders of an ancillary wine tasting permit shall not charge for samples or tastings, but may accept donations for a charitable organization of their choice.
- (i) Wine sampling and tasting is only permitted within the enclosed portion of the premises.
- (j) The annual fee for an ancillary wine tasting license shall be set and may be revised by resolution of the city council.

(Ord. No. 2017-06-05, § 4.5.36, 6-5-2017)

**Sec. 4.6.3. Audit.**

The city shall have the right to audit each wholesale dealer licensed to do business in the city.

(Ord. No. 2017-06-05, § 4.6.3, 6-5-2017)

**Sec. 4.6.4. Hours of sale.**

**Wholesalers shall not engage in the sale of alcoholic beverages except between ~~6-10~~ 00 a.m. and 11:00 p.m., Monday through Saturday.**

(Ord. No. 2017-06-05, § 4.6.4, 6-5-2017)

**ARTICLE VII. CONSUMPTION OF ALCOHOL NOT PURCHASED ON THE PREMISES****Sec. 4.7.1. Brown bagging prohibited.**

Except as provided in section 4.7.2, no owner, operator, or agent of any restaurant, music hall, theatre, or any other business licensee of the city shall knowingly allow patrons to bring in and consume any alcoholic beverage that is not purchased on the premises pursuant to a license under this chapter.

(Ord. No. 2017-06-05, § 4.7.1, 6-5-2017)

**Sec. 4.7.2. Corkage.**

- (a) At the sole discretion of the licensee, establishments having both a full service kitchen and a license for on-premises consumption of alcoholic beverages may allow patrons to carry or otherwise take wine onto the premises for consumption during the service of meals only subject to the following:
- (1) Only one bottle per patron of legal drinking age at a table or booth shall be allowed;
  - (2) Before opening, the wine must be sealed in the original seal;
  - (3) The bottle must be commercially manufactured;
  - (4) The bottle may not exceed 1,000 mL in volume;
  - (5) The bottle must be given to the licensee or its designee either before or as the patron is seated; and
  - (6) A partially consumed bottle of wine may be returned to the patron after the licensee or its designee re-corks the bottle in a manner to make the cork flush with the top of the bottle. The licensee shall place the re-corked bottle in a bag or other container that is secured in such a manner that is visibly apparent if the container has been subsequently opened or tampered with
- (b) A licensee who allows patrons to carry or otherwise take wine onto the premises for consumption in accordance with subsection (a) of this section may charge a fee to patrons for this service, at the licensee's discretion.

(Ord. No. 2017-06-05, § 4.7.2, 6-5-2017)

---

## **ARTICLE VIII. TRANSITION PERIOD**

### **Sec. 4.8.1. Existing license.**

Any legal, validly issued existing license or permit issued by DeKalb County within the incorporated boundaries of the City of Stonecrest shall be valid within the City of Stonecrest for the calendar year of 2017. Any such licensee or permit holder shall be required to comply with the requirements of this chapter, including article IV and article V. At the expiration of 2017, any such licensee or permit holder shall be required to comply with section 4.2.9 and section 4.2.10, or any other section regarding the application of an initial permit, as if no previous license or permit had been held.

Nothing in this subsection should be construed as creating a right, vested or otherwise, to the license or permit originally issued by DeKalb County, or the renewal or issuance of said permit or license for any subsequent years by the City of Stonecrest.

(Ord. No. 2017-06-05, § 4.8.1, 6-5-2017)

### **Sec. 4.8.2. Transition departments.**

During the period of transition and startup of the City of Stonecrest, and until the City notifies DeKalb County of its intention to take over alcohol permitting, any duties required by this chapter shall be fulfilled by DeKalb County or any other designee of the City Manager.

(Ord. No. 2017-06-05, § 4.8.2, 6-5-2017)



# CITY OF STONECREST, GEORGIA

## Community Planning Information Meeting (CPIM)

### Summary Minutes

September 12, 2024, at 6:00 P.M.

[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)

**\*IN-PERSON MEETING**

[Stonecrest's YouTube Broadcast Link](#)

Citizens wishing to actively 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, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 p.m. the day before the meeting, September 11, 2024, to be read into the record at the meeting.

- I. **CALL TO ORDER AND INTRODUCTIONS:** Director of Planning and Zoning Shawanna Qawiy, Deputy Director Ellis Still, Zoning Administrative Technician Abeykoon Abeykoon, and Cobi Brown, Planning Administrative Technician, were in attendance.

The meeting was called to order at 6:09 p.m.

- II. **REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING AND RULES OF CONDUCT-** *Cobi Brown*

- III. **Item(s) of Discussion:**

**LAND USE PETITION:** *ZM24-002*  
**PETITIONER:** George Booker of G B General Contracting LLC / Construction Works, Inc.  
**LOCATION:** 6513 Marshall Blvd  
**PETITIONER'S REQUEST:** The request is to amend the approved conditions to develop an automotive glass repair shop.

*George Booker and Amer Madanat* made a presentation.

*Amer Madanat* stated that his company has been operating for 25 years and that they currently have other shops in the metro Atlanta area which are both partnered with the Pull-A-Part in that area. The proposed auto glass facility will offer same-day services and will employ certified technicians.

*George Booker* stated that the proposed 7,000 sqft building will feature a drive-thru feature for the repairs and layout to efficiently provide services to the customers.

*Director Qawiy* clarified that the applicants are petitioning for the removal of a condition placed on the property from a previously approved zoning case which prevents the addition of another building on the parcel for their proposed project.

*There were no attendees to comment on the petition.*





## CITY OF STONECREST, GEORGIA

Director Qawiy presented the cases related to TMOD 24-001, TMOD 24-002 and TMOD 24-003 individually.

**PETITION:** *TMOD 24-001*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 6.1.3 Parking Regulations Off Street Parking Spaces to add parking regulations for commercial trucks and/or trailers.

*There were no attendees to comment on the petition.*

**PETITION:** *TMOD24-002*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Section 16-23 Hours of Operation Based on Uses to specify hours of operation for businesses operating in the city.

**PETITION:** *TMOD24-003*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 4 - Alcoholic Beverages.

**Bernie Knight** Chairman of the Stonecrest Industrial Council and the local council for Heidelberg Materials Southeast LLC asked if the city has gotten any inquiries from citizens about blasting and noise. He also asked if there were any other quarry facilities in the city and shared some information as to the operations of this business he represents.

**Director Qawiy** replied that the city had not received a direct complaint, but there was a citizen that mentioned at a previous CPIM meeting that she had heard blasting. She also informed Mr. Knight that the proposed text modifications were produced from research of other municipalities coded and their operations and was not targeted to a particular business in the City.

She also asked Mr. Knight if he had any recommendations for the hours of operation for the business he represents.

**Bernie Knight** asked that only the hours and operations for blasting be considered and not quarry work.

**PETITION:** *TMOD24-004*  
**PETITIONER:** The City of Stonecrest  
**LOCATION:** City-Wide  
**PETITIONER’S REQUEST:** The City of Stonecrest is seeking approval to modify Chapter 14 – Land Development Article VI Tree Protection.

Director Qawiy made a presentation stating that the city currently has an active Tree Ordinance. She stated that the proposed Guide for Tree Removal will be a beneficial resource in effectively implementing the tree ordinance.



## CITY OF STONECREST, GEORGIA

*There were no attendees to comment on the petition.*

### IV. 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.*

APPROVED:	<a href="#">Shawanna Qawiy</a>	<a href="#">September 17,2024</a>
<hr/>		
	<b>DIRECTOR, PLANNING &amp; ZONING</b>	<b>DATE</b>
ATTEST:	<i>Cobi Brown</i>	09/17/2024
<hr/>		
	<b>SECRETARY</b>	<b>DATE</b>



## CITY OF STONECREST, GEORGIA



## CITY COUNCIL AGENDA ITEM

**SUBJECT: Browns Mill Recreation Center Gym Floor Replacement**

**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: Purchase

**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:** Wednesday, October 30, 2024

**SUBMITTED BY:** Kelly Ledbetter, Director of Parks & Recreation

**PRESENTER:** Kelly Ledbetter, Director of Parks & Recreation

**PURPOSE:** Approval to procure the services of Knight Hardwood Flooring Inc. to replace the basketball gym floor for the Browns Mill Center in the amount of \$223,998.53. The procurement method and the funding string to cover the purchase will come from ARPA budget line for the Parks & Recreation Department: 230-6210-521200, this will be through a Sourcewell Cooperative Purchasing Agreement.

**FACTS:** Click or tap here to enter text.

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

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

### ATTACHMENTS:

- (1) Attachment 1 - Estimate
- (2) Attachment 2 - Purchase Requisition
- (3) Attachment 3 - Click or tap here to enter text.



## CITY COUNCIL AGENDA ITEM

---

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

**KNIGHT HARDWOOD FLOORING, INC.**

1547 Isham Drive  
 LAWRENCEVILLE, GA 30046  
 United States  
 770-674-7645 -office  
 770-963-6811 - fax  
 404-281-5807

Item XIII. c.

# Estimate

DATE	ESTIMATE #892
10/8/2024	1187

<b>BILL TO</b>
Stonecrest Rec. Center 5101 Browns Mill Rd  United States

ITEM	DESCRIPTION	QTY	RATE	TAX	AMOUNT
1	Connor - Alliance wood floor system 2nd & Btr maple wood 13,366 SF 25/32 X 2-1/4 Demo existing floor cover slab with 6 mil poly install Factory sub floor install maple wood sand, apply seal coat , add logo paint game lines, etc. buff and add 2 coats oil base finish	1	223,998.53		223,998.53
			Subtotal		223,998.53
			0.00% Tax		0.00
			<b>Total</b>		<b>223,998.53</b>



REQUISITION FORM

**PURCHASE REQUISITION**

**Date issued:** October 17, 2024  
**Need Date:** October 24, 2024  
**Department:** Parks & Recreation  
**Requisitioner:** Tanya Diaz  
**Department Head:** Kelly Ledbetter  
**Suggested vendors:**

**Req. No.:** 24-71

**To be purchased from:** Knight Hardwood Flooring

**To be delivered to:** Browns Mill Recreation

1. Knight Hardwood Flooring
- 2.

ITEM NUMBER	QUANTITY	UNIT	DESCRIPTION	ACCOUNT TO BE CHARGED	UNIT PRICE	AMOUNT
			Alliance wood floor system (13,366SF)			\$223,998.53
			<b>TOTAL</b>			\$223,998.53

**Specifications: Estimate to repair wood floor at Browns Mill Recreation Center.**

**Competitive Prices:** *(To be filled in by Purchasing)*      **Approved:**

*Kelly Ledbetter*  
 \_\_\_\_\_  
 Parks & Recreation, Director

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
 Finance Officer

\_\_\_\_\_  
 Purchasing Agent

\_\_\_\_\_  
 City Manager



## CITY COUNCIL AGENDA ITEM

**SUBJECT: Emergency Procurement – Accounting Services**

**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:** Wednesday, October 30, 2024

**SUBMITTED BY:** Gia Scruggs, City Manager

**PRESENTER:** Gia Scruggs, City Manager

**PURPOSE:** [Click or tap here to enter text.](#)

**FACTS:** The City has a need for various accounting services to assist with General Accounting, external audit support and financial services. Frazier & Deeter, LLC. provided the city with a fee schedule that includes a rate of \$150 per hour fee for these various services listed above and the rate for technical and accounting system consulting services at \$175 per hour. This initial agreement is for an amount not to exceed \$250,000. The funding for this is Finance – Professional Services. Currently, there is funding for these services for the remainder of the year and the budget for fiscal year 2025 will also reflect funding to accommodate this expenditure.

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

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

**ATTACHMENTS:**

(1) Attachment 1 - Professional Services Agreement





## CITY COUNCIL AGENDA ITEM

---

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

October 16, 2024

Ms. Gia Scruggs  
 City Manager  
 The City of Stonecrest, Georgia  
 3120 Stonecrest Blvd. Suite 190  
 Stonecrest, GA 30038

Dear Ms. Scruggs:

This letter, together with the enclosed General Business Terms (collectively, this "Agreement"), sets forth the terms and conditions on which Frazier & Deeter, LLC ("FD" or "we") will perform certain professional services for The City of Stonecrest, Georgia ("The City"). Subject to the provisions of this Agreement, FD will provide The City with the Services (described below), which may be modified from time to time by the mutual written agreement of the parties hereto. The Services are advisory in nature. FD will perform the Services in accordance with applicable standards established by the American Institute of Certified Public Accountants ("AICPA").

### **Scope**

FD will provide The City's management with outsourced accounting and consulting services during 2024 ("Services"). These Services may include:

- Budget preparation services
- Technical accounting consulting services
- Financial planning and analysis services
- General accounting services
- Accounting system (Tyler Technologies) consulting services
- External audit support services

With respect to determining the scope of the Services, management of The City acknowledges that it is solely responsible for the sufficiency of the scope of the Services and for the sufficiency of the documentation and testing and evaluation of The City's controls and processes. Accordingly, FD makes no representations or warranties regarding the sufficiency of the scope of Services for the purposes for which this assistance was requested or for any other purpose. The City will designate one or more management-level individuals to oversee the Services being provided. Throughout performance of the Services, as well as upon completion of the Services, FD will meet with The City's management to discuss FD's findings resulting from the Services.

Management of The City is responsible for (a) establishing and maintaining effective internal controls, including monitoring ongoing activities, (b) ensuring the adequacy of its internal control documentation and the maintenance thereof, and (c) identifying all laws and regulations applicable to The City's activities and ensuring The City's compliance therewith.

### **Time and Fee Estimate**

2024-2025 services are delivered according to the timing and scope approved by The City's management. FD will progress bill The City fees monthly. Payment shall be made by The City in accordance with the "Payment and Interest" provision set forth in paragraph 2 of the General Business Terms.

Hourly rates related to our Services are detailed below. FD will bill The City for the actual cost of expenses incurred that are ordinary and necessary for engagement performance (i.e., reasonable meal expenses, travel,

and/or preferred-rate lodging). Any calculation of travel and subsistence reimbursements by The City will be in accordance with the rates established for state employees in the State Travel Policy, a copy of which is currently online at: <https://sao.georgia.gov/travel/state-travel-policy>

Service	Hourly Rate
<b>Budget preparation services, General accounting services, External audit support service, &amp; Financial planning and analysis services</b>	\$150/hour
<b>Technical accounting consulting services &amp; Accounting system (Tyler Technologies) consulting services</b>	\$175/hour

Our engagement shall commence upon receipt of this executed Agreement. Our services will conclude after one of the following events has occurred:

- written notification by either party that the engagement is terminated, or
- one year from the execution date of this Agreement.

Any additional services beyond the scope of this Agreement will not be rendered unless confirmed in writing as an addendum of this agreement.

**Summary**

FD appreciates the opportunity to serve The City. This letter, together with the General Business Terms attached hereto, constitute the entire agreement between The City and FD. If this Agreement accurately reflects the terms on which The City has agreed to engage FD, please sign the enclosed copy on behalf of The City and return to the address provided above.

Sincerely,

Jason Sammons, CPA  
Partner  
Frazier & Deeter, LLC

\* \* \* \* \*

Agreed and accepted by The City of Stonecrest, Georgia:

\_\_\_\_\_  
Gia Scruggs, City Manager

\_\_\_\_\_  
Date

### **General Business Terms**

**1. Services.** It is understood and agreed that Frazier & Deeter's (as defined in paragraph 11) services (the "Services") under this Agreement to which these terms are attached (also sometimes referred to herein as the "Engagement Letter") may include advice and recommendations, but all decisions in connection with the implementation of such advice and recommendations shall be the responsibility of, and made by, the Client (defined below). For purposes of these terms, the "Client" shall mean The City of Stonecrest, Georgia. Client represents and warrants that it has the power and authority to execute this Agreement on behalf of, and to bind, itself and its offices and divisions.

**2. Payment and Interest.** Frazier & Deeter's invoices are due upon presentation. Invoices upon which payment of any undisputed amounts is not received within thirty (30) days of the invoice date shall accrue a late charge of 1% per month, compounded monthly to the extent allowable by law. Without limiting its rights or remedies, Frazier & Deeter shall have the right to halt or terminate the Services entirely if payment of any undisputed amounts is not received within thirty (30) days of the invoice date.

**3. Term.** Unless terminated sooner in accordance with its terms, this Agreement shall terminate on the completion of the Services. This Agreement may be terminated by either party at any time, with or without cause, by giving written notice to the other party not less than thirty (30) days before the effective date of termination, provided that, in the event of a termination for cause, the breaching party shall have the right to cure the breach within the thirty (30) day notice period. Frazier & Deeter may terminate this Agreement upon written notice to the Client not less than thirty (30) days before the effective date of termination if it determines that (a) a governmental, regulatory, or professional entity (including, without limitation, the American Institute of Certified Public Accountants, the Public Company Accounting Oversight Board, or the Securities and Exchange Commission), or an entity having the force of law has introduced a new, or modified an existing, law, rule, regulation, interpretation, or decision, the result of which would render Frazier & Deeter's performance of any part of this Agreement illegal or otherwise unlawful or in conflict with independence or professional rules, or (b) circumstances change (including, without limitation, changes in ownership of the Client or any of its affiliates) such that Frazier & Deeter's performance of any part of this Agreement would be illegal or otherwise unlawful or in conflict with independence or professional rules. Upon termination of this Agreement, the Client will compensate Frazier & Deeter under the terms of the Engagement Letter for the Services satisfactorily performed and reasonable expenses incurred through the effective date of termination; if amounts Client has already paid Frazier & Deeter exceed that proportion, then Frazier & Deeter shall promptly provide Client a proportionate refund; likewise Frazier & Deeter shall act in good faith to reasonably facilitate a transition to a different provider.

**4. Deliverables.**

a. Frazier & Deeter has created, acquired, or otherwise has rights in, and may, in connection with the performance of the Services, employ, provide, modify, create, acquire, or otherwise obtain rights in, works of authorship, materials, information, and other intellectual property (collectively, the "Frazier & Deeter Technology").

b. Except as provided below, upon full and final payment to Frazier & Deeter hereunder, the tangible items specified as deliverables or work product in the Engagement Letter (the "Deliverables") shall become the property of the Client. To the extent that any Frazier & Deeter Technology is contained in any of the

Deliverables, Frazier & Deeter hereby grants the Client, upon full and final payment to Frazier & Deeter hereunder, a royalty- free, fully paid-up, worldwide, nonexclusive license to use such Frazier & Deeter Technology solely in connection with the Deliverables.

c. To the extent that Frazier & Deeter utilizes any of its property (including, without limitation, the Frazier & Deeter Technology or any hardware or software of Frazier & Deeter) in connection with the performance of the Services, such property shall remain the property of Frazier & Deeter and, except for the license expressly granted in the preceding paragraph, the Client shall acquire no right or interest in such property. Notwithstanding anything herein to the contrary, the parties acknowledge and agree that:

- i. Frazier & Deeter shall own all right, title, and interest, including, without limitation, all rights under all copyright, patent, and other intellectual property laws, in and to the Frazier & Deeter Technology, including that created in connection with the Services, and
- ii. Frazier & Deeter may employ, modify, disclose, and otherwise exploit (without restriction or obligation to account to The City) the Frazier & Deeter Technology (including, without limitation, providing services or creating programming or materials for other clients). Frazier & Deeter does not agree to any terms that may be construed as precluding or limiting in any way its right to (1) provide consulting or other services of any kind or nature whatsoever to any person or entity as Frazier & Deeter in its sole discretion deems appropriate or (2) develop for itself, or for others, materials that are competitive with or similar to those produced as a result of the Services, irrespective of their similarity to the Deliverables.

**5. Limitation on Warranties.** THIS IS A SERVICES ENGAGEMENT. FRAZIER & DEETER WARRANTS THAT IT SHALL PERFORM THE SERVICES IN GOOD FAITH AND WITH REASONABLE PROFESSIONAL CARE. FRAZIER & DEETER DISCLAIMS ALL OTHER WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING, WITHOUT LIMITATION, WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CLIENT'S EXCLUSIVE REMEDY FOR ANY BREACH OF THIS WARRANTY SHALL BE FOR FRAZIER & DEETER, UPON RECEIPT OF WRITTEN NOTICE, TO USE REASONABLE EFFORTS TO CURE SUCH BREACH, OR, FAILING ANY CURE IN A REASONABLE PERIOD OF TIME, TO PAY THE CITY THE PROFESSIONAL FEES PAID TO FRAZIER & DEETER HEREUNDER WITH RESPECT TO THE SERVICES GIVING RISE TO SUCH BREACH.

**6. Limitation on Damages and Liability.**

*Frazier & Deeter, LLC (along with its current and former affiliates, members, partners, principals, employees, accountants, agents, representatives, successors, and assigns) shall not be liable to The City (and/or its current and former affiliates, members, partners, principals, directors, officers, employees, accountants, agents, representatives, successors, and assigns) for any punitive, consequential, indirect, or lost profit arising from services provided under this engagement letter, except to the extent finally determined by a court of competent jurisdiction to have resulted from the gross negligence, willful misconduct, or fraudulent behavior of Frazier & Deeter, LLC related to such services.*

**7. Client Responsibilities.** The Client shall cooperate with Frazier & Deeter in the performance by Frazier & Deeter of the Services, including, without limitation, providing Frazier & Deeter with reasonable facilities and timely access to data, information, and personnel of the Client. The Client shall be responsible for the performance of its personnel and agents and for the accuracy and completeness of all data and

information provided by/through Client to Frazier & Deeter for purposes of the performance by Frazier & Deeter of the Services. The Client acknowledges and agrees that Frazier & Deeter's performance is dependent upon the timely and effective satisfaction of the Client's responsibilities hereunder and timely decisions and approvals of the Client in connection with the Services. Frazier & Deeter shall be entitled to rely on all decisions and approvals of the Client. The Client shall be solely responsible for, among other things: (a) making all management decisions and performing all management functions; (b) designating a competent management member to oversee the Services; (c) evaluating the adequacy and results of the Services; (d) accepting responsibility for the results of the Services; and (e) establishing and maintaining internal controls, including, without limitation, monitoring ongoing activities.

**8. Force Majeure.** Except for the payment of money, neither party shall be liable for any delays or nonperformance resulting from circumstances or causes beyond its reasonable control, including, without limitation, acts or omissions or the failure to cooperate by the other party (including, without limitation, entities or individuals under its control, or any of their respective officers, directors, employees, other personnel and agents), acts or omissions or the failure to cooperate by any third party, fire or other casualty, act of God, strike or labor dispute, war or other violence, or any law, order, or requirement of any governmental agency or authority. During a period regarding which Frazier & Deeter, LLC has invoked this paragraph to suspend its duties hereunder, Client's duties to pay for those non-performed duties shall likewise be suspended.

**9. Independent Contractor.** It is understood and agreed that each party hereto is an independent contractor and that neither party is, nor shall be considered to be, the other's agent, distributor, partner, fiduciary, joint venturer, co-owner, or representative. Neither party shall act or represent itself, directly or by implication, in any such capacity or in any manner assume or create any obligation on behalf of, or in the name of, the other.

**10. Confidentiality.**

a. Each party may disclose to the other party certain Trade Secrets and Confidential Information of such party or its affiliates. For purposes of this Agreement, "Trade Secrets" mean information, without regard to form, which (a) derives economic value, actual or potential, from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use, and (b) is the subject of efforts that are reasonable under the circumstances to maintain its secrecy; "Confidential Information" means information, other than Trade Secrets, that is of value to its owner and is treated as confidential; "Proprietary Information" means Trade Secrets and Confidential Information; "Owner" refers to the party disclosing Proprietary Information hereunder, whether such party is Frazier & Deeter or Client; and "Recipient" refers to the party receiving any Proprietary Information hereunder, whether such party is Frazier & Deeter or Client.

b. Recipient agrees to hold the Proprietary Information disclosed by Owner in strictest confidence and not to, directly or indirectly, copy, reproduce, distribute, manufacture, duplicate, reveal, report, publish, disclose, cause to be disclosed, or otherwise transfer the Proprietary Information disclosed by Owner to any third party (other than employees, agents or subcontractors performing any services hereunder or a party's outside attorneys, accountants or consultants who are also under an obligation of confidence no less restrictive than the obligations set forth herein), or utilize the Proprietary Information disclosed by Owner for any purpose whatsoever other than as expressly contemplated by this Agreement. With regard to the Trade Secrets, the obligations in this paragraph shall continue for so long as such information constitutes a

trade secret under applicable law. With regard to the Confidential Information, the obligations in this Section shall continue for the longer of the term of this Agreement, or for a period of five (5) years thereafter. The foregoing obligations shall not apply if and to the extent that (a) the information communicated was already known to Recipient, without obligations to keep such information confidential, at the time of Recipient's receipt from Owner, as evidenced by documents in the possession of Recipient prepared or received prior to disclosure of such information, (b) the information communicated was received by Recipient in good faith from a third party lawfully in possession thereof and having no obligation to keep such information confidential, (c) the information communicated was publicly known at the time of Recipient's receipt from Owner or has become publicly known other than by a breach of this Agreement, (d) the Recipient establishes that the information was independently developed without reference to the Proprietary Information, (e) the Recipient obtains the prior written approval of Owner to disclose the information, or (f) the information is required to be disclosed by law, regulation, judicial process or order of a governmental authority (provided the Recipient, to the extent legally permissible, gives the Owner prompt written notice of such requirement so that Owner may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Section). Except as otherwise set forth to the contrary herein, Recipient agrees that the Proprietary Information of the Owner, is at all times the property of the Owner and will, upon termination or expiration of the Agreement, be immediately returned to Owner on the form of media specified by the Owner together with any and all copies thereof; this duty to return is subject to any legal duty upon Recipient to maintain a copy, in which case Recipient may retain such copy but with proper confidentiality protections.

**11. Survival and Interpretation.** All paragraphs herein relating to payment of invoices, deliverables, limitation on warranties, limitation on damages confidentiality and internal use, survival and interpretation, assignment, non-exclusivity, and governing law shall survive the expiration or termination of this Agreement. For purposes of these terms, "Frazier & Deeter" shall mean Frazier & Deeter LLC. The Client acknowledges and agrees that no affiliated or related entity of Frazier & Deeter, whether or not acting as a subcontractor, or such entity's personnel shall have any liability hereunder to the Client and the Client will only bring any action against any such affiliated or related entity or such entity's personnel in connection with this Agreement against Frazier & Deeter. Without limiting the foregoing, affiliated and related entities of each party are intended third-party beneficiaries of these terms, including, without limitation, the limitation on liability provisions of paragraph 6, and the agreements and undertakings of each party contained in the Engagement Letter. Any affiliated or related entity of Frazier & Deeter may in its own right enforce such terms, agreements, and undertakings.

**12. Assignment and Subcontracting.** Except as provided below, neither party may assign, transfer, or delegate any of its rights or obligations hereunder (including, without limitation, interests or claims) without the prior written consent of the other party, except the rights and obligations of either party may be assigned to another entity in connection with a reorganization, merger, consolidation, acquisition, divestiture, or other restructuring. The Client hereby consents to Frazier & Deeter assigning or subcontracting any of Frazier & Deeter's rights or obligations hereunder to (a) any affiliate or related entity, whether located within or outside of the United States, or (b) any entity that acquires all or a substantial part of the assets or business of Frazier & Deeter.

**13. Nonsolicitation.** During the term of this Agreement and for a period of one (1) year thereafter, each party agrees that its personnel (in their capacity as such) who had direct and substantive contact in the course of this Agreement with personnel of the other party shall not, without the other party's consent, directly or indirectly, employ, solicit, engage, or retain the services of such personnel of the other party.

This paragraph shall not restrict the right of either party to solicit or recruit generally in the media. Additionally, this paragraph shall not preclude either party from hiring any person employed by the other party where such person independently responds to an employment opportunity transmitted by the other party to the general public (such as newspaper, broadcast, Internet, or employment agencies).

**14. Entire Agreement, Amendment, and Notices.** These terms, and the Engagement Letter, including exhibits, constitute the entire agreement between the parties with respect to this engagement; supersede all other oral and written representations, understandings, or agreements relating to this engagement; and may not be amended except by written agreement signed by the parties. In the event of any conflict, ambiguity, or inconsistency between these terms and the Engagement Letter, these terms shall govern and control. All notices hereunder shall be (a) in writing, (b) delivered to the representatives of the parties at the addresses first set forth above, unless changed by either party by notice to the other party, and (c) effective upon receipt.

**15. Governing Law, Jurisdiction and Venue, and Severability.** These terms, the Engagement Letter, including exhibits, and all matters relating to this engagement shall be governed by, and construed in accordance with, the laws of the State of Georgia (without giving effect to the choice of law principles thereof). Any action based on or arising out of this Agreement, or the Services provided or to be provided hereunder) shall be brought and maintained exclusively in any state or federal court of the United States. If any provision of these terms or the Engagement Letter is found by a court of competent jurisdiction to be unenforceable, such provision shall not affect the other provisions, but such unenforceable provision shall be deemed modified to the extent necessary to render it enforceable, preserving to the fullest extent permissible the intent of the parties set forth herein.

**16. Other Terms of FD's Engagement.**

*(A) Termination Due to Unavailability of Funds.*

Payment and performance obligations for succeeding fiscal periods shall be subject to the availability and appropriation of funds therefor. When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract shall be canceled.

*(B) Termination for Convenience.*

The contract may be terminated by The City in whole or in part at any time, for its convenience. If the contract is terminated before performance is completed, FD will be paid only for that work satisfactorily performed for which costs can be substantiated. All issued reports will become the property of The City and will be turned over promptly by FD.

*(C) Equal Opportunity.*

FD certifies that it does not discriminate in employment of persons upon the basis of race, color, creed, national origin, sex, age or physical handicap.

*(D) Open Records Act.*

The disclosure of information related to this Agreement shall be governed by The Georgia Open Records Act, § 50-18-70, et seq.

*(E) No Indemnity or Defense.*

The City is not permitted under Georgia law to indemnify, defend, or pay attorneys' fees on behalf of FD.



*(F) Georgia Security and Immigration Compliance Act Affidavit*

FD verifies its compliance with O.C.G.A. § 13-10-91, 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 established in O.C.G.A. § 13-10-91.

FD 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).

*(G) Drug-Free Workplace*

FD certifies that the provisions of Code Sections 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.



## CITY COUNCIL AGENDA ITEM

**SUBJECT: Contract Approval – External Audit Services**

**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:** Wednesday, October 30, 2024

**SUBMITTED BY:** Gia Scruggs, City Manager

**PRESENTER:** Gia Scruggs, City Manager

**PURPOSE:** [Click or tap here to enter text.](#)

**FACTS:** The City has a need for external audit services. Tab & Tab, Certified Public Accountants provided the city with a fee schedule that includes \$150,000 for annual financial statement audit for FY22, FY23, FY24 and \$100,000 for single audit services. This engagement is for an amount not to exceed \$250,000.00. The funding for this is Finance – Professional Services. Currently, there is funding for these services for the remainder of the year and the budget for fiscal year 2025 will also reflect funding to accommodate this expenditure.

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

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

**ATTACHMENTS:**

- (1) Attachment 1 - Engagement Letter
- (2) Attachment 2 - [Click or tap here to enter text.](#)



## CITY COUNCIL AGENDA ITEM

---

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

October 23, 2024

Honorable Mayor Jazzmin Cobble  
Ms. Gia Scruggs, City Manager  
City of Stonecrest, Georgia  
3120 Stonecrest Blvd.  
Stonecrest, GA 30038

We are pleased to confirm our understanding of the services we are to provide for Stonecrest, Georgia for the years ended December 31, 2022, 2023 and 2024.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information, including the disclosures, which collectively comprise the basic financial statements of Stonecrest, Georgia as of and for the years ended December 31, 2022, 2023 and 2024. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement Stonecrest's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to Stonecrest, Georgia's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient appropriate evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary Comparison Schedules

We have also been engaged to report on supplementary information other than RSI that accompanies Stonecrest, Georgia's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole.

- 1) Schedule of Expenditures of Federal Awards.

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

- 1) Financial Statements of all Non-Major Governmental Funds
- 2) Financial Statements of Individual Funds

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an Auditors' report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts, and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

#### **Auditors' Responsibilities for the Audit of the Financial Statements and Single Audit**

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from your attorneys as part of the engagement.

We have identified the following significant risk(s) of material misstatement as part of our audit planning:

- Management override of controls and
- Unrecorded liabilities.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

#### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of Stonecrest, Georgia's compliance with provisions of applicable laws, regulations, contracts, and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of Stonecrest, Georgia's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on Stonecrest, Georgia's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

#### **Other Services**

We will also assist in preparing the financial statements, schedule of expenditures of federal awards, and related notes of Stonecrest, Georgia in conformity with accounting principles generally accepted in the United States of America and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities for the financial statements, schedule of expenditures of federal awards, and related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, the schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, the schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

### **Responsibilities of Management for the Financial Statements and Single Audit**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes), rules, and the provisions of contracts and grant agreements (including award agreements). Your responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records, and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance; (3) additional information that we may request for the purpose of the audit; and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review on November 1, 2024.



You are responsible for identifying all federal awards received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19-related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains, and indicates that we have reported on, the schedule of expenditures of federal awards. You also agree to make the audited financial statements readily available to intended users of the Schedule of Expenditures of Federal Awards no later than the date the Schedule of Expenditures of Federal Awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles (GAAP). You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits, or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions for the report, and for the timing and format for providing that information.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will locate any documents selected by us for testing.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting packages (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, Auditors' reports, and corrective action plans) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the Auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the City Manager; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Tabb & Tabb and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the cognizant or oversight agency for the audit, or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Tabb & Tabb personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by the cognizant agency or oversight agency for the audit. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Leandrew Tabb is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. We expect to begin our audits in November 2024.

Our fee for these services will be at our standard hourly rates plus out-of-pocket costs. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. The annual audit engagement cost budgets are attached. We do not anticipate exceeding the cost budget as outlined in the attachment. Our invoices will be rendered as work progresses and are payable on presentation. Our time budget is based on anticipated full cooperation from your personnel and from the prior auditors and the assumption that unexpected circumstances will not be encountered during the engagement. Our fee is estimated to be \$75,000 per audit year based on a blended hourly rate of \$250. We will update City management weekly regarding professional time expended and projected for completion of the audit. If significant additional time is necessary, we will keep you informed of any problems we encounter, and our budget will be adjusted accordingly.

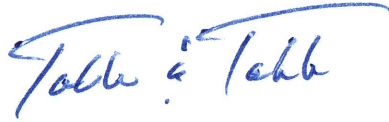
### **Reporting**

We will issue written reports upon completion of our audit and after thorough communication and review with City management of report presentation; adjustments to the financial statements; and findings with management's responses. Our reports will be addressed to the Mayor and City Council of Stonecrest, Georgia. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our Auditors' report, or if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or we may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state that (1) the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to Stonecrest, Georgia and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the attached copy and return it to us.

Very truly yours,



RESPONSE:

This letter correctly sets forth the understanding of Stonecrest, Georgia

Management signature:

\_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Governance signature:

\_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



## CITY COUNCIL AGENDA ITEM

---

**SUBJECT: Proposed FY25 Budget**

---

**AGENDA SECTION:** *(check all that apply)*

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

---

**CATEGORY:** *(check all that apply)*

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

---

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

---

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

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

**Current Council Meeting:** Wednesday, October 30, 2024

---

**SUBMITTED BY:** Gia Scruggs, City Manager

**PRESENTER:** Gia Scruggs, City Manager

**PURPOSE:** To present for discussion the proposed fiscal year 2025 budget for the City of Stonecrest, appropriating the amounts shown in each budget as expenditures/expenses with the proposed revenue anticipations.

**FACTS:** Title 36, Chapter 81, Article I of the Official Code of Georgia Annotated requires a balanced budget for the City's fiscal year, which runs from January 1, 2025 to December 31, 2025

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

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

**ATTACHMENTS:**

- (1) Attachment 1 - FY25 Recommended Budget Operating and Capital
- (2) Attachment 2 - FY25 Capital Improvement Plan
- (3) Attachment 3 - FY25 City Events Calendar



## CITY COUNCIL AGENDA ITEM

---

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

CITY OF STONECREST							
PROPOSED BUDGET FY 2025							
Account	2022 Actual	2022 Budget	2023 Actual	2023 Budget	2024 Final Budget	2025 Proposed Budget	2024 to 2025 Budget Percent Change
<b>GENERAL FUND</b>							
<b>REVENUES</b>							
<b>031 TAXES</b>							
<b>03110 GENERAL PROPERTY TAX</b>							
31100 REAL PROPERTY-CURRENT YEAR	1,461,164	1,873,000	1,045,617	2,170,262	2,539,394	2,661,000	5%
31110 PUBLIC UTILITY TAX	3	-	31,375	-	-	35,300	100%
31200 REAL PROPERTY-PRIOR YEAR	65,704	50,000	33,408	50,000	50,000	75,000	50%
31301 PERSONAL PROPERTY-CURRENT YEAR	247,188	300,000	237,701	353,298	375,816	270,700	-28%
31310 MOTOR VEHICLE TAX	24,271	12,400	(10,434)	25,236	25,236	25,000	-1%
31315 TITLE AD VALOREM TAX	1,210,337	975,000	1,006,714	1,000,000	1,000,000	1,130,000	13%
31340 INTANGIBLE TAX REVENUE	2,238	2,500	534	2,500	2,500	35,800	1332%
31360 REAL ESTATE TRANSFER TAX	981	250	197	825	800	13,700	1613%
31400 PERSONAL PROPERTY- PRIOR YEAR	(3,311)	50,000	7,721	50,000	25,000	9,800	-61%
324500 PEN & INT ON DELIND TAX	-	-	-	-	-	1,000	100%
32451 PEN & INT ON DELINQ PROP TAX	4,275	10,000	5,422	5,000	5,000	9,600	92%
<b>03110 TOTAL GENERAL PROPERTY TAX</b>	<b>3,012,850</b>	<b>3,273,150</b>	<b>2,358,255</b>	<b>3,657,121</b>	<b>4,023,746</b>	<b>4,266,900</b>	<b>6%</b>
<b>03111 FRANCHISE FEES</b>							
31371 ATL GAS LIGHT (SOUTHERN CO.)	299,777	300,000	310,698	375,000	350,000	429,000	23%
31372 SSEMC	-	350,000	-	460,000	460,000	525,000	14%
31373 XFINITY/COMCAST	417,429	500,000	202,442	440,000	440,000	336,000	-24%
31374 AT&T	20,571	150,000	78,513	100,000	100,000	100,000	0%
31375 GEORGIA POWER	-	975,000	2,193,646	1,700,000	2,100,000	2,200,000	5%
31376 FUEL GEORGIA/CENNAAT	-	100	-	50	50	-	-100%
<b>03111 TOTAL FRANCHISE FEES</b>	<b>737,777</b>	<b>2,275,100</b>	<b>2,785,299</b>	<b>3,075,050</b>	<b>3,450,050</b>	<b>3,590,000</b>	<b>4%</b>
<b>03140 SELECTIVE SALES AND USE TAX</b>							
34200 ALCOHOLIC BEVERAGE EXCISE TAX	72,565	46,000	73,844	65,000	70,000	100,000	43%
34300 LOCAL OPTION MIXED DRINK	147,578	100,000	115,659	130,000	130,000	175,000	35%
34900 OTHER SELECTIVE TAX	-	-	-	-	-	-	0%
39100 PEN & INT ON DELINQ TAX	-	-	-	-	-	-	0%
<b>03140 TOTAL SELECTIVE SALES AND USE TAX</b>	<b>220,143</b>	<b>146,000</b>	<b>189,503</b>	<b>195,000</b>	<b>200,000</b>	<b>275,000</b>	<b>38%</b>
<b>03160 BUSINESS TAXES</b>							
31610 BUSINESS & OCCUPATION TAXES	1,864,066	-	1,813,515	1,628,778	1,700,000	2,200,000	29%
31620 INSURANCE PREMIUM TAX	4,905,338	4,100,000	5,250,274	4,750,000	4,750,000	5,200,000	9%
31630 FINANCIAL INSTITUTIONS TAXES	269,050	10,000	-	30,000	30,000	45,000	50%
<b>03160 TOTAL BUSINESS TAXES</b>	<b>7,038,454</b>	<b>4,110,000</b>	<b>7,063,789</b>	<b>6,408,778</b>	<b>6,480,000</b>	<b>7,445,000</b>	<b>15%</b>
<b>031 TOTAL TAXES</b>							
<b>031 TOTAL TAXES</b>	<b>11,009,224</b>	<b>9,804,250</b>	<b>12,396,846</b>	<b>13,335,949</b>	<b>14,153,796</b>	<b>15,576,900</b>	<b>10%</b>
<b>032 LICENSES &amp; FEES</b>							
<b>03210 BUSINESS LICENSE</b>							
32110 ALCOHOLIC BEVERAGES CURRENT YR	208,627	125,000	195,671	195,000	225,000	275,000	22%
32111 ALCOHOLIC BEVERAGES FUTURE YR	26,575	-	-	-	25,000	-	-100%
321900 Other Licenses/Permits	-	-	-	-	-	2,500	100%
321220 Insurance License Fees	-	-	-	-	-	15,000	100%
32120 GEN BUSINESS LICENSE CURRENT Y	-	-	-	-	250,000	292,500	17%
<b>319100 Other Charges for Services - Election Qualifying Fees</b>	-	-	-	-	-	4,000	100%
<b>03210 TOTAL BUSINESS LICENSE</b>	<b>235,202</b>	<b>125,000</b>	<b>195,671</b>	<b>220,000</b>	<b>250,000</b>	<b>296,500</b>	<b>19%</b>
<b>03220 LICENSES &amp; PERMITS</b>							
32200 BUILDING PERMITS	660,242	1,700,000	713,844	750,000	750,000	700,000	-7%
32202 DEVELOPMENT PERMITS	75,265	25,000	14,205	20,000	20,000	65,000	225%
32205 ZONING APPLICATIONS	16,030	10,000	8,633	10,000	10,000	12,000	20%
32299 OTHER	755	-	700	650	1,000	1,000	0%
349900 Charges for Services-Other	-	-	-	-	-	700	100%
<b>03220 TOTAL LICENSES &amp; PERMITS</b>	<b>752,292</b>	<b>1,735,000</b>	<b>737,382</b>	<b>780,650</b>	<b>781,000</b>	<b>778,700</b>	<b>0%</b>
<b>032 TOTAL LICENSES &amp; FEES</b>	<b>987,494</b>	<b>1,860,000</b>	<b>933,053</b>	<b>1,000,650</b>	<b>1,031,000</b>	<b>1,075,200</b>	<b>4%</b>
<b>033 INTERGOVERNMENTAL REVENUES</b>							
33401 STATE GRANTS RECEIVED	-	-	2,000	-	-	-	0%
33430 STATE GRANT CAPITAL-LMIG DIREC	-	-	559,844	-	626,960	-	-100%
<b>03430 TOTAL STATE GOVERNMENT GRANTS</b>	<b>-</b>	<b>-</b>	<b>561,844</b>	<b>-</b>	<b>626,960</b>	<b>-</b>	<b>-100%</b>
<b>033 TOTAL INTERGOVERNMENTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>561,844</b>	<b>-</b>	<b>626,960</b>	<b>-</b>	<b>-100%</b>
<b>034 GENERAL GOVERNMENT</b>							
<b>03400 GENERAL GOVERNMENT</b>							
34110 COURT COSTS, FEES, CHARGES	7,842	-	17,958	6,500	15,000	17,000	13%
34119 OTHER FEES	-	10,000	-	-	-	-	0%
34120 FILM PERMITTING	17,663	10,000	2,640	22,000	10,000	10,000	0%
34130 PLANNING AND DEVELOPMENT FEES	9,845	-	-	5,000	5,000	5,000	0%
34720 ACTIVITY FEES	62,838	10,000	34,175	239,113	250,000	250,000	0%
34750 PROGRAM FEES	-	-	48,695	2,500	20,000	50,500	153%
34990 CHARGES FOR SERVICES-OTHER	-	-	-	350	350	-	-100%
<b>03400 TOTAL GENERAL GOVERNMENT</b>	<b>98,188</b>	<b>30,000</b>	<b>103,468</b>	<b>275,463</b>	<b>300,350</b>	<b>332,500</b>	<b>11%</b>
<b>03900 OTHER CHARGES FOR SVCS</b>							
31910 ELECTION QUALIFYING FEE	1,650	-	5,250	1,350	-	2,700	100%
34930 BAD CHECK FEES	25	-	-	250	250	-	-100%
<b>03900 TOTAL OTHER CHARGES FOR SVCS</b>	<b>1,675</b>	<b>-</b>	<b>5,250</b>	<b>1,600</b>	<b>250</b>	<b>-</b>	<b>-100%</b>
<b>034 TOTAL GENERAL GOVERNMENT</b>	<b>99,863</b>	<b>30,000</b>	<b>108,718</b>	<b>277,063</b>	<b>300,600</b>	<b>332,500</b>	<b>11%</b>
<b>035 FINES AND FORFEITURES</b>							
<b>03510 FINES AND FORFEITURES</b>							
35100 MUNICIPAL COURT	57,420	-	28,639	31,500	31,500	37,000	17%
<b>03510 TOTAL FINES AND FORFEITURES</b>	<b>57,420</b>	<b>-</b>	<b>28,639</b>	<b>31,500</b>	<b>31,500</b>	<b>37,000</b>	<b>17%</b>

<b>035 TOTAL FINES AND FORFEITURES</b>	<b>57,420</b>	<b>-</b>	<b>28,639</b>	<b>31,500</b>	<b>31,500</b>	<b>37,000</b>	<b>17%</b>
036 INTEREST REVENUES						-	0%
03610 INTEREST REVENUES						-	0%
36100 INTEREST	1,400	500	109,244	900	50,000	157,000	214%
<b>03610 TOTAL INTEREST REVENUES</b>	<b>1,400</b>	<b>500</b>	<b>109,244</b>	<b>900</b>	<b>50,000</b>	<b>157,000</b>	<b>214%</b>
<b>036 TOTAL INTEREST REVENUES</b>	<b>1,400</b>	<b>500</b>	<b>109,244</b>	<b>900</b>	<b>50,000</b>	<b>157,000</b>	<b>214%</b>
389000 Misc Revenue- Other Misc Revenue						500,000	100%
<b>038 Total Misc Revenue</b>						-	0%
039 OTHER FINANCING SOURCES						-	0%
03910 OTHER FINANCING SOURCES						-	0%
39120 TRANSFER FROM HOTEL	236,403	551,250	-	373,125	415,250	415,300	0%
(TYLER ACCT TBD) OPEN RECORDS FEES						2,500	100%
<b>03910 TOTAL OTHER FINANCING SOURCES</b>	<b>236,403</b>	<b>551,250</b>	<b>-</b>	<b>373,125</b>	<b>415,250</b>	<b>417,800</b>	<b>1%</b>
<b>039 TOTAL OTHER FINANCING SOURCES</b>	<b>236,403</b>	<b>551,250</b>	<b>-</b>	<b>373,125</b>	<b>415,250</b>	<b>417,800</b>	<b>1%</b>
<b>REVENUES</b>	<b>12,391,804</b>	<b>12,246,000</b>	<b>14,138,344</b>	<b>15,019,187</b>	<b>16,609,106</b>	<b>17,596,400</b>	<b>6%</b>
<b>EXPENDITURES</b>							
010 ADMINISTRATIVE SERVICE							
05110 MAYOR & CITY COUNCIL							
51110 REGULAR SALARIES	88,433	95,000	99,423	175,000	170,000	170,000	0%
51200 FICA/MEDICARE	6,357	7,268	7,303	13,388	13,005	13,000	0%
51210 GROUP INSURANCE	925	79,378	8,413	31,672	13,022	13,000	0%
51240 RETIREMENT	11,143	14,250	14,553	22,750	22,100	22,100	0%
51260 UNEMPLOYMENT EXPENSE	-	2,565	-	4,725	4,590	2,000	-56%
51270 WORKERS COMP	1,026	1,026	(25,510)	1,890	1,836	2,000	9%
52105 UNIFORMS	324	1,000	351	1,000	1,000	1,000	0%
52120 PROFESSIONAL SERVICES	-	25,000	16,680	25,000	25,000	25,000	0%
52330 ADVERTISING					10,000	10,000	0%
52350 TRAVEL EXPENSE	-	-	(1,131)	-	-	33,000	100%
52352 TRAVEL-DISTRICT 1	202	3,000	439	3,000	3,000	5,000	67%
52353 TRAVEL-DISTRICT 2	601	3,000	2,470	3,000	3,000	5,000	67%
52354 TRAVEL-DISTRICT 3		3,000	2,563	3,000	3,000	5,000	67%
52355 TRAVEL-DISTRICT 4	1,195	3,000	1,453	3,000	3,000	5,000	67%
52356 TRAVEL-DISTRICT 5	2,055	3,000	2,128	3,000	3,000	5,000	67%
52359 MAYOR TRAVEL EXPENSES	1,171	4,000	3,801	4,000	15,000	15,000	0%
52374 EDUCATION & TRAINING-D 1	1,275	2,000	2,815	2,000	5,000	5,000	0%
52375 EDUCATION & TRAINING-D 2	985	2,000	1,615	2,000	5,000	5,000	0%
52376 EDUCATION & TRAINING-D 3	675	2,000	2,210	2,000	5,000	5,000	0%
52377 EDUCATION & TRAINING- D 4	595	2,000	590	2,000	5,000	5,000	0%
52378 EDUCATION & TRAINING-D 5	219	2,000	1,645	2,000	5,000	5,000	0%
52379 EDUCATION & TRAINING-MAYOR	485	2,000	1,533	2,000	8,000	8,000	0%
53100 OPERATING SUPPLIES	1,679	3,000	3,404	3,000	3,000	3,000	0%
53171 DISTRICT EXPENSES - D1	2,902	3,000	2,001	3,000	3,000	3,000	0%
53172 DISTRICT EXPENSES - D2	54	3,000	1,780	3,000	3,000	3,000	0%
53173 DISTRICT EXPENSES - D3	2,485	3,000	2,982	3,000	3,000	3,000	0%
53174 DISTRICT EXPENSES - D4		3,000		3,000	3,000	3,000	0%
53176 DISTRICT EXPENSES D5	509	3,000	2,340	3,000	3,000	3,000	0%
53177 CITYWIDE MAYOR EXPENSE	206	5,000	9,903	5,000	5,000	5,000	0%
53178 COUNCIL INITIATIVES	16,005	25,000	1,241	25,000	50,000	65,000	30%
53180 MAYOR INITIATIVES	44,164	50,000	56,626	50,000	75,000	75,000	0%
53182 SPONSORSHIPS		-	320	10,000	15,000	-	-100%
<b>5110 TOTAL MAYOR &amp; CITY COUNCIL</b>	<b>185,670</b>	<b>354,487</b>	<b>223,941</b>	<b>414,425</b>	<b>486,553</b>	<b>527,100</b>	<b>8%</b>
5130 CITY MANAGER							
51110 REGULAR SALARIES	151,141	462,500	191,879	468,358	533,000	553,800	4%
51130 OVERTIME	-	10,000	-	5,000	5,000	-	-100%
51200 FICA/MEDICARE	11,562	30,849	12,616	36,211	38,403	38,000	-1%
51210 GROUP INSURANCE	10,547	87,157	13,848	66,597	66,927	45,000	-33%
51240 RETIREMENT	12,193	57,863	27,045	61,537	75,000	75,000	0%
51260 UNEMPLOYMENT EXPENSE	-	10,888	-	12,781	12,781	12,500	-2%
51270 WORKERS COMP	5,472	4,355	2,112	5,112	5,112	5,000	-2%
51280 RELOCATION EXPENSE	-	10,000	-	10,000	-	-	0%
52120 PROFESSIONAL SERVICES	188,288	120,000	18,555	120,000	50,000	75,000	50%
52121 CONTRACTUAL SVCS JACOBS		460,000		-	-	-	0%
52135 SOFTWARE/SERVICE CONTRACTS	1,125	25,000	1,125	25,000	-	25,000	100%
52350 TRAVEL EXPENSE	134	16,000	4,796	16,000	10,000	15,000	50%
52360 DUES & FEES	875	2,000	325	2,000	2,000	5,000	150%
52370 EDUCATION & TRAINING		8,000	9,214	8,000	5,000	5,000	0%
53100 OPERATING SUPPLIES	4,863	1,000	2,610	1,000	1,000	2,500	150%
53179 INITIATIVES		-	-	-	35,000	35,000	0%
53181 HOSPITALITY SUPPLIES	7,217	5,000	239	5,000	3,500	3,500	0%
<b>5130 TOTAL CITY MANAGER</b>	<b>393,417</b>	<b>1,310,612</b>	<b>284,364</b>	<b>842,596</b>	<b>842,723</b>	<b>895,300</b>	<b>6%</b>
5131 CITY CLERK							
51110 REGULAR SALARIES	182,014	200,083	197,748	250,421	262,000	265,000	1%
51130 OVERTIME	2,971	10,000	3,935	15,000	10,000	10,000	0%
51200 FICA/MEDICARE	14,151	15,306	15,362	19,157	20,808	20,900	0%
51210 GROUP INSURANCE	29,352	87,763	25,041	36,681	29,952	30,000	0%
51240 RETIREMENT	20,289	30,012	22,137	32,555	35,360	35,400	0%
51260 UNEMPLOYMENT EXPENSE	-	5,402	-	6,761	7,344	7,300	-1%
51270 WORKERS COMP	2,715	2,161	2,705	2,705	2,938	2,900	-1%
51290 OTHER EMP BENEFITS	110	-	990	-	-	-	0%
52112 ELECTION SERVICES	345	-	-	50,000	-	50,000	100%
52120 PROFESSIONAL SERVICES					500	500	0%

52135 SOFTWARE/SERVICE CONTRACTS	2,250	46,000	40,697	46,000	46,000	46,000	0%
52330 ADVERTISING	30,417	25,000	18,163	25,000	25,000	25,000	0%
52350 TRAVEL EXPENSE	528	4,000	2,306	4,000	4,500	4,500	0%
52360 DUES & FEES		1,000	-	1,000	1,000	1,000	0%
52370 EDUCATION & TRAINING	2,842	4,000	3,638	4,000	4,200	6,000	43%
53100 OPERATING SUPPLIES	1,240	1,500	1,297	1,500	1,250	1,300	4%
53130 FOOD			76	2,500	-	-	0%
53181 HOSPITALITY SUPPLIES		-	-	-	3,500	3,500	0%
54240 COMPUTER/SOFTWARE	550	4,500	550	-	-	-	0%
<b>5131 TOTAL CITY CLERK</b>	<b>289,774</b>	<b>436,727</b>	<b>334,645</b>	<b>497,280</b>	<b>454,352</b>	<b>509,300</b>	<b>12%</b>
51110 REGULAR SALARIES		-	-	-	110,000	170,000	55%
51200 FICA/MEDICARE		-	-	-	26,622	24,000	-10%
51210 GROUP INSURANCE		-	-	-	41,000	36,000	-12%
51240 RETIREMENT		-	-	-	33,800	40,000	18%
51260 UNEMPLOYMENT EXPENSE		-	-	-	9,396	1,000	-89%
51270 WORKERS COMP		-	-	-	3,758	3,500	-7%
52120 PROFESSIONAL SERVICES	743,918	800,000	800,559	600,000	750,000	750,000	0%
52121 CONTRACTUAL SVCS JACOBS		-	-	-	-	-	0%
52135 SOFTWARE/SERVICE CONTRACTS	2,250	-	2,250	-	-	-	0%
52350 TRAVEL EXPENSE		-	-	-	5,000	5,000	0%
52360 DUES & FEES		-	-	-	5,000	5,000	0%
53100 OPERATING SUPPLIES		-	-	-	5,000	-	-100%
<b>5135 TOTAL ENGINEERING</b>	<b>746,168</b>	<b>800,000</b>	<b>802,809</b>	<b>600,000</b>	<b>990,576</b>	<b>1,037,000</b>	<b>5%</b>
5136 PUBLIC SAFETY						-	0%
51110 REGULAR SALARIES					150,000	150,000	0%
51200 FICA/MEDICARE					13,388	11,500	-14%
51240 RETIREMENT					22,750	19,500	-14%
51260 UNEMPLOYMENT EXPENSE					4,725	500	-89%
51270 WORKERS COMP		-	-	-	1,890	1,900	1%
52120 PROFESSIONAL SERVICES		25,000			35,000	15,000	-57%
52350 TRAVEL EXPENSE					3,500	3,500	0%
52360 DUES & FEES					2,500	2,500	0%
52370 EDUCATION & TRAINING			-		3,500	3,500	0%
<b>5136 TOTAL PUBLIC SAFETY</b>	<b>-</b>	<b>25,000</b>	<b>-</b>	<b>-</b>	<b>237,253</b>	<b>207,900</b>	<b>-12%</b>
5151 FINANCE ADMINISTRATION						-	0%
51110 REGULAR SALARIES	508,389	527,915	597,268	818,610	899,500	900,000	0%
51130 OVERTIME		15,000		20,000	10,000	10,000	0%
51200 FICA/MEDICARE	37,156	40,386	43,506	64,154	82,773	46,000	-44%
51210 GROUP INSURANCE	45,310	99,222	56,351	131,508	51,956	28,000	-46%
51240 RETIREMENT	72,053	79,187	86,003	109,019	90,660	50,000	-45%
51260 UNEMPLOYMENT EXPENSE		14,254		22,643	35,424	19,000	-46%
51270 WORKERS COMP	7,163	5,701	3,057	9,057	9,057	5,100	-44%
52110 AUDIT SERVICES	14,900	60,000	12,850	60,000	35,000	50,000	43%
52120 PROFESSIONAL SERVICES	58,896	220,000	84,583	150,000	52,500	150,000	186%
52135 SOFTWARE/SERVICE CONTRACTS	23,842	20,000	159,688	20,000	100,000	75,000	-25%
52330 ADVERTISING					-	5,000	100%
52350 TRAVEL EXPENSE	4,704	10,000	3,353	10,000	15,000	15,000	0%
52360 DUES & FEES	2,834	4,000	16,796	4,000	7,000	7,000	0%
52370 EDUCATION & TRAINING	2,080	5,000	3,334	7,500	14,000	14,000	0%
53100 OPERATING SUPPLIES	4,379	1,500	5,238	1,500	2,100	2,000	-5%
54240 COMPUTER/SOFTWARE		120,000			-	-	0%
Bond Payments (Principal)					78,736	135,000	71%
Bond Payments (Interest)					38,500	248,200	545%
Other (no account specified)					96,264	-	-100%
<b>5151 TOTAL FINANCE ADMINISTRATION</b>	<b>781,706</b>	<b>1,222,165</b>	<b>1,072,027</b>	<b>1,427,991</b>	<b>1,618,470</b>	<b>1,759,300</b>	<b>9%</b>
5152 HUMAN RESOURCES						-	0%
51110 REGULAR SALARIES	183,321	190,000	145,929	202,000	271,000	271,000	0%
51200 FICA/MEDICARE	14,024	14,535	11,164	15,453	15,338	15,500	1%
51210 GROUP INSURANCE	15,869	39,766	18,189	21,275	22,106	33,000	49%
51240 RETIREMENT	24,507	28,500	17,327	26,260	26,065	26,000	0%
51260 UNEMPLOYMENT EXPENSE	-	5,130	-	5,454	5,414	5,000	-8%
51270 WORKERS COMP	2,579	2,052	2,182	2,182	2,165	2,100	-3%
52120 PROFESSIONAL SERVICES	134,351	10,000	148,334	120,000	52,500	50,000	-5%
52135 SOFTWARE/SERVICE CONTRACTS	70,409	-	6,168	45,000	31,500	31,500	0%
52330 ADVERTISING	-	500	-	500	1,500	1,500	0%
52350 TRAVEL EXPENSE	1,346	5,000		5,000	5,000	4,000	-20%
52360 DUES & FEES	-	2,000		2,000	3,500	3,500	0%
52370 EDUCATION & TRAINING	-	3,000	1,589	3,000	1,500	2,500	67%
53100 OPERATING SUPPLIES	2,758	6,000	924	6,000	4,200	4,200	0%
53183 STAFF DEVELOPMENT		-	-	25,000	25,000	25,000	0%
53184 STAFF APPRECIATION			7,987	15,000	15,000	15,000	0%
<b>5152 TOTAL HUMAN RESOURCES</b>	<b>449,164</b>	<b>306,483</b>	<b>359,793</b>	<b>494,124</b>	<b>481,788</b>	<b>489,800</b>	<b>2%</b>
5153 LEGAL SERVICES DEPARTMENT						-	0%
52122 ATTORNEY FEES	801,241	450,000	696,204	450,000	800,000	750,000	-6%
52120 PROFESSIONAL SERVICES	-	-	-	-	-	100,000	100%
52130 ATTORNEY FEES/OTHER		100,000	1,125	100,000	100,000	100,000	0%
<b>5153 TOTAL LEGAL SERVICES DEPARTMENT</b>	<b>801,241</b>	<b>550,000</b>	<b>697,329</b>	<b>550,000</b>	<b>900,000</b>	<b>950,000</b>	<b>6%</b>
5154 INTERNAL AUDIT DEPARTMENT						-	0%
51110 REGULAR SALARIES	-	-	-	-	-	98,000	100%
51200 FICA/MEDICARE	-	-	-	-	-	7,500	100%



51210 GROUP INSURANCE	-	-	-	-	-	11,500	100%
51240 RETIREMENT	-	-	-	-	-	12,500	100%
51260 UNEMPLOYMENT EXPENSE	-	-	-	-	-	300	100%
51270 WORKERS COMP	-	-	-	-	-	1,100	100%
52350 TRAVEL EXPENSE	-	-	-	-	-	2,500	100%
52360 DUES & FEES	-	-	-	-	-	2,500	100%
52370 EDUCATION & TRAINING	-	-	-	-	-	2,500	100%
53100 OPERATING SUPPLIES	-	-	-	-	-	1,000	100%
52120 PROFESSIONAL SERVICES	39,665	80,000	17,884	80,000	75,000	10,000	-87%
<b>5154 TOTAL INTERNAL AUDIT DEPARTMENT</b>	<b>39,665</b>	<b>80,000</b>	<b>17,884</b>	<b>80,000</b>	<b>75,000</b>	<b>149,400</b>	<b>99%</b>
5155 ECONOMIC DEVELOPMENT						-	0%
51110 REGULAR SALARIES	70,417	155,000	113,242	177,069	265,000	305,000	15%
51130 OVERTIME	-	5,000	-	-	5,000	-	-100%
51200 FICA/MEDICARE	5,387	11,858	8,663	13,546	20,655	21,000	2%
51210 GROUP INSURANCE	12,842	58,256	13,113	41,877	45,000	33,000	-27%
51240 RETIREMENT	10,038	23,250	14,602	23,019	34,450	35,000	2%
51260 UNEMPLOYMENT EXPENSE	-	4,185	-	4,781	7,290	1,000	-86%
51270 WORKERS COMP	2,103	1,674	1,912	1,912	2,916	2,100	-28%
51290 OTHER EMP BENFITS	-	-	-	-	-	-	0%
52120 PROFESSIONAL SERVICES	29,500	100,000	94,436	100,000	75,000	75,000	0%
52132 MARKETING	3,000	20,000	1,200	20,000	20,000	20,000	0%
52134 FILM MARKETING	1,814	30,000	886	30,000	30,000	30,000	0%
52135 SOFTWARE/SERVICE CONTRACTS	-	-	-	-	15,000	15,000	0%
52136 FILM PERMITTING	-	5,000	2,500	5,000	5,000	5,000	0%
52137 FILM PROGRAMS	-	20,000	12,000	20,000	20,000	20,000	0%
52350 TRAVEL EXPENSE	-	10,000	-	10,000	12,000	12,000	0%
52360 DUES & FEES	2,500	4,000	2,358	4,000	3,000	3,000	0%
52370 EDUCATION & TRAINING	4,125	5,000	1,210	5,000	3,500	3,500	0%
52373 ECONOMIC DEVELOPMENT PLAN	-	100,000	-	-	-	-	0%
53100 OPERATING SUPPLIES	176	1,500	135	1,500	1,000	1,000	0%
<b>5155 TOTAL ECONOMIC DEVELOPMENT</b>	<b>141,902</b>	<b>554,723</b>	<b>266,257</b>	<b>457,704</b>	<b>564,811</b>	<b>581,600</b>	<b>3%</b>
52120 PROFESSIONAL SERVICES	19,514	75,000	3,008	50,000	25,000	20,000	-20%
52180 SECURITY	93,627	-	179,960	300,000	200,000	250,000	25%
52200 REPAIRS & MAINTENANCE	34,215	75,000	35,538	75,000	50,000	10,000	-80%
52210 RECYCLE/SHREDDING	854	1,000	774	-	1,000	1,000	0%
52301 REAL ESTATE RENTS/LEASES	-	421,000	-	-	-	-	0%
52302 EQUIPMENT RENTAL	38,256	15,000	5,707	15,000	10,500	10,500	0%
53102 PEST CONTROL	3,111	5,000	374	5,000	5,000	5,000	0%
53105 INTERNET/PHONES	1,389	-	3,448	-	-	-	0%
53120 STORMWATER UTILITY CHARGES	7,532	6,500	-	20,000	7,000	7,000	0%
53121 WATER/SEWER	325	1,000	-	1,000	1,000	2,000	100%
53122 NATURAL GAS	-	10,000	-	-	-	-	0%
53123 ELECTRICITY	42,132	50,000	-	50,000	-	-	0%
54130 BUILDINGS & IMPROVEMENTS	2,993	25,000	8,602	25,000	17,200	35,000	103%
54230 FURNITURE & FIXTURES	170,801	25,000	18,446	125,000	50,000	75,000	50%
54250 OTHER EQUIPMENT	20,197	75,000	3,332	75,000	10,000	10,000	0%
<b>5156 TOTAL FACILITIES &amp; BLDG/ CITY HALL</b>	<b>434,946</b>	<b>784,500</b>	<b>259,189</b>	<b>741,000</b>	<b>376,700</b>	<b>425,500</b>	<b>13%</b>
51110 REGULAR SALARIES	167,049	309,852	210,951	327,352	395,000	420,000	6%
51130 OVERTIME	265	20,000	189	5,000	5,000	10,000	100%
51200 FICA/MEDICARE	12,800	5,858	16,139	25,425	30,250	25,000	-17%
51210 GROUP INSURANCE	24,327	121,739	37,519	61,858	97,000	60,000	-38%
51240 RETIREMENT	22,230	42,165	26,691	43,206	52,000	52,000	0%
51260 UNEMPLOYMENT EXPENSE	-	7,590	-	8,974	11,194	1,500	-87%
51270 WORKERS COMP	3,814	3,036	1,894	3,589	4,478	4,000	-11%
52120 PROFESSIONAL SERVICES	7,589	15,000	9,050	15,000	7,500	25,000	233%
52132 MARKETING	-	-	-	-	50,000	175,000	250%
52135 SOFTWARE/SERVICE CONTRACTS	14,242	32,000	1,587	32,000	17,500	17,500	0%
52340 PRINTING	-	500	9,305	10,000	7,000	10,000	43%
52350 TRAVEL EXPENSE	1,643	2,000	1,542	7,500	6,250	7,500	20%
52360 DUES & FEES	502	1,500	207	10,000	4,000	5,000	25%
52370 EDUCATION & TRAINING	225	2,000	1,572	7,500	5,250	7,500	43%
53100 OPERATING SUPPLIES	2,554	1,500	606	1,500	1,050	2,000	90%
54250 OTHER EQUIPMENT	13,533	10,000	20,763	10,000	15,000	20,000	33%
<b>5157 TOTAL COMMUNICATIONS</b>	<b>270,773</b>	<b>574,740</b>	<b>338,015</b>	<b>568,904</b>	<b>708,472</b>	<b>842,000</b>	<b>19%</b>
51110 REGULAR SALARIES	-	-	-	-	-	-	0%
51200 FICA/MEDICARE	-	-	-	-	12,240	-	-100%
51210 GROUP INSURANCE	-	-	-	-	30,000	-	-100%
51240 RETIREMENT	-	-	-	-	19,500	-	-100%
51260 UNEMPLOYMENT EXPENSE	-	-	-	-	6,500	-	-100%
51270 WORKERS COMP	-	-	-	-	3,596	-	-100%
52120 PROFESSIONAL SERVICES	342,236	475,000	313,083	390,000	400,000	420,000	5%
52135 SOFTWARE/SERVICE CONTRACTS	43,284	31,000	60,299	31,000	129,150	150,000	16%
52350 TRAVEL EXPENSE	-	-	-	-	-	-	0%
52360 DUES & FEES	-	-	-	-	1,500	-	-100%
52370 EDUCATION & TRAINING	-	-	-	-	2,500	-	-100%
53100 OPERATING SUPPLIES	5,796	5,000	5,431	5,000	5,500	10,000	82%
54240 COMPUTER/SOFTWARE	-	10,000	25,575	110,000	80,000	80,000	0%
54250 OTHER EQUIPMENT	17,832	22,000	94,627	133,000	105,000	50,000	-52%
<b>5158 TOTAL IT/GIS</b>	<b>409,148</b>	<b>543,000</b>	<b>499,015</b>	<b>669,000</b>	<b>795,486</b>	<b>710,000</b>	<b>-11%</b>
52105 UNIFORMS	4,008	7,500	1,845	6,000	5,000	5,000	0%
52120 PROFESSIONAL SERVICES	74,815	35,000	9,840	40,000	-	-	0%
52135 SOFTWARE/SERVICE CONTRACTS	-	-	-	-	-	-	0%
52200 REPAIRS & MAINTENANCE	5,619	-	-	-	-	-	0%

52210 RECYCLE/SHREDDING				1,000		-	0%
52232 EQUIPMENT LEASE	70,453	25,000	38,833	25,000	181,000	106,000	-41%
52310 GENERAL LIABILITY INSURANCE	86,830	75,000	150,832	110,000	200,000	275,000	38%
52330 ADVERTISING					-	-	0%
52340 PRINTING	6,075	2,000	2,612	2,000	2,500	2,500	0%
52360 DUES & FEES	58,570	70,000	64,254	70,000	85,000	85,000	0%
52361 BANK FEES	33,636	50,000	3,282	25,000	25,000	25,000	0%
53100 OPERATING SUPPLIES	31,218	20,000	36,840	30,000	30,000	30,000	0%
53101 POSTAGE	6,106	3,000	346	4,000	1,500	12,000	700%
53103 OFFICE SUPPLIES	2,525	1,000	177	-	-	-	0%
53104 SERVICE FEES		250		250	250	300	20%
53105 INTERNET/PHONES	97,523	100,000	84,322	100,000	50,000	100,000	100%
53115 VEHICLE FUEL	17,653	36,000	22,900	30,000	30,000	30,000	0%
54240 COMPUTER SOFTWARE	257,807		60,000		-	-	0%
54250 OTHER EQUIPMENT		10,000	61,644	223,125	-	-	0%
57101 TAX BILL PROCESSING	26,000	30,000	26,000	26,000	26,000	26,000	0%
58210 CAPITAL LEASE-PRINCIPAL	24,612	20,000		20,000	20,000	-	-100%
58220 CAPITAL LEASE-INTEREST	616	5,000		5,000	5,000	-	-100%
58230 INTEREST NOTE PAYMENTS		-		-	-	-	0%
58400 CLOSING COSTS		-		-	-	-	0%
<b>5159 TOTAL GENERAL OPERATIONS</b>	<b>804,066</b>	<b>489,750</b>	<b>563,727</b>	<b>717,375</b>	<b>661,250</b>	<b>696,800</b>	<b>5%</b>
05900 DESIGNATED RESERVE						-	0%
57902 RESERVE CONTINGENCY		280,988		295,000	320,000	320,000	0%
<b>05900 TOTAL DESIGNATED RESERVE</b>	<b>-</b>	<b>280,988</b>	<b>-</b>	<b>295,000</b>	<b>320,000</b>	<b>320,000</b>	<b>0%</b>
<b>010 TOTAL ADMINISTRATIVE SERVICE</b>	<b>5,747,640</b>	<b>8,313,175</b>	<b>5,718,995</b>	<b>8,355,399</b>	<b>9,513,434</b>	<b>10,101,000</b>	<b>6%</b>
05152 TOTAL HUMAN RESOURCES						-	0%
025 TOTAL NO DESCRIPTION						-	0%
050 MUNICIPAL COURT						-	0%
05160 MUNICIPAL COURT						-	0%
51110 REGULAR SALARIES	60,166	190,640	87,214	102,054	76,000	135,000	78%
51130 OVERTIME	13,485	10,000		5,000	5,000	5,000	0%
51200 FICA/MEDICARE	5,634	14,584	6,672	8,190	10,404	10,000	-4%
51210 GROUP INSURANCE	16,138	31,914	14,611	44,540	46,458	28,300	-39%
51240 RETIREMENT	8,102	26,957	9,728	13,917	17,680	25,900	46%
51260 UNEMPLOYMENT EXPENSE		5,147		2,890	3,672	500	-86%
51270 WORKERS COMP	2,587	2,059	1,156	1,156	1,469	1,500	2%
52120 PROFESSIONAL SERVICES	28,026	25,000	37,052	25,000	40,000	57,000	43%
52135 SOFTWARE/SERVICE CONTRACTS	67	2,000	60	2,000	2,000	2,000	0%
52140 SOLICITOR	70,715	30,000	12,494	30,000	60,000	66,000	10%
52150 PUBLIC DEFENDER	-	2,500	400	2,500	22,500	15,000	-33%
52160 PROBATION SERVICES		2,500		2,500	-	-	0%
52180 SECURITY	3,645	12,000	7,710	-	10,000	12,000	20%
52350 TRAVEL EXPENSE			497	-	15,000	20,000	33%
52351 ADMINISTRATION EXPENSES	943				2,500	-	-100%
52360 DUES & FEES	4,493	500	4,585	1,500	5,000	5,000	0%
52370 EDUCATION & TRAINING	1,809	7,000	6,424	7,000	15,000	20,000	33%
53100 OPERATING SUPPLIES	2,929		3,214	2,000	3,000	3,000	0%
54240 COMPUTER/SOFTWARE		2,000			-	-	0%
57200 PAYMENTS TO OTHER AGENCIES	17,959		12,688		35,000	40,000	14%
<b>05160 TOTAL MUNICIPAL COURT</b>	<b>236,698</b>	<b>364,801</b>	<b>204,505</b>	<b>250,247</b>	<b>370,683</b>	<b>446,200</b>	<b>20%</b>
<b>050 TOTAL MUNICIPAL COURT</b>	<b>236,698</b>	<b>364,801</b>	<b>204,505</b>	<b>250,247</b>	<b>370,683</b>	<b>446,200</b>	<b>20%</b>
060 LEISURE SERVICES/PARKS						-	0%
06210 LEISURE SVCS/PARKS ADMINISTRAT						-	0%
51110 REGULAR SALARIES	257,848	418,421	730,694	1,154,697	1,261,500	1,300,000	3%
51130 OVERTIME	678	25,000	16,422	145,000	100,000	100,000	0%
51200 FICA/MEDICARE	19,777	32,000	57,133	99,427	140,000	100,000	-29%
51210 GROUP INSURANCE	46,275	116,214	138,342	566,624	380,000	315,000	-17%
51240 RETIREMENT	31,035	62,763	81,924	141,791	185,000	213,000	15%
51260 UNEMPLOYMENT EXPENSE		11,297		35,092	49,198	12,000	-76%
51270 WORKERS COMP	5,678	4,519	14,037	14,037	20,000	21,000	5%
51300 TECHNICAL SERVICES		40,000			-	-	0%
52105 UNIFORMS	1,003	4,000	13,173	13,500	15,000	15,000	0%
52120 PROFESSIONAL SERVICES	652,289	965,000	189,111	300,000	395,000	300,000	-24%
52135 SOFTWARE/SERVICE CONTRACTS	4,463	35,000	33,887	20,000	35,000	45,000	29%
52180 SECURITY	32,820	42,000	29,529		100,000	150,000	50%
52200 REPAIRS & MAINTENANCE	234,782	300,000	77,145	250,000	175,000	236,000	35%
52232 EQUIPMENT LEASE	18,713	20,000	36,698	20,000	14,000	70,000	400%
52320 INTERNET/PHONES	7,353	5,000	9,063	5,000	5,000	10,000	100%
52330 ADVERTISING	744	10,000	7,431	10,000	10,500	15,000	43%
52350 TRAVEL EXPENSE		-		-	7,000	15,000	114%
52360 DUES & FEES	1,567	3,000	5,380	3,000	3,500	7,500	114%
52370 EDUCATION & TRAINING		9,000	4,289	9,000	14,000	15,000	7%
53100 OPERATING SUPPLIES	13,487	50,000	77,154	100,000	90,000	150,000	67%
53102 PEST CONTROL	12,453	10,000	14,203	10,000	10,500	20,500	95%
53120 STORMWATER UTILITY CHARGES	16,895	14,000	33,790	14,000	24,500	75,000	206%
53124 UTILITIES	149,558	150,000	37,919	125,000	142,500	100,000	-30%
53125 PARKS ACQUISITION					150,000	-	-100%
53161 SMALL EQUIPMENT	392		4,872	36,850	10,500	20,000	90%
53175 CITY EVENTS	153,142	250,000	188,005	250,000	375,000	450,000	20%
54130 BUILDINGS & IMPROVEMENTS	43,371	100,000	94,542	100,000	75,000	35,000	-53%
54210 MACHINERY			115,468	120,000	175,000	100,000	-43%
54220 VEHICLES			5,839	137,000	-	-	0%
54240 COMPUTER/SOFTWARE	401	30,000	103	30,000	14,000	25,000	79%

54250 OTHER EQUIPMENT			(43,209)	6,000	52,500	25,000	-52%
<b>06210 TOTAL LEISURE SVCS/PARKS ADMINISTRAT</b>	<b>1,704,724</b>	<b>2,707,214</b>	<b>1,972,944</b>	<b>3,716,018</b>	<b>4,029,198</b>	<b>3,940,000</b>	-2%
<b>060 TOTAL LEISURE SERVICES/PARKS</b>	<b>1,704,724</b>	<b>2,707,214</b>	<b>1,972,944</b>	<b>3,716,018</b>	<b>4,029,198</b>	<b>3,940,000</b>	-2%
070 PLANNING & ZONING/COMM DEV						-	0%
07210 PLANNING & ZONING						-	0%
51110 REGULAR SALARIES	210,629	290,000	356,454	460,645	725,000	1,000,000	38%
51130 OVERTIME		5,000		10,000	10,000	15,000	50%
51200 FICA/MEDICARE	16,113	22,185	27,269	36,004	60,053	76,500	27%
51210 GROUP INSURANCE	27,183	116,512	50,625	108,551	97,100	130,000	34%
51240 RETIREMENT	24,200	43,500	45,828	61,184	71,590	100,000	40%
51260 UNEMPLOYMENT EXPENSE		7,830		12,707	21,195	2,600	-88%
51270 WORKERS COMP	3,935	3,132	5,083	5,083	8,748	10,200	17%
51290 OTHER EMP BENFITS	-	-	-	-	-	-	0%
52105 UNIFORMS			383	500	1,000	1,000	0%
52120 PROFESSIONAL SERVICES		125,000	3,881	125,000	225,000	225,000	0%
52121 CONTRACTUAL SVCS JACOBS					-	-	0%
52135 SOFTWARE/SERVICE CONTRACTS	4,500	6,000	4,500	6,000	36,000	36,000	0%
52180 SECURITY		3,000			-	-	0%
52330 ADVERTISING		10,000	2,000	10,000	10,000	10,000	0%
52340 PRINTING	3,393	2,000		2,500	2,000	2,000	0%
52350 TRAVEL EXPENSE		5,000	66	5,000	7,500	7,500	0%
52360 DUES & FEES		2,000		2,000	2,800	3,000	7%
52370 EDUCATION & TRAINING	3,627	7,000	190	7,000	7,000	10,000	43%
53100 OPERATING SUPPLIES	3,004	2,000	3,011	2,000	2,000	2,000	0%
54240 COMPUTER/SOFTWARE		5,000			-	-	0%
54250 OTHER EQUIPMENT		3,500		3,500	2,450	-	-100%
<b>07210 TOTAL PLANNING &amp; ZONING</b>	<b>296,584</b>	<b>658,659</b>	<b>499,290</b>	<b>857,674</b>	<b>1,289,436</b>	<b>1,630,800</b>	26%
<b>070 TOTAL PLANNING &amp; ZONING/COMM DEV</b>	<b>296,584</b>	<b>658,659</b>	<b>499,290</b>	<b>857,674</b>	<b>1,289,436</b>	<b>1,630,800</b>	26%
080 CODE ENFORCEMENT						-	0%
08210 CODE ENFORCEMENT						-	0%
51110 REGULAR SALARIES	350,740	363,304	341,219	499,619	515,000	610,000	18%
51130 OVERTIME	301	25,000	133	35,000	35,000	30,000	-14%
51200 FICA/MEDICARE	26,855	27,793	26,114	40,898	40,928	47,000	15%
51210 GROUP INSURANCE	47,542	164,507	54,385	78,704	91,000	95,000	4%
51240 RETIREMENT	44,266	54,496	43,706	69,500	65,000	47,000	-28%
51260 UNEMPLOYMENT EXPENSE		9,809		14,435	14,445	2,500	-83%
51270 WORKERS COMP	4,930	3,924	5,774	5,774	5,778	7,000	21%
52105 UNIFORMS	1,413	6,000	7,181	6,000	3,500	3,500	0%
52135 SOFTWARE/SERVICE CONTRACTS	19,659	30,000	12,466	30,000	30,000	30,000	0%
52330 ADVERTISING		2,000		2,000	1,400	1,400	0%
52340 PRINTING	3,136	3,000	2,872	3,000	2,100	2,100	0%
52350 TRAVEL EXPENSE	3,684		553		10,000	15,000	50%
52360 DUES & FEES	1,844	4,000	1,867	6,000	4,200	4,200	0%
52370 EDUCATION & TRAINING	12,933	20,000	1,060	20,000	12,000	15,000	25%
53100 OPERATING SUPPLIES	2,652	3,000	3,446	3,000	1,000	2,500	150%
53101 POSTAGE		1,000		1,000	700	2,000	186%
54240 COMPUTER/SOFTWARE		20,000			-	-	0%
54250 OTHER EQUIPMENT	671	12,200	3,742	12,200	7,000	7,000	0%
<b>08210 TOTAL CODE ENFORCEMENT</b>	<b>520,626</b>	<b>750,033</b>	<b>504,518</b>	<b>827,130</b>	<b>839,051</b>	<b>921,200</b>	10%
<b>080 TOTAL CODE ENFORCEMENT</b>	<b>520,626</b>	<b>750,033</b>	<b>504,518</b>	<b>827,130</b>	<b>839,051</b>	<b>921,200</b>	10%
090 BUILDING						-	0%
09210 BUILDING						-	0%
51110 REGULAR SALARIES	217,875	595,882	231,431	469,656	334,500	350,000	5%
51130 OVERTIME		35,000		20,000	10,000	20,000	100%
51200 FICA/MEDICARE	16,667	45,585	17,704	37,459	25,600	26,000	2%
51210 GROUP INSURANCE	31,141	120,744	30,327	102,940	72,300	82,000	13%
51240 RETIREMENT	31,268	89,382	29,832	63,655	43,500	27,000	-38%
51260 UNEMPLOYMENT EXPENSE		16,089		13,221	10,503	1,500	-86%
51270 WORKERS COMP	8,086	6,436	5,288	5,288	4,201	4,000	-5%
51290 OTHER EMP BENFITS					-	-	0%
52120 PROFESSIONAL SERVICES	72,730	10,000	86,489	270,000	40,000	25,000	-38%
52135 SOFTWARE/SERVICE CONTRACTS	7,875	5,000	7,875	5,000	8,000	8,000	0%
52340 PRINTING	45	2,000		2,000	200	200	0%
52350 TRAVEL EXPENSE	862		106	2,500	3,500	3,500	0%
52360 DUES & FEES		1,000	237	1,000	1,000	1,000	0%
52370 EDUCATION & TRAINING	3,907	10,000	1,518	10,000	7,500	7,500	0%
53100 OPERATING SUPPLIES	1,593	1,500	3,224	1,500	1,500	1,500	0%
54240 COMPUTER/SOFTWARE		5,000			-	-	0%
54250 OTHER EQUIPMENT		5,000		5,000	5,000	-	-100%
09210 TOTAL BUILDING	392,578	952,118	414,664	1,012,719	567,304	557,200	-2%
<b>090 TOTAL BUILDING</b>	<b>392,578</b>	<b>952,118</b>	<b>414,664</b>	<b>1,012,719</b>	<b>567,304</b>	<b>557,200</b>	-2%
<b>EXPENDITURES</b>	<b>8,898,850</b>	<b>13,746,000</b>	<b>9,314,916</b>	<b>15,019,187</b>	<b>16,609,106</b>	<b>17,596,400</b>	6%
<b>TOTAL FUND SURPLUS (DEFICIT)</b>	<b>3,492,954</b>	<b>(1,500,000)</b>	<b>4,823,428</b>	<b>-</b>	<b>-</b>	<b>-</b>	0%
<b>GENERAL FUND</b>							
<b>HOTEL/MOTEL</b>							
<b>REVENUES</b>							
031 TAXES							



<b>2025 Special Events Calendar</b>		
<u>Date</u>	<u>Name of Event</u>	<u>2025</u>
<b>January</b>		
Monday, January 20, 2025	MLK Parade	\$3,500.00
<b>February</b>		
Friday, February 14, 2025	Valentines Day Event	\$5,500.00
Friday, February 22, 2025	Black History Month: HBCU Theme	\$4,000.00
Monday, February 26, 2025	Arbor Day	\$500.00
<b>March</b>		
Saturday, March 15, 2025	Wow Gala	\$10,000.00
<b>April</b>		
Friday, April 12, 2024	Easter Egg Drop	\$20,000.00
Saturday, April 19, 2025	Earth Day Summit	\$17,500.00
Saturday, April 26, 2025	Autism Awareness Event	\$5,000.00
April 21st - April 26th	Georgia Cities Week- CM Office	
<b>May</b>		
Saturday, May 17, 2025	Wind down at Everett Park	\$12,000.00
Saturday, May 24, 2025	Summer Pool Party/ Aquatic Season Kickoff Event	\$5,000.00
<b>June</b>		
Saturday, June 14, 2025	Juneteenth Celebration of Freedom	\$100,000.00
<b>July</b>		
	Park & Recreation Month	\$7,000.00
Saturday, July 12, 2025	Back 2 School	\$10,000.00
<b>August</b>		
Tuesday, August 5, 2025	National Night Out	\$5,000.00
Saturday, August 30, 2025	Childhood Cancer Awareness	\$6,300.00
<b>September</b>		
Saturday, September 13, 2025	Screen on the Green	\$95,000.00
<b>October</b>		
Saturday, October 4, 2025	Breast Cancer Awareness (5K)	\$15,000.00
Saturday, October 4, 2025	Fall Senior Citizens Health Fair	\$2,500.00
Saturday, October 4, 2025	7th Annual Stonecrest Fest Sponsorship	\$10,000.00

<b>Friday, October 10, 2025</b>	<b>Dinner in the Garden *Ticketed event</b>	\$10,000.00
<b>October 12th or October 26th</b>	<b>Fall Festival</b>	\$12,500.00
<b>November</b>		
<b>Monday, November 17, 2025</b>	<b>Stonecrest Birthday *Celebrate at Council Mtg.</b>	\$2,700.00
<b>Saturday, November 15, 2025</b>	<b>City-wide Thanksgiving Food Giveaway</b>	\$16,000.00
<b>December</b>		
<b>Saturday, December 6, 2025</b>	<b>Light up Stonecrest</b>	\$75,000.00
	<b>GRAND TOTAL</b>	\$450,000.00



## CITY COUNCIL AGENDA ITEM

---

**SUBJECT: Overlays**

---

**AGENDA SECTION:** *(check all that apply)*

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

**CATEGORY:** *(check all that apply)*

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

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

---

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

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

**Current Council Meeting:** Wednesday, October 30, 2024

---

**SUBMITTED BY:** George Turner, Mayor Pro Tem

**PRESENTER:** George Turner, Mayor Pro Tem

**PURPOSE:** Discussion on overlays.

**FACTS:** Click or tap here to enter text.

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

**RECOMMENDED ACTION:** Approve

**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: Appointment of Boards & Commissions**

---

**AGENDA SECTION:** *(check all that apply)*

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

**CATEGORY:** *(check all that apply)*

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

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

---

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

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

**Current Council Meeting:** Wednesday, October 30, 2024

---

**SUBMITTED BY:** George Turner, Mayor Pro Tem

**PRESENTER:** George Turner, Mayor Pro Tem

**PURPOSE:** To discuss the appointment of boards & commission members for the Planning Commission, Zoning Board of Appeals and the Construction Board of Appeals.

**FACTS:** Click or tap here to enter text.

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

**RECOMMENDED ACTION:** Discussion only

**ATTACHMENTS:**

- (1) Attachment 1 - Resolution – Appointing Planning Commission Members
- (2) Attachment 2 - Resolution – Appointing Zoning Board of Appeals Members
- (3) Attachment 3 - Resolution – Appointing Construction Board of Appeals Members
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.



STATE OF GEORGIA  
DEKALB COUNTY  
CITY OF STONECREST

RESOLUTION 2018-12 - 03

**A RESOLUTION TO APPOINT MEMBERS OF THE PLANNING COMMISSION  
FOR THE CITY OF STONCREST, GEORGIA FOR THE 2019-2020 TERM**

**WHEREAS:** The Mayor of the City of Stonecrest has the duty and authority to appoint the commissioners for the planning commission for confirmation by the City Council under Chapter 27, Article VII, Section 7.1.2 of the Code of Ordinances of the City of Stonecrest; and

**WHEREAS:** The members of the planning commission serve a term of two years pursuant to Chapter 27, Article VII, Section 7.1.2; and

**WHEREAS:** The term for the existing members of the planning commission expires on December 31, 2018.

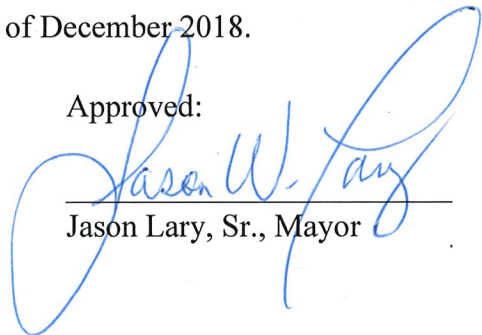
**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the City of Stonecrest that the following members are appointed for the term 2019-2020 to the Planning Commission:

- District One- J. W. Eady
- District Two-
- District Three- Eric Hubbard
- District Four- Michelle Emanuel
- District Five- Lisa Wright

This Resolution shall be effective immediately upon its adoption.

**SO RESOLVED AND EFFECTIVE** this the 5th day of December 2018.

Approved:

  
\_\_\_\_\_  
Jason Lary, Sr., Mayor

Attest:

  
\_\_\_\_\_  
Brenda James, City Clerk

STATE OF GEORGIA  
DEKALB COUNTY  
CITY OF STONECREST

RESOLUTION 2018-12-04

**A RESOLUTION TO APPOINT MEMBERS OF THE ZONING BOARD OF APPEALS FOR THE CITY OF STONCREST, GEORGIA FOR THE 2019-2020 TERM**

**WHEREAS:** The Mayor of the City of Stonecrest has the duty and authority to appoint the board members for the zoning board of appeals for confirmation by the City Council under Chapter 27, Article VII, Section 7.1.2 of the Code of Ordinances of the City of Stonecrest; and

**WHEREAS:** The members of the Zoning Board of Appeals serve a term of two years pursuant to Chapter 27, Article VII, Section 7.1.2; and

**WHEREAS:** Term for the existing members of the Zoning Board of Appeals expires on December 31, 2018.

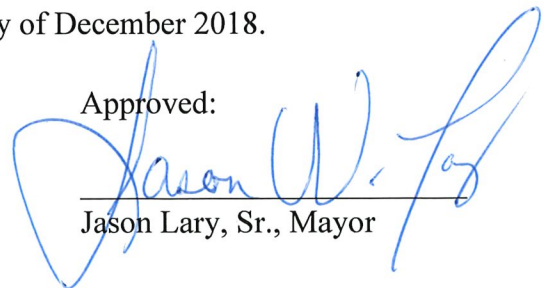
**NOW THEREFORE BE IT RESOLVED** by the Mayor and Council of the City of Stonecrest that the following members are appointed for the term 2019-2020 to the Zoning Board of Appeals:

- District One-                               Ericia Williams**
- District Two-                               Joyce Walker**
- District Three-                             Sonja Hicks**
- District Four-                             Swain Watters**
- District Five-                             Louise Alexander**

This Resolution shall be effective immediately upon its adoption.


**SO RESOLVED AND EFFECTIVE** this the 5th day of December 2018.

Approved:



\_\_\_\_\_  
Jason Lary, Sr., Mayor

Attest:



\_\_\_\_\_  
Brenda James, City Clerk

STATE OF GEORGIA  
COUNTY OF DEKALB  
CITY OF STONECREST

**RESOLUTION NO. 2021-\_\_\_\_**

1 A RESOLUTION TO CREATE AND AUTHORIZE A CONSTRUCTION BOARD OF  
2 APPEALS FOR THE PURPOSE OF HEARING APPEALS OF DECISIONS AND  
3 INTERPRETATIONS OF THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTIONS  
4 7-1 AND 7-87 OF CHAPTER 7, ARTICLE III, DIVISION 2 OF THE CITY’S CODE OF  
5 ORDINANCES; PROVIDING THE APPOINTMENT OF SAID BOARD, DEFINING THE  
6 DUTIES OF THE BOARD; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR  
7 SEVERABILITY AND FOR OTHER LAWFUL PURPOSES.

8  
9 **WHEREAS**, the City of Stonecrest, Georgia, has a vested interest in the general safety and  
10 welfare of its citizens, building occupants and the general public to ensure that safe and structurally  
11 sound buildings exist and/or are constructed within its jurisdictional limits; and

12 **WHEREAS**, the Building Official, as defined by Section 7-1 of Chapter 7, Article II,  
13 Division 2 of the City’s Code of Ordinances, is authorized to receive applications, review  
14 construction documents and plans, issue permits for the erection, construction, alteration and  
15 demolition of buildings and structures and installation of mechanical, plumbing, gas and electrical  
16 systems, inspect the premises for which such permits have been issued and enforce compliance  
17 with the provisions of Chapter 7, Article III and other applicable provisions of the City’s Code of  
18 Ordinances; and

19 **WHEREAS**, the Building Official has the authority to render interpretations of the City’s  
20 Construction and Building Code and the adopted state codes, including the State Minimum  
21 Standard Codes, as defined by O.C.G.A. § 8-2-20(9); and



44 ESTABLISHMENT AND AUTHORIZATION OF THE CONSTRUCTION BOARD  
45 OF APPEALS

46 There is hereby established the Construction Board of Appeals of the City of Stonecrest,  
47 Georgia (the “Board”).

48 The five members of the Board shall serve at the pleasure of the Council of the City of  
49 Stonecrest, Georgia, and shall be subject to removal at will, without cause. The Board shall meet  
50 at least once a year and whenever an action is requested before the board, but no more often than  
51 every 30 days. The Board shall hold hearings open to the public and shall produce an agenda to be  
52 made available at least two business days prior to the meeting of the Board. The Board shall issue  
53 decisions in writing within 30 days of the final hearing and shall include the basis for the decision.  
54 The City of Stonecrest, Georgia, shall provide the Board with suitable office space, meeting  
55 accommodations and clerical support, as the city shall deem appropriate and necessary.

56 **SECTION II**

57 DUTIES

58 The Board is hereby established to: (1) hear appeals of decisions and interpretations of the  
59 Building Official, (2) hear appeals of the Building Official's decision related to the use of  
60 alternative materials, designs, methods of construction, equipment and appliances; and (3) hear  
61 appeals of the Building Official's decision related to unsafe conditions as regulated in Section 7-  
62 63 of Chapter 7, Article III, Division 2 of the City’s Code of Ordinances.

63 **SECTION III**

64 MEMBERSHIP

65 Board qualifications for members shall be as outlined in the City of Stonecrest’s Code  
66 of Ordinances Section 7-87 of Chapter 7, Article III, Division 2. All members of the Board shall

67 be residents of the City of Stonecrest and shall have experience in the building industry. The  
68 members of the Board shall have applicable experience in drainage and structural issues in  
69 residential-home-design or construction, heating ventilation and air conditioning, electrical  
70 installations and plumbing. Members of the Board shall hold no other city office, appointed  
71 position within the city or any other city compensated position. Any vacancy on the Board shall  
72 be filled in accordance with the original appointing procedure for the vacant position. Any  
73 newly appointed member shall serve for the remainder of the unexpired term.

74 **SECTION IV**

75 TERMS

76 As to the initial terms of the five Board members, they are as follows: two initial Board  
77 members shall be designated to serve a term of two years, and three initial Board members shall  
78 be designated to serve a term of four years. After expiration of any term thereafter, each Board  
79 member shall serve a term of four years. Terms of each Board member shall expire on  
80 December 31 of the Board member's term regardless whether a successor has been appointed  
81 to the Board member's position. Successive terms are permissible, but in no event shall a  
82 member be permitted to serve more than eight consecutive years. Any Board member may be  
83 removed with or without cause by the City Council.

84 **SECTION V**

85 COMPENSATION

86 The Board members shall not be compensated, except that the City of Stonecrest,  
87 Georgia, may reimburse the Board members for necessary expenses incurred in the  
88 performances of their official duties.

89 **SECTION VI**

90 QUORUM

91 Three members of the Board shall constitute a quorum at any meeting and a vote of  
92 three voting members shall be required to enable the Board to act.

93 **SECTION VII**

94 GOVERNANCE

95 The Board shall elect a chair, vice-chair and secretary. The persons so elected shall serve  
96 in these capacities for a term of one year. No person may serve in any of these capacities for  
97 more than three consecutive years. The vice-chair will preside at the meetings of the Board in  
98 the chair's absence. The Board shall determine its procedural rules and regulations, and  
99 otherwise take such action as is appropriate for the management of the affairs committed to its  
100 supervision. The Board's rules and regulations shall be consistent with Chapter 7 of the City's  
101 Code of Ordinances and necessary to carry out the provisions of this chapter.

102 All hearings of the Board shall be open to the public and the agenda shall be made  
103 available at least two business days prior to the meeting of the Board. Matters not placed on the  
104 agenda shall not be heard by the Board, except for appeals involving a structure or service  
105 system that, in the opinion of the director, is unsafe, unsanitary or uninhabitable.

106 **SECTION VIII**

107 INITIAL MEMBERS

108 The initial members of the Construction Board of Appeals shall be as follows:

- 109 1. Member
- 110 2. Member
- 111 3. Member
- 112 4. Member

113 5. Member

114 **SECTION IX**

115 ENFORCEMENT AND SEVERABILITY

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

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

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

135 **SECTION X**



136 REPEAL OF CONFLICTING RESOLUTIONS

137 All resolutions and parts of resolutions in conflict herewith are hereby expressly repealed.

138 **SECTION XI**

139 EFFECTIVE DATE OF RESOLUTION

140 This Resolution shall become effective upon the date of approval and execution by the  
141 Mayor and Council of the City of Stonecrest, Georgia.

142  
143 **SO RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.**

144  
145  
146  
147 **CITY OF STONECREST, GEORGIA**

148  
149 \_\_\_\_\_  
150 **Jason Lary, Sr., Mayor**

151  
152 **ATTEST:**  
153  
154  
155 \_\_\_\_\_  
156 **Megan Reid, City Clerk**

157  
158  
159  
160 **APPROVED AS TO FORM:**  
161  
162  
163 \_\_\_\_\_  
164 **City Attorney**

165



## CITY COUNCIL AGENDA ITEM

---

**SUBJECT: City Manager Level of Financial Approval and Purchasing Policy Recommendation**

---

**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:** Wednesday, October 30, 2024

---

**SUBMITTED BY:** George Turner, Mayor Pro Tem

**PRESENTER:** George Turner, Mayor Pro Tem

**PURPOSE:** to make a decision on the City Manager Level of Financial Approval and Purchasing policy Recommendation.

**FACTS:** Click or tap here to enter text.

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

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

**ATTACHMENTS:**

- (1) Attachment 1 - 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.



## CITY COUNCIL AGENDA ITEM

---

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

STATE OF GEORGIA

COUNTY OF DEKALB

CITY OF STONECREST

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE BY THE MAYOR AND COUNCIL OF THE CITY OF  
2 STONECREST, GEORGIA TO AMEND CHAPTER 2(ADMINISTRATION)  
3 ARTICLE VI(FINANCE) DIVISION 2(PURCHASING) SECTION 2-  
4 260(PURCHASING POLICY) TO INCREASE THE CITY MANAGER  
5 LEVEL OF FINANCIAL APPROVAL; TO PROVIDE AN EFFECTIVE  
6 DATE; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER LAWFUL  
7 PURPOSES.  
8

9 **WHEREAS,** the governing authority of the City of Stonecrest (“City”) is the Mayor and Council  
10 thereof; and  
11

12 **WHEREAS,** pursuant to the City charter the City has the power to define, regulate, and prohibit  
13 any act, practice, conduct, or use of property which is detrimental to health,  
14 sanitation, cleanliness, welfare, and safety of the inhabitants of the city, and to  
15 provide for the enforcement of such standards; and  
16

17 **WHEREAS,** the purpose of the Financial Management Policies Purchasing Policy (“Purchasing  
18 Policy”) is to state the City’s position regarding the responsibility and authority for  
19 the acquisition and contracting for Goods, Services, Professional Services, Real  
20 Estate, and Capital Assets; and  
21

22 **WHEREAS,** the City desires to amend Chapter 2(Administration) Article VI(Finance) Division  
23 2(Purchasing) Section 2-261(Purchasing Card Policy) to INCREASE THE CITY  
24 MANAGER LEVEL OF FINANCIAL APPROVAL.  
25

26 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE**  
27 **CITY OF STONECREST, GEORGIA,** and by the authority thereof:  
28

29 **Section 1.** The City of Stonecrest Purchasing Policy is hereby amended by adopting the  
30 provisions set forth in Exhibit A attached hereto and made a part by reference.  
31

32 **Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated  
33 by reference as if fully set out herein.  
34

35 **Section 3.** (a) It is hereby declared to be the intention of the Mayor and Council that all  
36 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were,  
37 upon their enactment, believed by the Mayor and Council to be fully valid,  
38 enforceable and constitutional.  
39

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

STATE OF GEORGIA

COUNTY OF DEKALB

CITY OF STONECREST

ORDINANCE NO. \_\_\_\_\_

46 dependent upon any other section, paragraph, sentence, clause or phrase of this  
47 Ordinance.

48  
49 (c) In the event that any phrase, clause, sentence, paragraph or section of this  
50 Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional  
51 or otherwise unenforceable by the valid judgment or decree of any court of  
52 competent jurisdiction, it is the express intent of the Mayor and Council that such  
53 invalidity, unconstitutionality or unenforceability shall, to the greatest extent  
54 allowed by law, not render invalid, unconstitutional or otherwise unenforceable any  
55 of the remaining phrases, clauses, sentences, paragraphs or sections of the  
56 Ordinance and that, to the greatest extent allowed by law, all remaining phrases,  
57 clauses, sentences, paragraphs and sections of the Ordinance shall remain valid,  
58 constitutional, enforceable, and of full force and effect.

59  
60 **Section 4.** Penalties as provided in Section 1-11 of the Code of Ordinances, City of Stonecrest,  
61 Georgia shall be and are hereby made applicable to this Ordinance and shall remain  
62 in full force and effect.

63  
64 **Section 5.** All ordinances and parts of ordinances in conflict herewith are, to the extent of such  
65 conflict, hereby repealed.

66  
67 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless otherwise  
68 stated herein.

ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

[SIGNATURES ON THE FOLLOWING PAGE]

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

**ORDINANCE NO. \_\_\_\_\_**

**CITY OF STONECREST, GEORGIA**

\_\_\_\_\_  
**Jazzmin Cobble, Mayor**

**ATTEST:**

\_\_\_\_\_  
**City Clerk**

**APPROVED AS TO FORM BY:**

\_\_\_\_\_  
**City Attorney**

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

*Item XIII. i.*

**ORDINANCE NO. \_\_\_\_\_**

**EXHIBIT A**

## SECTION V – PURCHASING THRESHOLDS

The following dollar amounts and approvals apply to all city departments.

### (1) PURCHASING THRESHOLDS MATRIX

	Procurement Method*	Required Approvals**	Amendments/Change Orders
≤ \$4,999.99	No Requisition/Purchase Order necessary.	1. Department Director	Increases greater than \$25,000 (excluding any contingency) require additional Requisition and approval from all necessary parties
\$5,000 - \$9,999.99	Three verbal quotes - Requisition, Purchase Order, and/or Contract as appropriate	1. Department Director 2. Finance Department 3. Purchasing Agent 4. City Attorney (contracts)	
\$10,000 - <del>\$24,999.99</del> \$99,999.99	Competitive Procurement: Informal Solicitation - Requisition, Purchase Order, and/or Contract as appropriate	1. Department Director 2. Finance Department 3. Purchasing Agent 4. City Manager 5. City Attorney (contracts)	
\$25,000 \$100,000 & >	Competitive Procurement: Formal Solicitation - Requisition, Purchase Order, and/or Contract as appropriate	1. Department Director 2. Finance Department 3. Purchasing Agent 4. City Manager 5. City Attorney (contracts) 6. City Council	
<p>* The Procurement Methods listed above are not applicable to Sole Source Procurement, Single Source Procurement, Emergency Procurement, Cooperative Purchasing, and Real Estate Acquisition. <i>See</i> Section VII (Noncompetitive Procurements). Notwithstanding this exclusion, the Required Approvals must still be obtained based on the applicable purchasing threshold unless otherwise provided in Section VII.</p> <p>** City Council approval always required if purchase not within annual budget.</p> <p>*** ALL COMPUTER SOFTWARE/HARDWARE AND MARKETING/MEDIA CONTENT MUST BE APPROVED BY THE COMMUNICATIONS/IT DIRECTOR</p>			

### (2) PURCHASING THRESHOLDS EXPLAINED

Though competitive procurement may not be required under the applicable purchasing threshold, the Purchasing Agent may require the purchase to be competitively procured if he or she deems it necessary to best serve the interests of the City.