CALL TO ORDER
Mayor Wheeler called the meeting to order at 6:49pm.

INVOCATION AND PLEDGE
Mayor Wheeler determined that there was a quorum. Councilmembers Little, Cox, Hollis, Johnson, Monroe and Bryant were present.

READING OF COMMUNICATIONS
None.

ADOPTION OF THE AGENDA OF THE DAY
Mayor Pro Tem Johnson moved to adopt the Agenda of the Day; seconded by Councilmember Hollis.

Approved Unanimously 6-0.

CITIZEN COMMENTS – NON-AGENDA ITEMS ONLY
None.

COMMITTEE DISCUSSION ITEMS

A. Planning and Zoning
   Oral update provided by City Manager. P&Z Meeting held on Monday, May 18, 2020.

B. Economic Development/Downtown Development Authority
   Written report provided by DDA Director.

C. Historic Preservation Commission
   Oral update provided by City Manager.

D. Parks and Recreation Committee

STAFF REPORTS

A. Code Compliance Officer – Sgt. Roseberry
   Written report provided.

B. Public Works Director – Jim Tavenner
   Written report provided.

C. Chief of Police – Chief Troutman
   Written report provided.
City Manager Miller-Thornton presented Revenue and Expense Report. Report provided summary for all funds through April 2020, with comparison to the budget as amended. Adjusted General Fund Revenues are reported at 10.13% below the benchmark percentage through March 31, 2020. General Fund Expenditures in line with budget estimates from the month of April 2020, being reported at 6.29% below the benchmark rate. There are no budget adjustments reported for the period from April 30, 2020 through May 21, 2020. Administration will continue to monitor the City’s financial condition regularly to assess the effects of COVID-19.

Question for City Manager from Public via Facebook Live relating to CARES Act and COVID-19 Task Force. City Manager provided response that CARES Act is available to County, not City and City does not have a task force but are working with the county-wide task force.

UNFINISHED BUSINESS
None.

NEW BUSINESS
A. Administration’s Presentation of Parking Sign Plan.

Discussion led by City Manager Miller-Thornton and Director Public Works Director Tavenner. Tavenner reviewed draft of parking sign map presented to Mayor and Council.

Councilmember Cox asked how the City would know who is a resident and where would signs be posted. City Manager reiterated that the signs would be a deterrent only and would have to be enforced. Director Tavenner provided location of signs, to include the problem areas.

Councilmember Hollis made oral correction of memo reading ‘Rank Street’ instead of ‘Rankin Street’. Hollis also asked if signs would be on Fifth Street. City Manager noted correction and Director Tavenner replied “yes”.

Councilmember Bryant inquired about the monitoring time. Director Tavenner responded, by stating that it would be for a month or few months and the police will monitor as they go by or when called by a resident.

B. Tentative Adoption of 2020 Millage Rate – Publication of Property Tax Notice and Public Hearings.

Discussion led by City Manager Miller-Thornton.

DeKalb County Tax Accessor’s Office has not released preliminary Consolidation and Evaluation Reports. During adoption of the 2020 budget the administration based its estimate property tax revenue allocations on the 7/26/2019 certified valuation report. The real property tax revenue based on the report of property tax valuations available at adoption for the 2020 budget was estimated at $2,063.48.
Tax Commissioner is allowing for virtual hearings. Adoption of 2020 Millage Rate by July 1st. Tentative Adoption of Millage Rate on June 2nd.

C. Memorandum of Understanding (MOU) between City of Stone Mountain and Mainstreet Program

Discussion led by City Manager Miller-Thornton. City has received draft of the 2020-2021 Classic Main Street Memorandum of Understanding. MOU expected to be submitted to Georgia Department of Community Affairs’ Office of Downtown Development by July 1st. In the agreement, the Local Government represents the Community.


City Manager Miller-Thornton provided recommendation of P&Z to approve Variance Application. Other than the lot size, applicant meets all other district requirements.

Councilmember Monroe and Mayor Pro Tem presented questions of clarity to Rhone. Rhone responded and stated that he plans to build and live in the home.

E. Rezone Application – 6803 James B. Rivers Memorial Drive – Request to rezone from Traditional Residential (R-2) to Village Center Mixed-Use (VCM) – Christopher Hunt, applicant.

City Manager Miller-Thornton provided recommendation of P&Z to conditionally approve the Rezone Application stating that Zoning must be site plan and architectural specific, applicant must provide a third party environmental report that must be approved the City’s engineer for Lots 4 and 5 and elevations must be attached as well as clearly identifying parking.

Discussion led by Mayor, Council, and Applicant Hunt, to include past applications, buffer requirements, and topo map.


City Manager Miller-Thornton provided recommendation of P&Z to conditionally approv the Rezone Application stating that Zoning must be site plan and architectural specific, applicant must provide a third party environmental report that must be approved the City’s engineer for Lots 4 and 5 and elevations must be attached as well as clearly identifying parking.

Discussion led by Mayor, Council, and Applicant Hunt. Mayor and Council requested that City Manager compose a list of additional documents to be provided by Mr. Hunt before the June 2nd Regular Session, Mayor and Council requested that City Manager compose a list of additional documents to be provided by Mr. Hunt before the June 2nd Regular Session, to show the following variance information:

a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;

c. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;*

d. Documentation of unusual hardship should the buffer be maintained;*

e. At least one (1) alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;*

f. A calculation of the total area and length of the proposed intrusion;*

g. A stormwater management site plan, if applicable; and *

h. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

G. Request for Executive Session to Discuss Personnel.

Mayor Pro Tem Johnson moved to go into Executive Session; seconded by Councilmember Hollis.

Approved 6-0.

Executive Session at 8:26pm

Executive Session adjourned at 8:43pm

No action from Executive Session.

NEW ORDINANCE AND RESOLUTIONS

A. Ordinance 2020-03 – An Ordinance Approving Deannexation of Property – 5287 Mountain Village Court/694 Ridge Avenue.

Discussion led by City Manager Miller-Thornton. March 2020, City received petition for annexation of 5287 Mountain Village Court and April 2020, City received petition for annexation by 100% petition method for the property located at 694 Ridge Avenue. This property abuts the property located at 5287 Mountain Village Court. Council previously provided consent to service both petitions simultaneously.

Prerequisite for Council adoption of an ordinance of deannexation is an approving resolution by DeKalb County. The City will be notified when DeKalb County resolution has been approved.

Councilmember Monroe wanted to know the names of applicant(s). City Manager responded.

City Manager Miller-Thornton provided explanation. The Georgia Environmental Protection Division requires local jurisdictions with Municipal Separate Storm Sewer System permits to adopt ordinances, or update existing ordinances when necessary, for compliance with their permit, unorder to address development and redevelopment, and enforce post-construction controls.

No discussion.

First Read.

No action.

C. Ordinance 2020-05 – An Ordinance to Amend Chapter 2 Administration and Chapter 8 Environment and Land Development – for the purpose of establishing language for the City of Stone Mountain Planning Commission

Discussion led by City Manager and Councilmember Hollis. Before adopting ordinance, Hollis would like the consideration of a paid engineering firm. City Manager agreed that she thought along the same line, to include a hybrid scenario, in which the engineer would act as a consultant.

First Read.

No Action.

D. Ordinance 2020-06 – To Amend Appendix A – Zoning – for the purpose of inserting planning commission in lieu of planning and zoning committee.

No further discussion, as discussed with Item C.

First Read.

No Action.

ANNOUNCEMENTS BY THE MAYOR
None.

ADJOURNMENT

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

Motion carried unanimously 6-0.

Meeting adjourned at 8:44pm.

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Patricia Wheeler, Mayor /s/          Mallory Minor, City Clerk /s/