

MINUTES OF A WORK SESSION
OF THE CITY COUNCIL OF CLARKSTON, GEORGIA
HELD BY TELECONFERENCE, ZOOM AUDIO/VIDEO
IN SAID CITY ON TUESDAY, MAY 27, 2025

On the 27th day of May 2025, at 7:00 p.m., the City Council of Clarkston, Georgia met in a Work Session in-person and by teleconference, Zoom Audio/Video in said City. Mayor Beverly Burks called the meeting to order. The following members of the City Council were present: Vice Mayor Debra Johnson and Councilmembers Sharifa Adde; Yterenickia Bell; Jamie Carroll; Susan Hood; and Mark Perkins. Absent: None. The following City staff were present: ChaQuias Miller-Thornton (City Manager); Tomika R. Mitchell (City Clerk); Yolanda McGhee (Equity, Diversity, and Inclusion Officer); Christine Hudson (Police Chief); Richard Edwards (Planning and Economic Development Director); and Laura Moore (City Attorney).

NOTE: Items appearing in these minutes are in the order they were discussed, not necessarily in the order they appeared on the agenda.

1. CALL TO ORDER

2. ROLL CALL

Councilmember Hood was not present at the time of roll call.

3. PUBLIC COMMENTS

Mayor Burks read the Resident Comment Policy.

4. PRESENTATION/ ADMINISTRATIVE BUSINESS

A. To discuss a proclamation designating June as "Caribbean American Heritage Month".

Diversity, Equity, and Inclusion Officer, Yolanda McGhee presented for approval a proclamation designating June as "Caribbean American Heritage Month".

Councilmember Hood arrived at the meeting at 7:03 p.m.

This item will be included on the next City Council Meeting agenda under the Consent Agenda.

B. To discuss a proclamation designating June as "Pride Month".

Diversity, Equity, and Inclusion Officer, Yolanda McGhee presented for approval a proclamation designating June as "Pride Month".

This item will be included on the next City Council Meeting agenda under the Consent Agenda.

5. OLD BUSINESS

No items of old business were discussed.

6. NEW BUSINESS

- A. To discuss the 2025 preliminary digest and consider a tentative 2025 Millage Rate for advertising purposes.

City Manager, Miller-Thornton presented an overview of the 2025 preliminary tax digest to assist the Council in considering a tentative millage rate for advertising purposes, along with a comparison of the digest to the FY2025 budget. The final rate is not set to be adopted until June 26th, 2025.

Ms. Miller-Thornton requested the Council to consent to a tentative adopted millage rate of 19.298 for advertising purposes only. This rate aligns with the FY2025 budget adopted in December and ensures adequate revenue if finalized. The Council was advised not to issue a millage rate any less than 15.953. Lower rates, such as the advised minimum of 15.953 mills, would still result in a budget shortfall. At the current rate of 13.890, the revenue deficit is estimated at \$1.69 million; at 15.953 mills, the deficit reduces to about \$1.04 million. The tentative rate would generate a slight surplus and fully fund-projected expenditures. This process includes three required public hearings and ongoing analysis of property tax data and the FY2025 budget to consider potential adjustments.

Dean Moore presented public comments.

Councilmember Perkins recommended advertising a millage rate of 19.298.

The Council discussed the presented millage rate options to be advertised and individually consented to the recommended millage rate of 19.298 for advertising.

- B. To discuss an ordinance to amend the text of the Clarkston Zoning Ordinance to provide housing typologies for each of the allowed residential housing types.

Planning and Economic Development Director, Richard Edwards provided an overview of an ordinance to amend the text of the Clarkston Zoning Ordinance, Appendix A, Article III, Zoning District Regulations, of the City Code, by creating a new Section 308.1 to provide housing typology layouts for each of the allowed residential housing types in the NR-1, NR-2, and NR-3 zoning districts (i.e., single-family detached dwellings, accessory dwelling units, cottage court, duplex, triplex/quadplex, and townhouse).

This matter was discussed by the Council.

Councilmember Carroll recommended including language in the text of the exhibit clarifying that the drawings are for demonstrative purposes only.

This item is set to appear on the next City Council Meeting agenda for a public hearing.

- C. To discuss an ordinance to amend the Clarkston Zoning Ordinance to add definitions and use regulations for child day care, adult day care, convenient stores, grocery stores, fitness centers, and small food retail.

Planning and Economic Development Director, Richard Edwards provided an overview of an ordinance to amend the text of the Clarkston Zoning Ordinance as follows: (1) amend Appendix A, Article IV, Section 403 – Use Table, to add use regulations for child day care, adult day care, convenient stores, grocery stores, fitness centers, and small food retail to the use table; and (2) amend Appendix A, Article VII – Definitions, to revise the definition of convenience store and to add definitions for grocery store, fitness center, and small food retail to the Definitions.

Mr. Edwards informed the Council that the Planning & Zoning Commission did not provide a recommendation on the convenience store item and has requested to use their one allowable deferral. As a result, staff has re-advertised the item, and it will return to Council at a later date. Therefore, convenience stores will be removed from the current packet.

This matter was discussed by the Council.

Debbie Gathman presented public comments.

This item is set to appear on the next City Council Meeting agenda for a public hearing.

- D. To discuss an ordinance to amend the Clarkston Zoning Ordinance to provide architectural design requirements for residential garages and carports and to provide building elevation requirements.

Planning and Economic Development Director, Richard Edwards provided an overview of an ordinance to amend the Zoning Ordinance to minimize the monotonous appearance of residential developments. The text amendment will require residential garages and carports to be located no closer to the street than the front façade of the home and will require that the garage or carport be no greater than 50% of the front façade of a residential home. Further, this text amendment will require that architectural elevations for residential developments do not repeat more than one every five homes.

This matter was discussed by the Council.

This item is set to appear on the next City Council Meeting agenda for a public hearing.

- E. To discuss an ordinance to amend the Clarkston Zoning Ordinance to require a mix of land uses within projects in the Town Center (TC) zoning district for parcels over one-half (1/2) acre in size.

Planning and Economic Development Director, Richard Edwards provided an overview of an ordinance to amend the Clarkston Zoning Ordinance to require a mix of land uses within projects in the Town Center (TC) zoning district for parcels over one-half (1/2) acre in size. The text amendments require a mix of land uses for all properties zoned TC and over one-half (1/2) acre in size. This is an effort to apply the TC zoning district's purpose and intent to "promote a mix of residential, business, commercial, office, institutional, cultural and entertainment activities for workers, visitors, and residents."

This matter was discussed by the Council.

Councilmember Hood requested graphics to illustrate the half acre block.

This item is set to appear on the next City Council Meeting agenda for a public hearing.

- F. To discuss an ordinance to increase the number of Historic Preservation Commission (HPC) members from three (3) to five (5), to remove term limits for HPC members, and to require advertising of opportunities to apply to serve as a member of the HPC.

Planning and Economic Development Director, Richard Edwards provided an overview of an ordinance to amend the text to increase HPC membership from three (3) members to five (5) members. The quorum for the HPC is two (2) members, which does not allow the members to meet or discuss anything outside of an official public meeting. An expansion of the membership would allow up to two (2) members to attend meetings/trainings, make site visits, or host educational talks on historic preservation without an official public meeting. This text amendment would also lift the restriction on members serving more than two (2) consecutive terms and require an advertisement to be published on the city's website for a minimum of thirty (30) days prior to voting on an appointment.

This matter was discussed by the Council.

Dean Moore presented public comments on this item.

This item will be included on the next City Council Meeting agenda under the Consent Agenda section.

- G. To discuss an ordinance to amend the City Charter to be consistent with the State General Law concerning the minimum term of Municipal Court Judges.

City Attorney, Laura Moore gave a brief overview of an ordinance proposing an amendment to the City Charter to align with State law, which mandates a two-year term for the municipal court judge. To take effect, the ordinance must be adopted by the Council at two consecutive regular meetings.

This matter was discussed by the Council.

This item is set to appear on the next City Council Meeting agenda.

- H. To discuss a resolution approving a purchase agreement with Musco Sports Lighting, LLC, for the installation of field lights at the Soccer Field of Milam Park and committing \$100,000 in matching funds from SPLOST II for the Atlanta United GA 100 Pitch Grant.

Parks and Recreation Director, Michael Duncan provided an overview of the purchase agreement with Musco Sports Lighting, LLC, pertaining to the installation of field lights at the Soccer Field of Milam Park. The Atlanta United Community Fund (AUCF), in partnership

with the Local Initiatives Support Corporation (LISC), awarded the City of Clarkston with a GA 100 Mini Pitch Grant to install Field Lights at the Soccer field at Milam Park. This is a matching grant of \$100,000. The vendor selected to install the lights is Musco Sports Lighting, Co. The total cost to install the field lights is \$185,500. Once approved, it will take up to 8-12 weeks to deliver the equipment and 2-3 weeks to install. This project is estimated to be completed by September 13, 2025. The funding source for the GA 100 Pitch matching grant will come from the SPLOST II account.

This matter was discussed by the Council.

This item will be included on the next City Council Meeting agenda under the Consent Agenda.

- I. To discuss the request to use the Council Chambers/Court Room, located at 3921 Church Street, Clarkston, GA 30021, as a temporary location for the Parks & Recreation Center.

Parks and Recreation Director, Michael Duncan informed the Council that the Parks & Recreation Department was requesting approval to temporarily utilize the City Hall Council Chambers/Court Room, located at 3921 Church Street, Clarkston, GA 30021, as a temporary location for department activities. Currently, the department lacks dedicated space to hold classes, meetings, programs, and events. This temporary use is proposed while the department finalizes its Master Plan and identifies potential permanent facility locations.

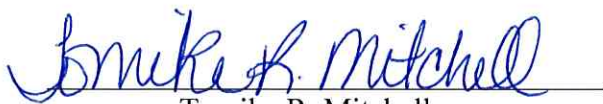
The Council discussed the request and granted the City Manager administrative authority to make the final decision regarding the allocation of this space.

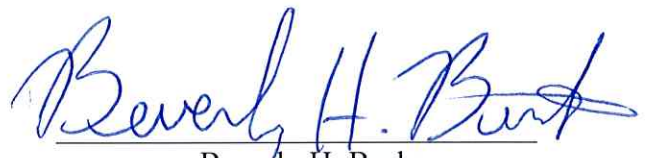
7. ADJOURNMENT

Councilmember Perkins made a motion to adjourn the meeting. Councilmember Bell duly seconded the motion. Mayor Burks called for the vote and declared the meeting adjourned (6-0).

The meeting was adjourned at 8:39 p.m.

ATTEST:


Tomika R. Mitchell
City Clerk


Beverly H. Burks
Mayor

