

## MINUTES OF WORK SESSION

THE CITY COUNCIL OF CLARKSTON, GEORGIA

HELD IN PERSON AND BY TELECONFERENCE, ZOOM AUDIO/VIDEO

IN SAID CITY ON TUESDAY, MARCH 31, 2026

On Tuesday, March 31, 2026 at 7:00 PM, the City Council of Clarkston, Georgia met in a Work Session in-person and by teleconference, Zoom Audio/Video in said City. Vice Mayor Debra Johnson called the meeting to order. The following members of the City Council were present: Vice Mayor Debra Johnson and Councilmembers Sharifa Adde; Yterenickia Bell (via teleconference); Lynn Bayonne; Dean Moore; and Mark Perkins. Mayor Beverly Burks came in at 7:37 p.m. The following City staff were present: ChaQuias Miller- Thornton (City Manager); Cynthia Hanson (Interim City Clerk); Xavier Todd (Assistant Police Chief); Susie Keys (Deputy Court Clerk); Richard Edwards (Planning and Economic Development Director); Keisha Dixon (Special Projects Coordinator and Executive Assistant to the City Manager); Christin Taylor (Communications Director); and Stephen Quinn (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**

Vice Mayor Johnson called the meeting to order at 7:00 p.m.

### **2. ROLL CALL**

Vice Mayor Johnson, and Councilmembers Moore, Adde, Perkins, and Bayonne were in attendance. Councilmember Bell attended by teleconference. Mayor Burks arrived at 7:37 p.m.

### **3. PUBLIC HEARINGS**

- A.** To receive public comments on a request for a Conditional Use Permit (CUP) for a community center in the RC zoning district to be located at 3688 West Hill Street (Parcel ID: 18 119 01 017).

The applicant, Berhanu Nune, presented his plans to open a community center at the proposed location, showing site plans and architectural drawings. There were no other public comments in favor of the application. Public comments opposed to the application were given by Mitchell Halzen, Widdi Turner, Hilary Cheeseman, Susan Hood, and Michelle Maserjian.

### **4. PRESENTATION/ ADMINISTRATIVE BUSINESS**

None

## **5. PUBLIC COMMENTS**

Any member of the public may address questions or comments to the City Council referencing only agenda items after the Mayor and City Council have had the opportunity to discuss the agenda item. Each attendee will be allowed 3 minutes for comments.

Public comments were allowed after each item was heard.

## **6. OLD BUSINESS**

None

## **7. NEW BUSINESS**

- A.** To discuss the consideration of Sydney Jakes to the Downtown Development Authority for a term that expires on December 31, 2026.

Planning and Zoning Director, Richard Edwards presented the application for Sydney Jakes for consideration for appointment to the Downtown Development Authority. Ms. Jakes addressed the Council via teleconference. The item was placed under New Business for the April 7, 2026 Council Meeting.

- B.** To review and discuss a request for a Conditional Use Permit (CUP) for a community center in the RC zoning district to be located at 3688 West Hill Street (Parcel ID: 18 119 01 017).

Planning and Zoning Director, Richard Edwards presented the staff report regarding the Conditional Use Permit application, and asked City Engineer, Larry Kaiser to address concerns of the citizens regarding a possible stream or drainage ditch on the property. Staff recommended approval of the conditional use permit for a community center at 3688 W Smith Street with the following conditions:

1. The development shall be substantially similar to the site plan dated October 23, 2025.
2. The architectural elevations shall be substantially similar to the plans dated October 23, 2025.
3. The community center shall be limited to 204 seats.
4. A 6-foot wooden fence shall be installed along the property lines abutting 3664 W Smith Street and 4324 E Ponce de Leon Avenue to prevent light spillage from vehicles onto residential properties.
5. The developer shall install a minimum 3-foot, continuous row of evergreen shrubs along the parking spaces facing W Smith Street to prevent light spillage from vehicles onto residential properties.
6. The hours of operation shall be limited to 7am to 9pm Sunday through Thursday and 7am to 11pm on Friday and Saturdays.
7. There shall be no on-street parking along West Smith Street.

The Planning and Zoning Board voted to recommend denial of this request due to the

applicant not wanting to conduct an Environmental Impact Assessment prior to the board's recommendation to City Council.

After discussion Council added this item to New Business on the April 7, 2026 Council Meeting agenda.

**C. To present and discuss SS4A Safety Action Planning Project**

City Engineer, Larry Kaiser presented three options for the SS4A Safety Action Planning Project, asking Council to decide which two (2) options they preferred. After discussion, options one (1) and two (2) were chosen as possibilities to present during public information meetings.

Public comment by Michelle Maserjian.

**D. To present and discuss the status of the Greenway Trail Phase I Concept Design**

City Engineer, Larry Kaiser presented several options for Phase 1 of the Greenway Trail along South Fork Peachtree Creek. He asked that the Council review each option to decide at a later date which option is preferable.

**E. To present and discuss an ordinance to create a criminal nuisance property program that would identify criminal nuisance properties based on crime statistics and then require them to make improvements/changes to their property or the way it is managed to reduce crime.**

Vice Mayor Johnson and City Attorney, Stephen Quinn presented the proposed ordinance draft. After discussion, the consensus was to carry the item over to the April 28, 2026 Work Session.

Public comment from Michelle Maserjian.

**F. To present and discuss an ordinance to set up a program for special service districts to tax a designated area and then use that revenue to make improvements or provide extra services within the area that are intended to reduce crime.**

Vice Mayor Johnson and City Attorney, Stephen Quinn presented the proposed ordinance draft. After discussion, the consensus was to carry the item over to the April 28, 2026 Work Session.

**G. To discuss a Resolution to adopt the City of Clarkston Classification and Compensation Plan**

City Manager, ChaQuias Miller-Thornton presented the resolution to establish pay grades and ranges to each position. The item will be added to New Business on the April 7, 2026 Council Meeting agenda.

## 8. ADJOURNMENT

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

The meeting was adjourned at 9:57 p.m.

ATTEST:

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Cynthia Hanson  
Interim City Clerk

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Beverly H. Burks  
Mayor