

**CITY OF PINE LAKE
WORK SESSION MINUTES
June 11th, 2024 at 6:00 PM
Council Chambers
459 Pine Drive, Pine Lake, GA**

Call to Order: Mayor Brandy Hall called the Special Call Meeting to order at 6:00pm.

Present: Mayor Brandy Hall, Mayor Pro Tem Bordeaux, Council Member Jeff Goldberg, Council Member Thomas Torrent, Council Member Tom Ramsey, and Council Member Augusta Woods. Also present were City Manager ChaQuias Miller-Thornton, Chief of Police Sarai Y'hudah-Green, City Attorney Susan Moore, and Assistant City Clerk Ned Dagenhard.

Announcements/Communications

Mayor Hall announced that Tim McCloud had recently been elected by the Stewards of Environmental Education and Design (S.E.E.D.) as the new Chair of the committee. The Mayor thanked exiting Chair Jennifer Bridges for her hard work and dedication to Pine Lake's citizen environmental committee—including ushering in multiple festivals, as well as *Bee City* certification.

The Mayor also reminded attendees that the Pine Lake annual *Juneteenth Celebration* would take place Saturday, June 15th at the Pine Lake Beach House and Lake Recreation Area. Mayor Hall thanked Mayor Pro Tem Bordeaux and Councilperson Woods for “leading the charge” in this effort.

Finally, Mayor Hall announced the lake would be closed until further notice due to a high E. Coli count, adding that Public Works Special Project Manager Bernard Kendrick would give additional information in his report.

Adoption of the Agenda of the Day

Council Member Woods moved to adopt the Agenda of the Day; Mayor Pro Tem Bordeaux seconded.

No discussion took place.

Mayor Hall called for a vote.

All members voted in favor, and the motion carried.

New Business

- 1. Notification of Public Hearing and Meetings to consider Zoning Map Amendments – Annexations and Commercial District Designation**
 - a. Ordinance 2024-03 – An Ordinance to Amend the Official Zoning Map of the City of Pine Lake Code of Ordinances Regarding Zoning- 4599**

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Rockbridge Road, Stone Mountain, GA 30083, Tax Parcel ID 18 015 01 022

- b. Ordinance 2024-04 – An Ordinance to Amend the Official Zoning Map of the City of Pine Lake Code of Ordinances Regarding Zoning- 4687 Rockbridge Road, Stone Mountain, GA 30083, Tax Parcel ID 18 016 06 115**

Mayor Hall explained Ordinances 2024-03 and 2024-04 as giving Village Commercial Zoning District designation to newly annexed properties along Rockbridge Road, after which the Mayor read the titles of each Ordinance aloud.

City Manager Miller-Thornton added that this reading represented a notification, but not an official “first read,” as a public hearing is scheduled for June 25th, 2024 at 6:00pm, with a first read to take place immediately following.

No discussion took place.

No action was taken by City Council.

2. Notification of Public Hearing and Meetings to consider Zoning Code Amendments – Operation of Short-Term Rentals

- a. Draft Ordinance 2024-05 – An Ordinance Amending the Zoning Code of the City of Pine Lake to Authorize the Operation of Short-term Rentals within the City as a Special Use in the R-1 Single Family Residential District and the Commercial District Transitional Subarea – Discussion**

Mayor Hall began the discussion by stating that Draft Ordinance 2024-05 was indeed a draft, emphasizing the working nature of the document designed to be considered for amendment by City Council upon extensive review and deliberation.

A discussion took place, wherein all members of Council debated various sections of the document, ranging from definitions of properties, occupancy expectations for Short Term Rentals (and how to determine such, e.g. “is a couch a sleeping unit?”), as well as the potential for enforcing the various regulations discussed.

Notable issues arose during the conversation, including the suggestion of residency requirements for operators of STRs, regulation of permitting, and mandating/enforcement of permit possession for those wishing to operate a Short Term Rental.

City Attorney Susan Moore encouraged City Council to have individual conversations among themselves—specifically with those whom one may have

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opposing views—as a means of nearing Council toward consensus on language and regulations within the Short Term Rental policy.

No action was taken by City Council.

3. Notification of Public Hearings and Meetings to consider 2024 Millage Rate Adoption - Ordinance 2024-06 to set the 2024 Millage Rate

Mayor Hall stated that the item was “notification” of public hearings to receive public comment on the Notice of Property Tax Increase. The discussion included the announcement of a Special Call Meeting to take place immediately following the second of two Public Hearings set to take place at 11:00am and 6:00pm respectively.

Council Member Torrent asked for clarification on the required meetings, to which City Manager confirmed that the requirement for two Public Hearings to be held in the same day provides that one meeting be held before noon and that one of the meetings be held between 6pm and 7pm.

No action was taken by City Council.

4. Tennis Court Project Administration

Mayor Hall introduced the item, stating that it had already been far outside the norm to delegate a citizen committee to administer a solicitation of bids for a City asset. As such, the item discussed would in turn yield administration of the redevelopment of the Tennis Courts back to City Council and the Administration Department.

Council Member Ramsey referenced the genesis of the project discussion, which was the Pine Lake Association of Involved Neighbors (P.L.A.I.N.) being approached by a donor interested in supplementing the cost of the Tennis Court redevelopment. Council Member Ramsey added that all of the returned bids were greater than the amount the donor was willing to offer.

Mayor Hall reiterated the process for developing capital projects, stating that first a scope of work would need to be established, and then solicitation of bids would take place.

No action was taken by City Council.

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Reports and Other Business

ChaQuias Miller-Thornton — City Manager (Director of Administration, Courts, and Public Works)

Please refer to the Pine Lake website to access the City Manager’s report dated June 11th, 2024. Please email neddagenhard@pinelakega.net to request a copy or call (404) 999- 4931 to schedule an appointment to review the copy on file.

Chief Sarai Y’Hudah-Green — Chief of Police, Public Safety

Please refer to the Pine Lake website to access the Police/Public Safety report dated June 11th, 2024. Please email neddagenhard@pinelakega.net to request a copy or call (404) 999- 4931 to schedule an appointment to review the copy on file.

Bernard Kendrick – Special Projects Manager, Public Works

Please refer to the Pine Lake website to access the Public Works report dated June 11th, 2024. Please email neddagenhard@pinelakega.net to request a copy or call (404) 999- 4931 to schedule an appointment to review the copy on file.

Reports/Comments

Mayor

None.

City Council

Council Member Torrent suggested partnering with an organization called *Adopt-a-Stream*, which would allow Pine Lake to perform its own lake water samples. Council Member Goldberg added that the same organization had led a volunteer training 20 years ago, and that the event solicited “a good number of volunteers.”

City Manager Miller-Thornton also addressed SEED Chair Tim McCloud regarding its members performing maintenance on the wetlands, asking for SEED and any other volunteer group to contact the City before any maintenance is done on city assets and/or land. The City Manager added that City Hall, Public Works, and any potential volunteers need to be aligned before such activities should take place – so as to ensure due process and proper recording of maintenance.

Pine Lake News

Consideration of 2024 Millage Rate: Council is currently considering the 2024 Millage Rate. The final adoption of the millage rate will occur on June 25th,

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2024. There will be a total of three public hearings prior to adoption. Details and hearing dates are contained in the [Millage Rate Analysis and Tentative Rate Adoption Memo](#).

Upcoming Events

June 15th, Juneteenth Celebration: Join us for our 3rd Annual Juneteenth celebration. We will have music with DJ Loyalty, Line Dancing with Alexis (DFS), vendor booths, bouncy house, face painting and other kid friendly activities. We will have delicious food from Whoaa Bites and Tacos and Giggles for vegan selections. Food vendors will be set up before and after the event so even if you can't make the program, you can celebrate Juneteenth by avoiding cooking and enjoying great BBQ or Vegan Tacos. See [Flyer](#) for more information.

June 18th, 2024 Millage Rate Hearings: On Tuesday June 18th the first and second Hearings Regarding 2024 Millage Rate Adoption will be held in the Council Chambers at 11:00am and 6:00pm. Details and hearing dates are contained in the [Millage Rate Analysis and Tentative Rate Adoption Memo](#).

June 18th, 2024 Special Called Meeting: On Tuesday June 18th at 6:00pm there will be a Special Called Meeting to conduct the first reading of Ordinance 2024-06 to set the 2024 Millage Rate. Details and hearing dates are contained in the [Millage Rate Analysis and Tentative Rate Adoption Memo](#)

June 25th, 2024 Millage Rate Hearings: On Tuesday June 25th the third Hearing Regarding 2024 Millage Rate Adoption will be held in the Council Chambers at 11:00am and 6:00pm. Details and hearing dates are contained in the [Millage Rate Analysis and Tentative Rate Adoption Memo](#)

June 25th, 2024 Public Hearing: On Tuesday, June 25, 2024 at 6:00pm, Council will conduct a hearing to receive public input on Ordinance [2024-03](#) and 2024-04 to amend the boundaries of the official zoning map of the City. Draft Ordinance contained in [Agenda for June 11th meeting](#).

June 25th, 2024 Public Hearing: On Tuesday, June 25, 2024 at 6:00pm, Council will conduct a hearing to receive public input on Ordinance 2024-05 to authorize the operation of residential short-term rentals within the city. Draft Ordinance contained in [Agenda for June 11th meeting](#).

Adjournment

Council Member Ramsey moved for adjournment at 8:25pm.

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Ned Dagenhard
Assistant City Clerk

ChaQuias Miller-Thornton
Acting City Clerk