



Mayor and City Council Public Hearing and Work Session

Tuesday, December 17, 2024 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

City of Stone Mountain, Mayor & Council Members:

Mayor: Dr. Beverly Jones

Post 3: Mayor Pro Tem Ryan Smith

Post 1: Council Member Anita Bass

Post 2: Council Member Mark Marianos

Post 4: Council Member Gil Freeman

Post 5: Council Member Shawnette Bryant

Post 6: Council Member Teresa Crowe

City Staff:

City Manager: Shawn Edmondson

Assistant City Clerk: Danny Mai

City Attorney: Jeff Strickland

City of Stone Mountain, GA Facebook page: <https://www.facebook.com/CityofStoneMtn/>

Link to join Webinar: [\[LINK\]](#)

- I. Public Hearing
 1. 2nd Public Hearing/3rd Reading regarding the City of Stone Mountain Budget for FY2025
- II. **Adjournment**
- III. **Call to Order**
- IV. **Determination of Quorum**
- V. **Invocation and Pledge**

VI. Citizen Comments – Including comments from public/stakeholders (3 minutes per comment)

Comments from the Public

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns or opinions only during the public comment portion of the City Council meeting. I. The Mayor and City Council reserves the right to extend or limit the length of public comments based on: (1) the issue under discussion; (2) the number of items on the agenda; and (3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the public speaker but must direct all comments and questions to the Mayor and City Council. III. Public harassment of or confrontation with a public speaker will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.

VII. Review of the Journal (City Manager & City Clerk Edmondson)

1. Request Minutes from City Council Meeting [11.23.2024] be approved
2. Request Minutes from City Council Meeting [12.03.2024] be approved

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. Committee Discussion Items

1. Stone Mountain Community Garden
2. Planning Commission
3. Economic Development/Downtown Development Authority
4. Historic Preservation Commission
5. Parks and Recreation Committee

XI. Staff Reports

1. Public Safety: Police Chief, James Westerfield Jr
2. Administration: City Manager, Shawn Edmondson

XII. City Manager's Report

1. City Manager - Shawn Edmondson

XIII. Council Policy Discussion Topics

XIV. Unfinished Business

1. Discussion on the DDA (CM Freeman)
2. Discussion and approval of an agreement between POND & Company and the City of Stone Mountain for additional services related to the schematic design of the Baptist Lawn property

and adjacent Georgia Military College property, aimed at developing a public green space for special events. The scope includes two tasks: Task 1 – Existing Conditions Assessment (including survey) for \$20,000.00 and Task 2 – Concept Design for \$34,000.00, totaling \$54,000.00.(City Manager Edmondson)

3. Discussion on the appointment and approval of a City Attorney for FY2025 (City Attorney Strickland)
4. Consent Agenda Package for en banc approval: Reappointment of the Municipal Court Related Positions (Judges & Solicitors)
5. Request the Appointment of the new City Clerk (City Manager Edmondson)
6. Discussion on the previously proposed zone changes in regard to the parties who wish to be rezone, as recommended by City Staff (CM Marianos)
7. Discussion on the Council Minutes for October 1st and October 15th (Council Member Freeman)
8. Discussion on the 2023 Audit - status update

XV. New Business

1. Discussion on the removal of partitions between citizens and council (CM Marianos)
2. FIRST READING: Discussion on a Variance from Section 5-1.5(A)(4) to reduce the minimum front yard setback from 50-feet to 17.5-feet, relating to 672 Pepperwood Trail (Parcel ID: 18 074 03 133). Staff has reviewed the request in accordance with the required review criteria and recommends APPROVAL of the variance from Section 5-1.5(A)(4) to reduce the minimum front yard setback from 50-feet to 17.5- feet with the following conditions:
 1. The development shall be substantially in compliance with the site plan dated September 24, 2024.The Planning Commission voted (5-0) to recommend approval of this request with staff's conditions.
3. FIRST READING: Discussion on a Variance from Section 5-1.5(A)(6) to reduce the minimum rear yard setback from 40-feet to 34.5-feet regarding 672 Pepperwood Trail (Parcel ID: 18 074 03 133). Staff has reviewed the request in accordance with the required review criteria and recommends APPROVAL of the variance from Section 5-1.5(A)(6) to reduce the minimum rear yard setback from 40-feet to 34.5- feet with the following conditions:
 1. The development shall be substantially in compliance with the site plan dated September 24, 2024.The Planning Commission voted (5-0) to recommend approval of this request with staff's conditions.

4. **FIRST READING:** Discussion on a Special Use Permit to allow for two (2) vacation home facility units regarding 968 & 990 Sexton Drive (Parcel ID: 18 090 07 026 & 033). Staff has reviewed the request in accordance with the required review criteria and recommends APPROVAL of the Special Use Permit for vacation home facilities with the following conditions:
 1. The applicant shall only be allowed to apply for and maintain only two (2) vacation home facilities within any given year.
 2. The applicant shall apply for a Short-Term Rental Permit and Business License annually.
 3. Provide no more than four lodging (guest) rooms with a minimum of 70 square feet per room.
 4. Occupancy of a lodging room shall require at least 40 square feet per individual.
 5. Occupancy by guest(s) shall not exceed 14 consecutive days during any 90 day period.
 6. Vacation home facilities shall be required to have a smoke alarm in each lodging room (guest room) and a fire extinguisher visible and accessible to guests. The facilities are subject to at least one annual inspection at the time of initial licensing and during renewal of the same.
 7. There shall be no on-street parking allowed for guests. 8. No business and advertising signs shall be permitted.

The Planning Commission voted (3-2) to recommend denial of this request.

5. Discussion and review of the proposal for legal services with Carothers & Mitchell, LLC (City Manager Edmondson)
6. Discussion and review of the proposal for landscaping services with Crabapple LandscapExperts (Assistant City Manager: Maggie Dimov)
7. Discussion and review of the proposal for Film Permit App called Apply4 (Assistant City Manager: Maggie Dimov)
8. Discussion on establishing Advisory Committee (Mayor Jones)

XVI. New Ordinances and Resolutions

1. Discussion and Approval of Resolution 2024-11; A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, TO ESTABLISH THE HOLIDAY SCHEDULES FOR THE YEAR 2025 (City Manager Edmondson)
2. Discussion and Approval of Resolution 2024-12; A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, TO ESTABLISH THE CITY COUNCIL SCHEDULE FOR THE YEAR 2025 (City Manager Edmondson)

3. Discussion and Approval of Resolution 2024-13: A resolution appointing the following individuals to as signers for city checks: City Manager Shawn Edmondson (Operational), Mayor Pro Tem Ryan Smith, Council Member Teresa Crowe. (City Manager Edmondson)
4. Discussion and Approval of Resolution 2024-14; A Resolution to Enforce Adherence to Rules of Decorum and Ensure Equitable and Effective Meeting Management (CM Crowe)
5. Discussion and approval of Resolution 2024-15, a resolution establishing permit fee schedules for film production activities. (Assistant City Manager & DDA/Economic Development Director Dimov)

Application Fee (Non-refundable) - \$200,

Film Permit (per day - for prep days, filming or strike days) - \$150,

Parking at/or Use of City Property (per day and per location at City property) - \$500,

Parking or Filming at the Cemetery (per day) - \$500,

Stone Mountain Police (per Officer and per hour) - \$80,

Use of Visitor Center Building (per day) - \$250,

Street Closure, Lane Closure or ITC (per day) - \$500,

Fire Marshal Fee (per location and per base camp) - \$100,

Rush fee (application submitted in full with less than 5 business days' notice) - \$200,

Fee for filming done without a permit - 200% of the original permit fee

6. Discussion on Ordinance 2024-09; an ordinance to amend chapter 12 (Licenses and Business Regulations) of the code of the City of Stone Mountain, Georgia, to regulate film production.

XVII. **Remarks of Privilege**

XVIII. **Announcements by The Mayor**

XIX. **Executive Session to Discuss Personnel, Legal, Cyber Security and/or Real Estate (if needed)**

XX. **Adjournment**