



Mayor and City Council Regular Session
Tuesday, June 2, 2026, at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

1 **Mayor and Council: Jelani Linder – Mayor | Post 3: Mayor Pro Tem Ryan Smith Post 1:**
2 **Council Member Anita Bass | Post 2: Council Member Mark Marianos Post 4: Council**
3 **Member Kay Nunez | Post 5: Council Member Hub Jordan Post 6: Council Member Elaine**
4 **Vaughn**

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6 **Staff: Maggie Dimov – City Manager/Economic Development Director/DDA | Shavala Ames**
7 **- City Clerk | Angela Couch - City Attorney**

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9 **Mission Statement:** *The City of Stone Mountain serves our residents, businesses, and visitors*
10 *by providing an enhanced quality of life and a unique sense of place, guided by trust and integrity*

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12 **Public Hearing was called to order at 6:30 p.m.**

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14 PRESENT: Mayor – Jelani Linder, Council Member: Post 1 Anita Bass, Council Member: Post 2
15 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez,
16 Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

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18 **I. Public Hearings**

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20 1. Public Hearing on Rezoning from Single Family Residential (R-1) to General Commercial
21 (GC) - 5444 Rockbridge Road

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23 Mayor Jelani Linder provided a general overview of the Public Hearing as outlined in the provided
24 city council packet. City Attorney Angela Couch acted as the zoning administrator's designee and
25 read the recommendations.

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27 The representative of the applicants came forward to speak regarding the property. Roberto
28 Cornelio stated that when they applied for the permit, they got approved but expected it to be a
29 commercial property and are willing to resubmit their plans to meet the 2026 requirements.
30 Tammy Cowins advised that she's always known the property to be commercial.

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32 *Mayor Linder opened the public hearing.*

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34 **Public Hearing comments - None**

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36 *Mayor Linder closed the public hearing.*

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38 2. Public Hearing on Conditional Use Permit - Nail Salon - 5444 Rockbridge Road.

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40 City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in
41 the provided agenda packet and the recommendation from the Planning Commission.

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43 The applicant Tammy Cowins expressed her excitement for the Nail Salon. She advised that
44 she has been in the industry for 3 years and described the location details and the services to
45 be provided if approved for the Conditional Use Permit.

46 *Mayor Linder opened the public hearing.*

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48 **Public Hearing comments**

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50 **Public Comment 1: Gina Cox** – Expressed support for the proposed nail salon, noting that
51 residents currently travel outside of the City to access similar services.

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53 **Public Comment 2: Creola Davis** – Stated that an additional nail salon may not be beneficial to
54 the area and referenced existing nail salons already operating nearby.

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56 *Mayor Linder closed the public hearing.*

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58 3. Public Hearing on Conditional Use Permit - Laundromat - 5444 Rockbridge Road.

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60 City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in
61 the provided agenda packet and the recommendation from the Planning Commission.

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63 Roberto Cornelio stated that the applicants have already applied for the permit and that it is in
64 the works and that the applicants already own two facilities and would like to own and operate
65 another one in the City.

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67 *Mayor Linder opened the public hearing.*

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69 **Public Hearing comments**

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71 **Public Comment 1: Tammy Cowins** – Expressed support for the proposed laundromat, noting
72 that it would provide a modern, updated facility compared to existing options in the City. It was
73 also stated that the project would offer residents additional choices and could generate additional
74 revenue for the City

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76 **Public Comment 2: Creola Davis** – Expressed that the Laundromat is not beneficial to the area.
77 It attracts the wrong kind of company.

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79 **Public Comment 3: Belinthia Cummings** – Expressed that she is not opposed or for the
80 Laundromat but has concerns regarding the revenues.

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82 *Mayor Linder opened the public hearing.*

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84 4. Public Hearing on Special Use Permit - Micro distillery and Smoke Shop - 977 Main Street.

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86 City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in
87 the provided agenda packet and the recommendation from the Planning Commission. It was also
88 noted that there was some confusion between what was stated with previous city staff and the
89 applicant.

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91 The applicant Deron Furr, stated that his business should not be classified as a smoke shop and
92 noted that a previous Planning Manager had identified it as such. Mr. Furr explained that his
93 concept is centered on providing patrons the opportunity to enjoy cigars alongside their beverage
94 of choice in a controlled environment designed to maintain clean air quality, with cigar-related
95 sales representing approximately 10 percent of overall business activity. He further clarified that
96 the establishment is not intended to operate as a nightclub or traditional lounge, but rather as a
97 cultural house.

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99 *Mayor Linder opened the public hearing.*

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101 **Public Hearing comments**

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Public Comment 1: Elieen Smith – Expressed that the establishment will fill the gap that Public House left and be much classier.

Public Comment 2: Gace Kelly – Expressed that she is not in favor or against but that she is a Planning Commissioner, and their recommendations are not present in the presentation. She also expressed that information is missing and because of that, a vote should not be held at the present time.

Public Comment 3: Denise Phillips – Expressed that the establishment sounds like a hole that Public House did leave and that the taxes will fill the spot of Public House.

Mayor Linder closed the public hearing.

5. Public Hearing on Sign Variance - 5406 East Mountain Street.

City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in the provided agenda packet and the recommendation from the Planning Commission.

The representative for the applicant, Mulli Velilobos, stated that the applicant first applied for signs in July 2025 and was advised by the former Planning Manager that everything was on board, however, once they reached out to process the remaining signs they never received a response. Once Ms. Velilobos came on board at Atlanta Mortuary, she reached out to the former Planning Manager regarding two citations for the signs and have been trying to get in compliance since.

Mayor Linder opened the public hearing.

Public Hearing comments

Public Comment 1: Gina Cox – Expressed that it's a sign and directed the governing body to approve it.

Public Comment 2: Cordel Vigil – Expressed that it's a sign and asked the governing body to approve it.

Public Comment 3: Carolyn Sanderson – Expressed that she would like the sign approved.

Public Comment 4: Eileen Smith – Expressed that she has no issue with signs and that it is unfortunate what happened with the applicant, but the code of ordinances allows for 3 signs per business, and they are asking for 4.

Mayor Linder closed the public hearing.

II. **Adjournment** – 7:09 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 7:09 P.M.

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

III. **Call to Order**

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Mayor Linder called the meeting to order at 7:09 P.M.

IV. Determination of Quorum

PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

V. Invocation and Pledge

Mayor Linder led a 30-second moment of silence, followed by the Pledge of Allegiance

VI. Citizen Comments/Including comments from public/stakeholders

Citizen Comment 1: Rhonda Morrison – Thanked Council for taking a photo with her grandchildren and advised it is very encouraging for them.

Citizen Comment 2: Grace Kelley – Thanked everyone for their continuous efforts and addressed the narrative suggesting that the Lawn on Main is failing as well as the Ordinance Amendment of Section 2-61.

Citizen Comment 3: Mark Keyton – Requested City restrooms to be locked.

Citizen Comment 4: Eileen Smith – Addressed the number of City employees and their salaries.

Citizen Comment 5: Sarah Abrams – Thanked Public Works for the Pine Tree removal on Sunday at VFW Park, advised that the Police Department has stepped up the patrolling at the park at night, and addressed her concern for the children possibly getting hurt by climbing the soccer posts.

Citizen Comment 6: Cordero Vigil – Expressed that what the public has spoken up regarding is falling on deaf ears and that the citizens campaigned for something new last year, but the same things are being done. Suggested that the governing body review the budget items line by line.

Citizen Comment 7: Denise Phillips – Expressed concerns regarding the lack of information being provided to Council.

Citizen Comment 8: Karylyn Sanderson – Addressed the Urban Camping Ordinance and expressed her heartbreak concerning the depiction of the homeless and advised that there needs to be a plan for support.

Citizen Comment 9: Cheryl Dudley – Discussed the upcoming runoff election, the City's Juneteenth event, and advised that the City needs to show action regarding fighting for democracy and equality for everyone.

Citizen Comment 10: Joan Monroe – Addressed the appearance of 842 3rd St Trailer Park, expressed concerns regarding 1060 3rd St, 1059 2nd St, and 691 Pepperwood Trail, as well as the ivy on the tree at 806 Ridge Avenue, Ordinance 2026-06, City Staff output, and the governing body's efforts.

Citizen Comment 11: Gina Cox – Expressed that the Millage Rate has been a hot topic, suggested reducing the salary of the City Council, furlough days and consolidating duties of City Staff. Advised that City Ordinances are outdated and need to be modified. Lastly inquired when the parking lot next to City Hall will be open for use.

214 **Citizen Comment 12: Rachel Isley** – Noted that the planning commission voted to approve the
215 Special Use Permit Application for 977 Main St with significant conditions at their April 20th
216 Meeting. Expressed that due to City Staff's cancellation of the May 18th Planning Commission
217 Meeting, she'd like the governing body to postpone the vote on the permit and the other Public
218 Hearings until the Planning Commissions input is reported and shared.

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220 **Citizen Comment 13: C. Monroe** – Urged City Staff to fix the podium mic. Expressed
221 discussions regarding signage, whether raising property taxes is the right move, and concerns
222 regarding throwing away the only green space that the City has.

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VII. Review of the Journal (City Clerk)

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1. Consideration of an action on a request to approve May 19, 2026, Meeting Minutes

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ACTION: MOTION TO APPROVE MAY 19, 2026, MEETING MINUTES

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Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member:

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Post 1 Anita Bass

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Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
233 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
234 Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

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MOTION PASSED UNANIMOUSLY

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2. Consideration of an action on a request to approve May 23, 2026, Meeting Minutes

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ACTION: MOTION TO APPROVE MAY 23, 2026, MEETING MINUTES

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Motion made by Council Member: Post 1 Anita Bass, Seconded by Mayor Pro Tem: Post
242 3 Ryan Smith

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Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
245 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
246 Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

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MOTION PASSED UNANIMOUSLY

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VIII. Reading of Communications – None

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IX. Adoption of The Agenda of The Day

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**ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED TO
INCLUDE THE DEKALB COUNTY CDBG AGREEMENT TO NEW BUSINESS ITEM #1**

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Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member:
256 Post 1 Anita Bass

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Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark
260 Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez,
261 Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

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MOTION PASSED (UNANIMOUSLY)

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X. Council Policy Discussion Topics – None

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268 XI. **Unfinished Business – None**

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270 XII. **New Business**

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272 1. Consideration of an action on a request to approve the Letter of Intent to enter the Dekalb
273 County CDBG Agreement that will run from 2027-2029

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275 **ACTION: MOTION TO APPROVE THE LETTER OF INTENT TO ENTER DEKALB**
276 **COUNTY CDBG AGREEMENT THAT WILL RUN FROM 2027-2029**

277 Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post
278 4 Kay Nunez

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280 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
281 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
282 Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

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284 **MOTION PASSED (UNANIMOUSLY)**

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286 2. Consideration of an action on a request to approve reclassification of the Economic
287 Development Director to the Community Development Director

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289 **ACTION: MOTION TO TABLE THE DISCUSSION REGARDING THE**
290 **RECLASSIFICATION OF THE ECONOMIC DEVELOPMENT DIRECTOR TO THE**
291 **COMMUNITY DEVELOPMENT DIRECTOR**

292 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post
293 5 Hub Jordan

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295 **Voting Yea:** Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 5 Hub Jordan

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297 **Voting No:** Council Member: Post 1 Anita Bass, Council Member: Post 4 Kay Nunez,
298 Council Member: Post 6 Elaine Vaughn

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300 **MOTION FAILED**

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302 **ACTION: MOTION TO APPROVE THE RECLASSIFICATION OF THE ECONOMIC**
303 **DEVELOPMENT DIRECTOR TO THE COMMUNITY DEVELOPMENT DIRECTOR**

304 Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post
305 2 Mark Marianos

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307 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
308 Council Member: Post 4 Kay Nunez, Council Member: Post 6 Elaine Vaughn

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310 **MOTION CARRIED**

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312 3. Consideration of an action on a request to adjust the salary for the Tourism Manager Position

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314 **ACTION: MOTION TO APPROVE THE ADJUSTMENT OF THE SALARY FOR THE**
315 **TOURISM MANAGER POSITION**

316 Motion made by Council Member: Post 4 Kay Nunez, Seconded by Council Member: Post
317 1 Anita Bass

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319 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
320 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
321 Post 6 Elaine Vaughn

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323 **Voting No:** Council Member: Post 5 Hub Jordan

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MOTION CARRIED

4. Consideration of an action on a request to adjust the salary for the Senior Planner Position

ACTION: MOTION TO APPROVE THE ADJUSTMENT OF THE SALARY FOR THE SENIOR PLANNER POSITION

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 1 Anita Bass

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 6 Elaine Vaughn

Voting No: Council Member: Post 5 Hub Jordan

MOTION PASSED

XIII. **New Ordinances and Resolutions**

1. Ordinance 2026-06 - Sale of City Property Amendment

ACTION: MOTION TO APPROVE ORDINANCE 2026-06 SALE OF CITY PROPERTY AMENDMENT

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn
Council Member Mark Marianos was not present for the vote

MOTION CARRIED

2. Ordinance 2026-07 - 5444 Rockbridge Road Rezoning R-1 to GC

ACTION: MOTION TO APPROVE ORDINANCE 2026-07 5444 ROCKBRIDGE ROAD REZONING R-1 TO GC WITH STAFF CONDITIONS OF A 90-DAY TIMEFRAME

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

3. Ordinance 2026-08 - 5444 Rockbridge Road Conditional Use Permit for a Nail Salon

ACTION: MOTION TO APPROVE ORDINANCE 2026-08 5444 ROCKBRIDGE ROAD CONDITIONAL USE PERMIT FOR A NAIL SALON WITH STAFF CONDITIONS

Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

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Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

4. Ordinance 2026-09- 5444 Rockbridge Road Conditional Use Permit for a Laundromat

ACTION: MOTION TO APPROVE ORDINANCE 2026-08 5444 ROCKBRIDGE ROAD CONDITIONAL USE PERMIT FOR A LAUNDROMAT

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

5. Ordinance 2026-10 - 977 Main Street Special Use Permit for a Micro Distillery and Smoke Shop

ACTION: MOTION TO APPROVE ORDINANCE 2026-10 977 MAIN STREET SPECIAL USE PERMIT FOR A MICRO DISTILLERY AND SMOKE SHOP ADDING PLANNING CONDITIONS

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 1 Anita Bass

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

ACTION: AMENDED MOTION TO APPROVE ORDINANCE 2026-10 977 MAIN STREET SPECIAL USE PERMIT FOR A MICRO DISTILLERY AND SMOKE SHOP WITH CONDITIONS TO ADHERE TO THE GA SMOKE FREE ACT, LIMIT TO CIGARS AND SMOKE INSIDE THE BUILDING

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 1 Anita Bass

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

6. Ordinance 2026-11 - 5406 E. Mountain Street - Sign Variance – First Read Only – No Action

7. Ordinance 2026-12 – Purchasing – First Read Only – No Action

XIV. **Remarks of Privilege – None**

XV. **Announcements by the Mayor**

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1. The Mayor made announcements regarding the Community Garden brunch on Saturday and the City's Juneteenth event.

XVI. **Executive Session – None**

XVII. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING 10:00 P.M.

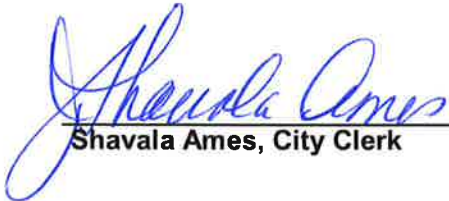
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member Post 6: Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)



Jelani Linder, Mayor



Shavala Ames, City Clerk