Mayor and City Council Work Session

Tuesday, October 20, 2026 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

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

Staff: Maggie Dimov - City Manager/Economic Development Director/DDA | Shavala Ames - City Clerk/Human Resources | Angela Couch - City Attorney

City of Stone Mountain, GA Facebook page: https://www.facebook.com/CityofStoneMtn/
Link to join Webinar: https://us06web.zoom.us/j/82303400686

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

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I. **Call to Order**
II. **Determination of Quorum**
III. **Invocation and Pledge**
IV. **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.

The City appreciates your input and wants to hear from you. If you have a complaint or concerns about a particular person associated with the City, please contact the City Manager's office. Your public comments during a Council meeting may not be directed at or to any particular City representative, including but not limited to the Mayor, City Council members, or a member of City staff. If your presentation includes such comments, the City reserves the right to stop your presentation. During your public comment, if you use obscenities or vulgar or abusive language, yell, or point fingers, the City reserves the right to stop your presentation. During your public comment, if you physically approach any City representative or your presentation rises to the level of disorderly conduct, your public comment will be stopped.

V. **Review of the Journal (City Clerk)**

1. Consideration of an action on a request to approve October 6, 2026, meeting minutes, requested by the City Clerk Shavala Ames. **Goal - Governance**

VI. **Reading of Communications**

VII. **Adoption of The Agenda of The Day**

VIII. **Committee Discussion Items**

1. Stone Mountain Community Garden
2. Planning Commission
3. Historic Preservation Commission

IX. **Staff Reports**

1. Operations Report - City Manager Maggie Dimov
2. Budget to Actuals - Financial Consultant Michelle Uran
3. Public Safety- Police Chief James Westerfield Jr

X. **Council Policy Discussion Topics**

XI. **Unfinished Business**

XII. **New Business**

1. Consideration of approval of an agreement with Legacy Mechanical Services for preventative maintenance on HVAC units at City Hall, Police Department, and Historic Museum facilities, requested by Public Works Director Mike Helton. **Goal - Public Works and Infrastructure**
2. Consideration of an action on a request to approve the purchase of a Storm Drain Inspection Camera, requested by Public Works Director Mike Helton. **Goal - Public Works and Infrastructure**
3. Consideration of an action on a request to approve Southern Premier Contractors to repair six damaged catch basin tops within City limits, requested by Public Works Director Mike Helton. **Goal - Public Works and Infrastructure**
4. Consideration of an action on a request for Economic Development/TAD partnership with Decide Dekalb Partnership and the City, requested by City Manager Maggie Dimov. **Goal - Economic Development**
5. Consideration of an action on a request to approve the finalist for the Mardi Gras Event, requested by City Manager Maggie Dimov. **Goal - Economic Development and Quality of Life**
6. Consideration of an action on a request to approve the renaming of Mackin Street, requested by Councilmember Elaine Vaughn. **Goal - Governance**

XIII. **New Ordinances and Resolutions**

1. Resolution 2026-22 - Adoption of the 2026 Comprehensive Plan, requested by Community Development Director Thatcher Hart. **Goal – Governance, Economic Development, and Quality of Life**

XIV. **Remarks of Privilege**

XV. **Announcements by The Mayor**

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

1. Personnel

XVII. **Adjournment**

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

REVIEW OF JOURNAL

		City Council Meeting Date:	October 20, 2026,
		Department:	City Clerk
Goal:	Governance	**Presenter:**	Shavala Ames
Agenda Title:	**Consideration of an action on a request to approve October 6, 2026, meeting minutes.**		
Audio/Visual Presentation:	Yes/No/NA		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):
(O.C.G.A. § 50-14-1) requires public agencies to maintain written meeting minutes and make them available for public inspection after approval.

Staff Recommendations (Motion):
Staff recommends the following: **"Approve Meeting Minutes as required"**

Department Head Approval:	**Shavala Ames**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. October 6, 2026, Meeting Minutes DRAFT

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD

Mayor and City Council Regular Session

Tuesday, October 6, 2026, at 6:30 PM

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

Minutes

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

Staff: Maggie Dimov – City Manager/Economic Development Director/DDA | Nakeya Burton – Deputy City Clerk | Angela Couch - City Attorney

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

I. **Call to Order**

Mayor Linder called the meeting to order at 6:30 P.M.

II. **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

III. **Invocation and Pledge**

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

IV. **Citizen Comments/Including comments from public/stakeholders**

Citizen Comment 1: Joan Monroe – Expressed concerns regarding shootings and suspicious activity in City neighborhoods which brings down home values and gives the City a bad reputation. Felt dismissed when attempting to make a police report. Questioned the Police Departments goals and intentions for the City.

Citizen Comment 2: Carl Wright – Expressed concerns regarding vacant buildings downtown and encouraged the governing body to declare them as blight. Spoke regarding the speeding issues and potholes on James B Rivers and suggested implementing speeding monitors.

Citizen Comment 3: C. Monroe – Encouraged the governing body to pay attention to what's taking place at Stone Mountain Park, specifically the Interpretive Center. Spoke regarding the defunding of the Stone Mountain Park Police. Suggested additional cameras be installed to assist the Police Department better investigate crimes within the City. Encouraged the governing body to approach the Budget carefully if resulting in another tax increase.

Citizen Comment 4: Andrea Redmond – Brought attention to October being Domestic Violence Awareness Month. Handed out the Governor's Proclamation regarding Domestic Violence Awareness Month. Expressed her activism around Domestic Violence and listed some Domestic Violence statistics. Encouraged everyone to bring awareness to the cause and take action by reporting or intervening.

Citizen Comment 5: Cheryl Dudley – Spoke regarding the sales tax and advised that without the Georgia Assembly it cannot be done. Spoke in support of a flock camera to combat the speeding and passing issues. Advised that early voting begins next week and encouraged everyone's participation. Expressed concern regarding the lack of protection for women.

Citizen Comment 6: James Michael Rollins – Suggested the governing body update the Code for Busking to allow artists and musicians to be able to perform in front of vacant buildings as it might lighten up the City.

V. **Review of the Journal (City Clerk)**

1. Consideration of an action on a request to approve September 9, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE SEPTEMBER 9, 2026, MEETING MINUTES
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 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED UNANIMOUSLY

2. Consideration of an action on a request to approve September 15, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE SEPTEMBER 15, 2026, MEETING MINUTES
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 4 Kay Nunez

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

VI**. Reading of Communications – None**

VII. **Adoption of The Agenda of The Day**

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY
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)

VIII. **Council Policy Discussion Topics**

1. Discussion - Building Facility for the Public Works Department, requested by Mayor Pro Tem Smith

Mayor Pro Tem Smith expressed his mission to acquire a nicer facility that includes all the basic life necessities for the Public Works Department. Public Works Director, Mike Helton, provided feedback regarding the list of needs for a functioning facility.

2. Discussion - Parks Improvements & Maintenance, requested by Council Member Kay Nunez

Council Member Nunez inquired regarding if the Public Works Department has a daily workflow program as well as software to accomplish the workflow, how often they're able to get out into the greenspaces and create a punch list for them, the purpose of locking the restrooms and suggested electronic locks and if they have the proper equipment to maintain. Public Works Director, Mike Helton, provided feedback.

3. Discussion - Direction Regarding Coordinated Code Compliance, Public Safety, Cleanup, and Beautification Efforts Along Memorial Drive, requested by Councilmember Hub Jordan

Council Member Jordan expressed concern regarding the illegal dumping, semi-trucks, drug trafficking and drug use along Memorial Drive. Mentioned the BP Gas Station and Texaco Gas Station being problem areas. Expressed plan to enter into an Intergovernmental Agreement with Dekalb County to come up with solutions to tackle the issues that are outside of the City's limits but still affect the citizens. Police Chief, James R. Westerfield Jr., provided feedback.

4. Discussion - Direction Regarding Lawn on Main Operating Hours, requested by Councilmember Hub Jordan

Council Member Jordan expressed his desire to open the Lawn on Main from 7am to Dusk for seven days a week. Advised that doing so will help Tourism. The governing body expressed support but voiced concerns regarding updating the Ordinance, safety, trash control, establishing clear rules, ensuring the Police and Public Works Departments are onboard as well as compensation for employees who will have to work overtime. Police Chief, James R. Westerfield Jr., Public Works Director, Mike Helton, and City Attorney, Angela Couch, provided feedback.

5. Discussion: Local Food System Plan Program, requested by City Manager Maggie Dimov

City Manager, Maggie Dimov, provided an overview of the email received from Kwabena Nkromo, Community Food System Planner for the Atlanta Food and Farm PBC regarding the City's consideration to apply for the Local Food System Planning Program. The governing body expressed support for the initiative.

IX. **Unfinished Business – None**

X. **New Business**

1. Consideration of an action on a request to reappoint Carl Wright to the DDA

ACTION: MOTION TO APPROVE THE REAPPOINTMENT OF CARL WRIGHT TO THE DDA
Motion made by Council Member: Post 1 Anita Bass, 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

2. Consideration of an action on a request to appoint Johnathan Hartnett to the DDA

ACTION: MOTION TO APPROVE THE APPOINTMENT OF JONATHAN HARTNETT TO THE DDA
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, 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

3. Consideration of an action on a request to reappoint Sara Hage to the DDA

ACTION: MOTION TO APPROVE THE REAPPOINTMENT OF SARA HAGE TO THE DDA
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 4 Kay Nunez

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

4. Consideration of an action on a request to appoint Robert Witherspoon to the DDA as an Ad Hoc Member

ACTION: MOTION TO APPROVE THE APPOINTMENT OF ROBERT WITHERSPOON TO THE DDA AS AN AD HOC MEMBER
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

Voting Nay: Mayor Pro Tem Smith

MOTION PASSED

6. Consideration of an action on a request to increase Hotel/Motel Taxes from 5% to 8%

The City Manager gave an overview and outline of hotel motel tax increases. It was the consensus of Mayor and Council to increase the Hotel/Motel Taxes.

XI**. New Ordinances and Resolutions**

1. Resolution 2026-21 - LWCF Grant Acceptance (VFW Park)

ACTION: MOTION TO APPROVE RESOLUTION 2026-21 LWCF GRANT ACCEPTANCE
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)

XII. **Remarks of Privilege**

1. Mayor Pro Tem Smith mentioned the parking issue which is causing blockage and posing a safety hazard on James B Rivers when parents are picking up their children from the Elementary School. Council Member Jordan reiterated the concern regarding the parking issue on James B River and suggested parking signs be put in place for safety.

XIII. **Announcements by the Mayor**

1. Mayor Jelani Linder made an announcement regarding the Faith and Blue Community Garden Event at VFW Park to be held on Saturday, October 10th at 10:00am and encouraged everyone's participation. Also congratulated Dekalb County's new Superintendent Dr. Sauce who was sworn in on Monday, October 5th.

XIV. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING AT 8:33 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**

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
		Department:	Committee Report
Goal:	Governance	**Presenter:**	Columbus Brown
Agenda Title:	**Stone Mountain Community Garden**		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. SMCG Report

OCTOBER 20, 2026, COMMITTEE REPORT TO CITY COUNCIL

STONE MOUNTAIN COMMUNITY GARDEN AT VFW PARK



Monarch Butterfly Getting Nectar from Flowers in Community Garden

Committee Members:

COLUMBUS BROWN, CHAIR
CHAKIRA JOHNSON, VICE CHAIR
JULIANA TAYLOR, SECRETARY
JACKIE MARSHALL, MEMBER
TOM ZIMMERMAN, MEMBER

OVERVIEW

Stone Mountain Community Garden at VFW Park (SMCG) is an all volunteer effort and has been operating continuously since March 2011, as a partnership between the City of Stone Mountain and the Dekalb County/University of Georgia Extension Service (Extension Service). **"We Grow Community."** The SMCG is vibrant and continues to grow.

So far, the SMCG has donated over 18,100 pounds of fresh produce to the Stone Mountain Ecumenical Food Pantry (Food Pantry) for distribution to local families with food insufficiencies — providing healthy and nutritious food for over 4,500 families to date. Thus far this year, we have delivered over 1,090 pounds of fresh produce to the Food Pantry. Current crops include: basil, bok choy, cabbages, carrots, chives, collard greens, eggplant, garlic chives, ginger, green beans, green onions, kale, lemongrass, mint, mustard greens, oregano, okra, parsley, peppers (sweet and hot), radishes, rosemary, sage, sorrel, strawberries, sweet potatoes, thyme, tomatoes and turnip greens.

The SMCG provides 54 spaces for individuals in the community to grow their choices of vegetables, fruits and flowers throughout the year without harmful pesticides. We maintain an apiary with two of our three honeybee hives still active, a butterfly/pollinator garden, four composting systems, herb garden, children's garden, grape arbor, two vertical gardens, co-planting demonstration area and a newly operational greenhouse.

Master Gardeners continue to support the Community Garden through the Extension Service. They play an important role in the community by providing gardening and environmental education — through workshops, classes and technical assistance onsite. At least one Master Gardener is on duty every Saturday morning and there is a Community Workday on the second Saturday of each month.

RECENT SMCG EVENTS

October 10, 2026	Faith and Blue Workday (Postponed)
September 27, 2026	Volunteers Participate in Honeybee Hive Inspections

UPCOMING EVENTS AT SMCG

November 7, 2026 Fall - Native Garden Brunch - 10am to 2pm (Flyer Attached)

November 14, 2026 Workday and Mini Talk

RECENT ACCOMPLISHMENTS

1. Donation of Pic Nic Table and Buckets by LOWE'S (Delivered by Carl Wright)



2. Donation of Signs by Reginald Stephens, Master Gardener Intern



IMMEDIATE NEEDS FROM CITY

1. Accessibility to Garden and Bathrooms—Problems Persist
2. Remedy Drainage Problem Along Gordon Street and Entrance to Community Garden
3. Storage Shed for Equipment

MEDIA EVENTS

Canopy Atlanta - ***Taste Makers*** by Jack Rose, May 5, 2026 - https://canopyatlanta.org/2026/05/21/stone-mountain-community-garden/

Rough Draft Atlanta - ***Role of Gardens Helping People in Need***, April 30, 2026 - https://roughdraftatlanta.com/2026/04/30/community-gardens-donate-produce/

Atlantic Bee Company, January 19, 2026 - https://atlanticbeecompany.substack.com/p/healing-land

Food Well Alliance - ***What Growers Have to Say*** June 18, 2025 - https://us9.campaign-archive.com/?u=a0e6e9dd6a052a57e2be9f86e&id=9e92df56bd

Food Well Alliance ***Summer Campaign***, June 18, 2025 https://mailchi.mp/foodwellalliance/june-2025-newsletter-updates-8346492?e=7cfe561612

Third Annual Faith and Blue Event at SMCG on City Of Stone Mountain Website
https://www.stonemountaincity.org/news_detail_T3_R356.php

Faith and Blue Event at SMCG on FOX News, October 12, 2024
https://www.facebook.com/share/v/CGsdZKhqoGVzRYtb/?mibextid=K35XfP

Caston's Blog Dekalb County Extension 2024 - https://site.extension.uga.edu/dekalb/2024/07/master-gardener-site-spotlight-stone-mountain-community-garden/

Food Well Alliance April 2024 Instagram
https://www.instagram.com/reel/C5USbu7uiS0/?igsh=MWJ4d3M1cnV5MHQ1cw==

Stone Mountain Community Garden - Facebook - https://www.facebook.com/StnMtnCommunityGarden/

AIB TV 2024 Documentary on SMCG https://www.youtube.com/watch?v=DeVQI5Q-I34&t=1s

11 Alive TV 2024 Documentary on SMCG
https://www.11alive.com/video/news/local/gardeners-grow-for-the-hungry-in-stone-mountain/85-2bd50dc4-d5f6-42b0-8af8-14bc12bed901

FOX 5 ATL 2024 Documentary on SMCG - https://www.fox5atlanta.com/video/1435657

Food Well Alliance ***Just Picked!*** Blog - https://www.foodwellalliance.org/blog/columbus-brown-stone-mountain-community-garden

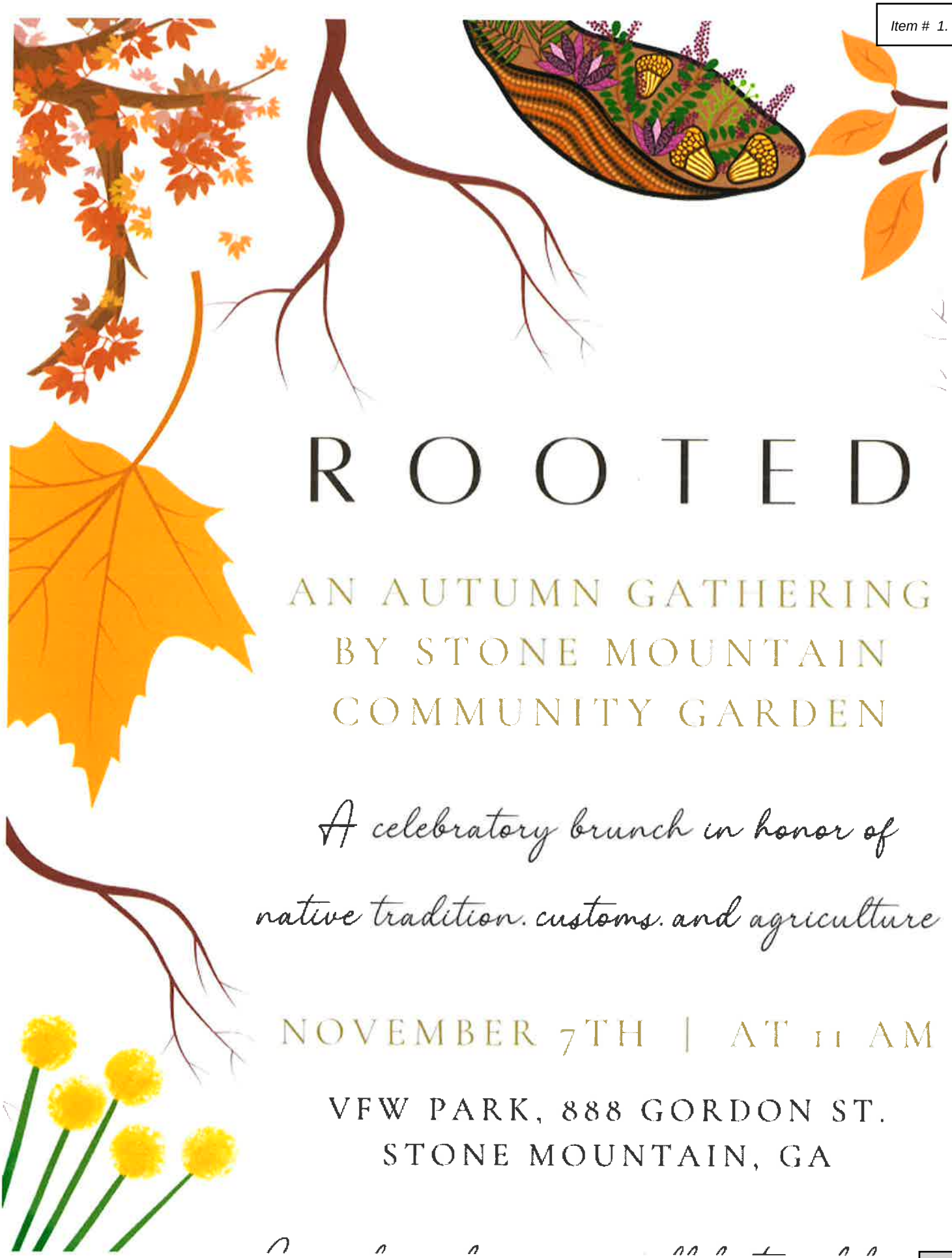
Georgia Grown 2022 Article, Page 32 -
https://editions.mydigitalpublication.com/publication/?i=759283

Georgia Bulletin Article 2021 Re: SMCG -
https://georgiabulletin.org/news/2021/04/corpus-christi-parishioners-join-community-effort-to-garden-with-love/

Dekalb County Extension ***How to Build a Raised Bed***
https://www.facebook.com/UGAExtensionDeKalbCounty/videos/build-a-raised-bed/1117166168664185/

Georgia Bulletin Article 2016 re SMCG
https://georgiabulletin.org/news/2016/12/community-garden-grows-tons-good/

Georgia Bulletin Article 2013 re SMCG parishes-find-vitality-in-caring-for-creation



ROOTED

AN AUTUMN GATHERING BY STONE MOUNTAIN COMMUNITY GARDEN

A celebratory brunch in honor of native tradition. customs. and agriculture

NOVEMBER 7TH | AT 11 AM

VFW PARK, 888 GORDON ST.
STONE MOUNTAIN, GA

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
		Department:	Community Development
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**Planning Commission Report**		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Supporting Documentation

City of Stone Mountain
Commission
Mayor & Council Update 10/20/26

Comprehensive Plan Update – Staff coordinated with the Atlanta Regional Commission to transmit the updated Comprehensive Plan to the Department of Community Affairs (DCA). The last step of the process is for the city to adopt the DCA approved Plan.

Digital Application Platform Implementation – Staff has begun working with the Govwell team to implement and onboard software for Business License applications in preparation for business renewals this year. The Planning software will be implemented shortly after the business license software has been fully implemented.

Planning Department

- Zoning verification letters - 9 verifications

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
		Department:	Community Development
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**Historic Preservation Committee Report**		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Supporting Documentation

City of Stone Mountain
Historic Preservation Commission
Mayor & Council Update 10/20/26

Historical Survey - In June, a historical resources survey of every property in the historic district was initiated. At least 2 pictures were taken along with data on the condition of the properties. City staff has received the 75% data that has been collected along with the data spreadsheet.

September 16th, 2026, meeting items.

COA Requests

1. 729 Main Street – Roshonda Smith **(Denied)**
   Request to enclose front porch.

2. 729 Main Street – Roshonda Smith. **(Deferred to next meeting)**
   Request to install trailer in rear yard.

3. 977 Main Street – DeRon Furr **(Approved)**
   Request to demolish façade of building.

4. 900 3rd Street – Brantley Friend **(Approved)**
   Request to replace windows.

5. 5305 Cloud Street – Katherine Marie Meers **(Approved)**
   Request to Install Pergola.

The November meeting is scheduled for Wednesday, November 18, 2026.

COA Applications Received
- September 1, 2026 – October 14, 2026 – Six applications

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

REVIEW OF JOURNAL

		City Council Meeting Date:	October 20, 2026
		Department:	City Manager
Goal:	Governance	**Presenter:**	Miglena Dimov
Agenda Title:	**Operations Report**		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

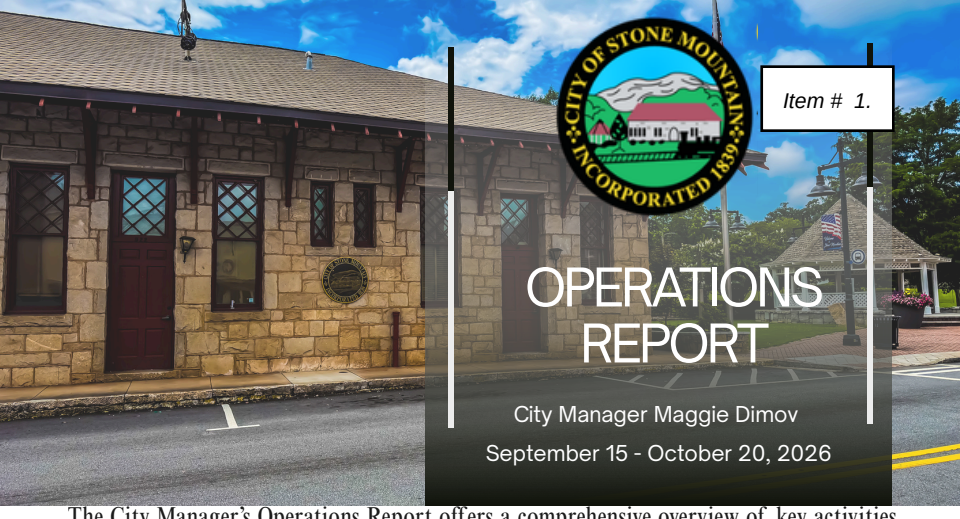
Department Head Approval:	**Miglena Dimov**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Operations Report

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD



The City Manager's Operations Report offers a comprehensive overview of key activities, upcoming projects, and community events that help to shape the future of Stone Mountain. The report highlights interdepartmental collaboration, infrastructure improvements, and strategic initiatives designed to enhance connectivity and strengthen community engagement. The information reflects current operations and project updates across the city of Stone Mountain.

CITY HALL

On Sept. 30, the City of Stone Mountain's Ambassadors welcomed DeKalb County Commissioner Chakira Johnson at its monthly meeting. The District 4 Commissioner shared updates on several issues important to the community, including the revitalization and safety of Memorial Drive and home repair assistance for seniors. Thank you, Commissioner Johnson, for spending the evening with our Ambassadors and for engaging with the Stone Mountain community! (Additional photos on Page 8.)



City Clerk

Department Head: Shavala Ames

Business Licenses

- New licenses issued - 1
- Renewed licenses issued - 0

JustFOIA (Open Records Requests)

63 various requests completed for the City of Stone Mountain (September 15, 2026 - October 15, 2026)

Human Resources

The City of Stone Mountain is currently accepting applications for the position of Deputy Court Clerk! View the job description and apply online: Stone Mountain Careers

City Clerk

The Office of the City Clerk had the pleasure of attending the Fall Clerks' Conference in Athens, Georgia! The conference provided a great opportunity for professional development, collaboration, and connecting with fellow clerks from across the state.

Congratulations to Deputy City Clerk Nakeya Burton on completing her Mandated Clerks Training! City Clerk Shavala Ames, who serves as the District 3 Clerk Director, for facilitated the 1st Annual Team Event! District 3 proudly took home 2nd Place in participation! 🥈



Public Works continued aiding the Stone Mountain Museum project. Among other items, this month included coordinating various electrical improvements.

Public Works and IParametrics Company assisted in the preparation and submission process of the Land and Water Conservation Fund grant for VFW Park.

Public Works began the process of the Second Street curb painting project. This project will be occurring in phases for the next several weeks.

Public Works completed cleanup of the Fourth Street detention pond clean up. Our goal is to acquire engineering services to evaluate the structure so an accurate finding of any needed repairs can be determined.

Public Works began street-sign cleaning in various parts of the city. See photos below. This will be an ongoing process as it is usually performed as time allows between other tasks.





Public Works Sept. 2026 Update

Department Head: Public Works Director Mike Helton

Public Works continues our daily and weekly tasks of maintaining our public restrooms, green spaces, rights of way, mowing, and facilities maintenance. The restrooms behind the caboose were found to receive vandalism. Our Public Works addressed this issue the same day it was located.

Our Stormwater Administrator oversaw the waterline relocation at the JBR sinkhole. The JBR project is in the closeout inspection process. Stormwater and communications coordinated messaging to ensure the public were kept up to date with essential information.

Stormwater and Public Works met with engineers and the citizens at 1058 Sheppard Road to plan for future remediation actions. Stormwater performed another field assessment of the Oak Ridge Drive drainage area and storm pond.

Public Works completed another course toward LAP certification, Local Administered Projects Training. Public Works dedicated considerable time toward budget planning.

Court Services Sept. 2026 Update

Kristie Tucker, Clerk of Court

Municipal Court Activity

SEPT.-2026

Code Calendar
THURSDAY, SEPT.-10, 2026
9:00 A.M.

Presiding Judge
Judge L. Wiggins

Defendants Scheduled
10

Total Citations
18

Failed to Appear
3
Notice was sent.

Arraignment Calendar
THURSDAY, SEPT.-17, 2026
9:00 A.M.

Presiding Judge
Judge W. Hoffman

Defendants Scheduled
80

Total Citations
97

Failed to Appear
7
One defendant had failed to appear prior.
A warrant was issued.

Arraignment Calendar
THURSDAY, SEPT.-17, 2026
1:00 P.M.

Presiding Judge
Judge W. Hoffman

Defendants Scheduled
71

Total Citations
95

Failed to Appear
10
Three defendants had failed to appear prior.
A warrant was issued.

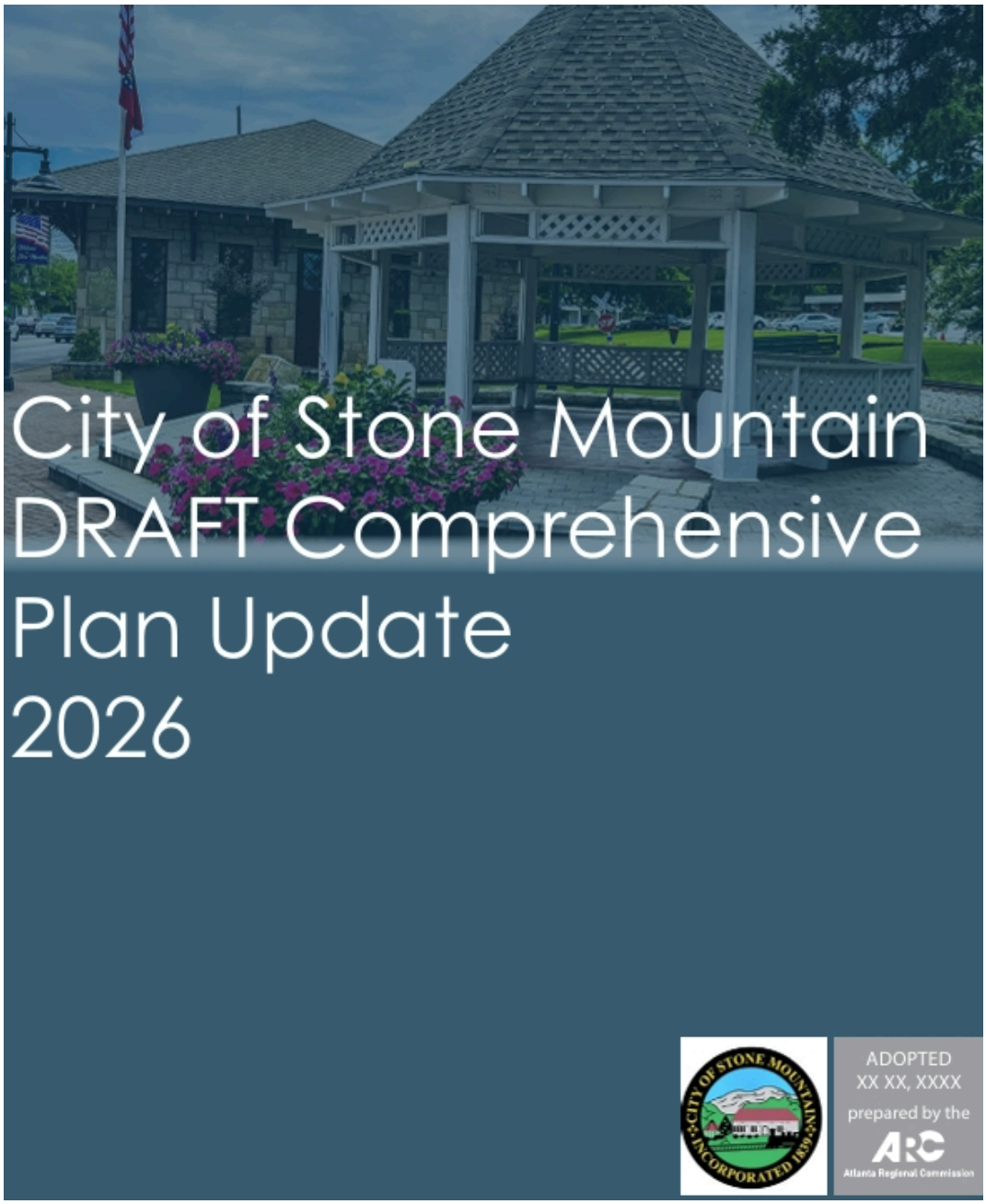
Probation
8 revocation hearings held.

Additional Activity

6 First appearance inmate court sessions were held throughout the month for arrests made.

Planning and Development September 2026 Update

Thatcher Hart, Community Development Director



This past year, the City of Stone Mountain partnered with the Atlanta Regional Commission (ARC) to update its Comprehensive Plan. This update is in accordance with the State of Georgia's requirement for local governments to update their comprehensive plans every five years in order to maintain Cities Qualified Local Government (QLG) status and retain eligibility for state funding, grants and loans.

The City reviewed and updated community data and research, the community vision, goals and objectives, identified needs and opportunities, land-use planning, priority areas, and implementation strategies and action items. Other updates were related to broadband and the Character Areas Map of the city.

The update incorporated community input through public meetings, stakeholder engage and an online survey to help ensure that the plan reflects current conditions, community priorities, and the City's long-term vision. The resulting plan establishes an updated framework for guiding future growth and development and identifying priorities for implementation over the 20 years.

Permitting Report September 2026 Update

Angela Newborn, Building Permits Manager



Communications September 2026 Update

Rick Badie, Communications Specialist



Several September Facebook postings generated strong public engagement, led by the Sept. 18 Major Shirl Parks photo collage, which recorded 12,949 views, and the Downtown Entertainment District announcement, with 9,768 views. Other top-performing content included the Mardi Gras 2027 request for proposals (2,190 views); Commissioner Chakira Johnson's guest-speaker announcement (2,003 views); and the Chief's Corner public safety feature (1,710 views).


CITY OF STONE MOUNTAIN
INCORPORATED
WINE & COUNTRY

City Scenes

Commissioner Chakira Johnson with attendees of the Sept. 30 Ambassadors Meeting








EXIT
CHAKIRA'S CORNER
DEKALB COUNTY DISTRICT 4 UPDATES
YOUTUBE
SPOTIFY
EMAIL
SUBSCRIBE TO BE NOTIFIED OF NEW EPISODES

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
		Department:	Finance Consultant
Goal:	Governance	**Presenter:**	Michelle Uran
Agenda Title:	**Budget to Actuals Report**		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Budget Documents

City of Stone Mountain, Georgia
Budget Expenditure Analysis

As of August 31, 2026

August Budget Analysis - 8 months elapsed (66.67%)

REVENUE SUMMARY	ORIGINAL BUDGET	AMENDED BUDGET	2026 YTD	% OF BUDGET	REMAINING BALANCE
TAXES	$5,910,372.00	$5,740,040.00	$887,613.60	15.46%	$4,852,426.40
LICENSES & PERMITS	$154,919.00	$149,600.00	$126,110.72	84.30%	$23,489.28
INTERGOVERNMENTAL REVENUES	$107,000.00	$0.00	$0.00	0.00%	$0.00
CHARGES FOR SERVICE	$12,400.00	$14,550.00	$10,655.00	73.23%	$3,895.00
FINES & FORFEITURES	$430,000.00	$400,000.00	$254,568.42	63.64%	$145,431.58
INVESTMENT INCOME	$75,000.00	$15,000.00	$0.00	0.00%	$15,000.00
CONTRIBUTIONS-PRIV SRCS	$0.00	$140.00	$140.00	100.00%	$0.00
MISCELLANEOUS REVENUE	$40,500.00	$2,500.00	$232.67	9.31%	$2,267.33
OTHER FINANCING SOURCES	$5,000.00	$15,000.00	$1,100.00	7.33%	$13,900.00
TOTAL REVENUES	$6,735,191.00	$6,336,830.00	$1,280,420.41	20.21%	$5,056,409.59

Revenue collections are not expected to track evenly with the 66.67% elapsed-year benchmark because major property tax collections occur later in the year.

City of Stone Mountain, Georgia
Budget Expenditure Analysis

As of August 31, 2026

Expenditure Summary - Straight-line benchmark: 66.67%

EXPENDITURE SUMMARY	ORIGINAL BUDGET	AMENDED BUDGET	2026 YTD	ENCUMBERED	% OF BUDGET	REMAINING BALANCE	VARIANCE INFORMATION
TOTAL CC Post 4	$20,618.00	$20,618.00	$7,557.89	$0.00	36.66%	$13,060.11	
TOTAL CC Post 6	$20,618.00	$20,618.00	$6,071.50	$0.00	29.45%	$14,546.50	
TOTAL Mayor	$38,036.00	$38,036.00	$20,490.38	$0.00	53.87%	$17,545.62	Finance met with Paycom regarding payroll departmental allocations. Discrepancies affecting Mayor and Council departmental allocations were identified. Paycom allocations have been corrected prospectively, and Finance will prepare manual journal entries, supported by payroll detail, to correct year-to-date departmental allocations.
TOTAL CC Post 3	$20,618.00	$20,618.00	$12,630.70	$0.00	61.26%	$7,987.30	
TOTAL CC Post 5	$20,618.00	$20,618.00	$9,448.50	$0.00	45.83%	$11,169.50	
TOTAL CC Post 2	$20,618.00	$20,618.00	$11,365.25	$0.00	55.12%	$9,252.75	
TOTAL CC Post 1	$20,618.00	$20,618.00	$9,286.30	$0.00	45.04%	$11,331.70	
TOTAL Administration	$1,500,741.00	$1,208,263.00	$794,642.61	$4,147.68	66.11%	$409,472.71	Overall just below the 66.67% benchmark at 66.11%. Purchased/contracted services are 172.05%, driven primarily by Professional Services (596.33%) and Building Inspection (129.43%). Supplies are 95.40%. Department within 66.67 straight line benchmark
TOTAL Buildings	$107,700.00	$107,700.00	$68,921.18	$65.60	64.05%	$38,713.22	Overall below benchmark at 64.05%. Supplies are 75.25%; continue monitoring utilities/building-related costs.
TOTAL General Government	$975,070.00	$850,149.00	$553,531.84	$0.00	65.11%	$296,617.16	Overall below benchmark at 65.11%. Personal Services & Benefits are 114.99%, driven by retirement postings of $129,024 YTD. Other Costs are 60.35%.
TOTAL Court	$322,771.00	$322,771.00	$197,708.67	$61.74	61.27%	$125,000.59	Overall below benchmark at 61.27%. Other Costs are 179.83% of budget and should be monitored.

Percent of budget and remaining balance include encumbrances. Source: August 31, 2026 Revenue & Expense Report (Unaudited).

City of Stone Mountain, Georgia
Budget Expenditure Analysis

As of August 31, 2026

Expenditure Summary - Straight-line benchmark: 66.67%

EXPENDITURE SUMMARY	ORIGINAL BUDGET	AMENDED BUDGET	2026 YTD	ENCUMBERED	% OF BUDGET	REMAINING BALANCE	VARIANCE INFORMATION
TOTAL Public Safety	$2,693,045.00	$2,669,560.00	$1,924,472.64	$15,693.88	72.68%	$729,393.48	Above benchmark at 72.68%. Personal Services & Benefits are 75.01%: Overtime 237.04%, Group Health 118.53%, STD 526.20%, and Workers Comp 91.75%. Purchased/Contracted Services are 80.92% JE needed for Personal Services - Overstated PS and understated PW
TOTAL Public Works	$826,196.00	$890,555.00	$470,541.43	$455.00	52.89%	$419,558.57	. Overall below benchmark at 52.89%. Supplies are 86.59% and Capital Outlay 64.85%; monitor while total department remains within pace. JE needed for Personal Services - Overstated PS and understated PW
TOTAL Parks	$20,200.00	$20,200.00	$9,927.76	$0.00	49.15%	$10,272.24	Overall below benchmark at 49.15%. Supplies of $3,001.53 and capital outlay of $454.14 are posted to categories with no budget.
TOTAL Debt Service	$127,724.00	$105,888.00	$105,611.03	$0.00	99.74%	$276.97	Annual debt payment has been substantially made (99.74%).
TOTAL EXPENDITURES	$6,735,191.00	$6,336,830.00	$4,202,207.68	$20,423.90	66.64%	$2,114,198.42	Overall expenditures plus encumbrances are 66.64%, approximately 0.03 percentage points below the 66.67% straight-line benchmark.

Percent of budget and remaining balance include encumbrances. Source: August 31, 2026 Revenue & Expense Report (Unaudited).

CITY OF STONE MOUNTAIN, GEORGIA

FY2026 General Fund Expenditure Status

As of August 31, 2026



EXPENDED + ENCUMBERED

$4,222,632

66.6% of amended budget

REMAINING BUDGET

$2,114,198

33.4% of amended budget

Annual amended budget: $6,336,830

Source: August 31, 2026 Revenue & Expense Report

City of Stone Mountain, Georgia
Budget Expenditure Analysis

As of August 31, 2026

Restricted / Capital Funding Balances

FUND / SOURCE	MOST RECENT BALANCE AVAILABLE	BALANCE DATE / BASIS
SPLOST I	$290,406.64	August 31, 2026
SPLOST II	$973,823.05	August 31, 2026
SMALL CITY IGA	$2,000,000.00	August 31, 2026

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
		Department:	Police Chief
Goal:	Governance	**Presenter:**	James Westerfield Jr.
Agenda Title:	**Public Safety Report**		

Workplan Goal Details:
Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Police Report

CITY OF STONE MOUNTAIN POLICE ACTIVITY STATISTICS

SEPT. 1,2026 – SEPT. 30,2026

ACTIVITY	SHIFT-A (DAY)	SHIFT-B (DAY)	SHIFT-C (NIGHT)	SHIFT-D (NIGHT)	TOTALS
CALLS	49	56	22	39	166
ARREST	5	13	3	1	22
CITATIONS	16	193	157	2	368
WARNING CITATIONS	14	45	96	7	162
DUI	0	0	0	0	0
VSCSA	0	1	0	0	1
PARKING CITATIONS	0	22	7	10	39
TOTALS	84	330	285	59	**758**
INCIDENT REPORTS 163	DOMESTIC 14	ACCIDENTS 12			

CITY OF STONE MOUNTAIN
2026 CRIME STATISTICS

2026	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTALS
HOMICIDE	0	1	0	0	0	0	0	0	0				1
RAPE	0	0	0	0	0	1	0	0	0				1
ATTEMPTED RAPE	0	0	0	0	0	0	0	0	0				0
ROBBERY	1	1	0	0	0	1	0	2	0				5
AGGRAVATED ASSAULT	2	2	2	2	3	2	0	0	0				13
SIMPLE ASSAULT/BATTERY	10	5	6	3	6	9	5	9	7				60
BURGLARY- FORCED ENTRY	3	0	1	1	0	1	0	0	0				6
BURGLARY-NO FORCE	1	0	0	0	1	0	0	1	1				4
LARCENY	17	4	10	7	12	8	8	2	7				75
FRAUD	2	0	2	1	4	2	1	2	0				14
MOTOR VEHICLE THEFT	3	2	1	0	0	2	2	1	2				13
TOTALS	39	15	22	14	26	26	16	17	17	0	0	0	192

*Statistics include NIBRS Group A Crimes (formerly known as FBI Part 1 Crimes), and Simple Assaults and Frauds, which are NIBRS Group B Crimes.

CITY OF STONE MOUNTAIN
2026 CRIME STATISTICS

2026	VIOLENT CRIME	PROPERTY CRIME
JAN	3	26
FEB	4	6
MAR	0	14
APR	2	9
MAY	3	17
JUN	4	13
JUL	0	11
AUG	2	6
SEP	0	10
OCT		
NOV		
DEC		
TOTALS	18	112
MO. AVERAGE	2.00	12.44
ANNUALIZED	24.00	149.33
CRIME RATE PER 1,000 POP	3.66	22.79

Statistic	2026
Violent Crime per 1,000 Residents	3.66
Property Crime per 1,000 Residents	22.79
Total Crime per 1,000 Residents	26.45
Total Cases Assigned to CID YTD*	200
CID Active YTD	58
CID Inactive YTD	0
CID Cleared YTD	28
CID Exeptionally Cleared YTD	5
CID Suspended YTD	106
CID Unfounded YTD	3
CID Clearance Rate (Cleared/Total Cases)	16.8%

	2026	2025	2024	2023	2022	2021	2020
Simple Assault	60	88	72	92	107	123	101
Simple Assault per 1,000 Residents	8.95	13.13	10.74	13.73	15.96	19.44	15.96

*Cases Assigned to CID include NIBRS Group A and Group B Crimes

CODE ENFORCEMENT MONTHLY REPORT

September 2026

New Violations/Cases:

SEC. 4-50	ANIMALS -ANIMAL NUISANCES	1
SEC. 5-161	APPLICATION/PERMIT REQUIRED	1
SEC. 5-167(B)	WORKING WITHOUT PERMIT	1
SEC. 5-267(A)	EXTERIOR PREMISES REQUIREMENT	7
SEC. 5-267(G1)	UNREGISTERED/UNLICENSED PARKING IN RESIDENTIAL AREA	3
SEC. 5-267(G2)	INOPERABLE VEHICLE PARKING PROHIBITED	5
SEC. 5-267(G4)	VEHICLE OVERHAUL PROHIBITED	1
SEC. 5-267(G6)	TRAILER/REC VEH PARKING RESTRICTIONS	1
SEC. 5-267(I)	OPEN/OUTDOOR STORAGE PROHIBITED	5
SEC. 5-269(A)	EXT STRUCTURE: MAINTENANCE REQUIRED	1
SEC. 5-269(B)	EXT STRUCTURE: PROTECTIVE TREATMENT	2
SEC. 5-269(G)	EXT STRUCTURE: ROOFING AND DRAINAGE	3
SEC. 5-270(A)	INT STRUCTURE: MAINTENANCE REQUIRED	1
SEC. 5-272	RUBBISH/GARBAGE REQUIREMENTS	4
SEC. 5-274	WEEDS, GRASS, OTHER VEGETATION	25
SEC. 5-275	TREE REGULATIONS	4
SEC. 5-38	HPC CERTIFICATE OF APPROPRIATENESS REQUIRED	1
SEC. 5-393	NUISANCE ABATEMENT - DUTY OF OWNERS	2
SEC. 10-41	PROPERTY ADDRESS TO BE POSTED	1
SEC. 12-403	MOBILE FOOD: LICENSE REQUIRED	1
SEC. 13-62	PARKING: SURFACE REQUIRED	1
SEC. 13-66	INOPERABLE VEHICLE PROHIBITED	4
SEC. 22-28 (County)	SANITATION: PREP/STORAGE OF RESIDENTIAL REFUSE	6
SEC. 23-21	SIGNS: PROHIBITED SIGNS	1
APDX A 6-8 (D9)	BASKETBALL GOALS PROHIBITED IN RIGHT OF WAY	1
APDX A 6-4	VISION CLEARANCE	1
OCGA 16-12-4	CRUELTY TO ANIMALS	1
MISC	MISCELLANEOUS CODE ENFORCEMENT CASE	5
	TOTAL	**90**

Citations Issued:

APDX A 6-7	PORTABLE STRUCTURE RESTRICTIONS	1
SEC. 12-403	MOBILE FOOD: LICENSE REQUIRED	1
SEC. 13-66	INOPERABLE VEHICLE PROHIBITED	1
SEC. 5-161	APPLICATION/PERMIT REQUIRED	1
SEC. 5-167(B)	WORKING WITHOUT PERMIT	1

CODE ENFORCEMENT MONTHLY REPORT

September 2026

SEC. 5-267(A)	EXTERIOR PREMISES REQUIREMENT	4
SEC. 5-267(F)	ACCESSORY STRUCTURE MAINTENANCE REQUIREMENTS	1
SEC. 5-267(G 1)	UNREGISTERED/UNLICENSED PARKING IN RESIDENTIAL AREA	1
SEC. 5-267(G 2)	INOPERABLE VEHICLE PARKING PROHIBITED	4
SEC. 5-267(G 4)	VEHICLE OVERHAUL PROHIBITED	1
SEC. 5-267(G 6)	TRAILER/REC VEH PARKING RESTRICTIONS	1
SEC. 5-267(I)	OPEN/OUTDOOR STORAGE PROHIBITED	3
SEC. 5-269(A)	EXT STRUCTURE: MAINTENANCE REQUIRED	1
SEC. 5-269(B)	EXT STRUCTURE: PROTECTIVE TREATMENT	2
SEC. 5-269(K)	EXT STRUCTURE: CHIMNEYS AND TOWERS	1
SEC. 5-270(A)	INT STRUCTURE: MAINTENANCE REQUIRED	1
SEC. 5-272	RUBBISH/GARBAGE REQUIREMENTS	2
SEC. 5-274	WEEDS, GRASS, OTHER VEGETATION	7
SEC. 5-38	HPC CERTIFICATE OF APPROPRIATENESS REQUIRED	1
PARKING	PARKING CITATIONS	22
	TOTAL	**57**

Roadside Signs Removed: 9

Case Numbers Assigned: 75

Blights and Nuisances:

Status on current Blight-Designated Properties:

- 935 Main Street – submitted to DeKalb County Tax Commissioner
- 900 VFW Drive – appeal hearing scheduled – October 29, 2026
- 5470 Warnoll Street - submitted to DeKalb County Tax Commissioner
- 5461 Still House Road – PAUSED – Pending Sale

Nuisance property at 806 Ridge Avenue brought into voluntary compliance. Court date reset for lien for nuisance expenses.

There are two additional nuisance properties under investigation:

- 6718 Steville Street (same parcel as 6740 Steville) – Parcel ID: 18 126 15 007
- 6731 Steville Street – Parcel ID: 18 126 15 012

CITY OF STONE MOUNTAIN

CITY COUNCIL MEETING

Date:	October 20, 2026	**City Council Meeting Date:**	October 20, 2026
From:	Mike Helton	**Department:**	Public Works
Goal:	Public Works and Infrastructure	**Presenter:**	Mike Helton, Director
Agenda Title:	**Consideration of approval of an agreement with Legacy Mechanical Services for preventative maintenance on HVAC units at City Hall, Police Department, and Historic Museum facilities.**		
Audio/Visual Presentation:	No		

Workplan Goal Details:

Enhancing service delivery and quality of life through proactive maintenance and strategic capital improvements.

Agenda Item Description (Background/History/Details):

This agreement will provide for the appropriate yearly preventative maintenance on the HVAC units in the City Hall, Police Department, and Historic Museum facilities. Staff sought quotes for this service from four (4) companies. Legacy Mechanical ($6792.00), United Maintenance ($7660.00), Bardi HVAC Company (acknowledged our request but does not service commercial units), and Reliable HVAC (acknowledged our request but did produce any quote).

This service is strongly recommended for two significant reasons, it usually extends the life of our HVAC units, and having a formal agreement with a company allows the city to be preferred customer to the company when HVAC issues arise. The city does not have any current preventative maintenance agreement in place, and the service was not budgeted for in the most recent prior budget years. If approved, this item will exceed the current building repair line item. It is also important to note this item will increase the upcoming year budget if approved.

Staff Recommendations (Motion):

Staff recommend the following: **Approval of the agreement with Legacy Mechanical Services for yearly HVAC preventative maintenance in our facilities in the amount of $6,792.00.**

Department Head Approval:	**Mike Helton**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Staff recommendation dated October 20, 2026
2. Quote from Legacy Mechanical Services
3. Quote from United Maintenance

CITY OF STONE MOUNTAIN
Financial Information (MUST BE COMP **CITY COUNCIL MEETING**
PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
NO	Building Repairs 01.5031.52.2230	$5,000.00	$6,792.00	MD

United
MAINTENANCE, INC

CITY OF STONE MOUNTAIN

Preventative Maintenance Agreement

PREPARED FOR

City of Stone Mountain

AGREEMENT DATE
9/23/2026

LOCATION
City Hall/PD
875 Main St
Stone Mountain, GA 30083

PREPARED BY
Moises Arias
United Maintenance, Inc.
Mobile: 401-660-4633
Email: marias@unitedmaintenance.com

UNITED MAINTENANCE, INC.
Professional HVAC Service & Maintenance

Stone Mountain - City Hall/PD
875 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

PREVENTIVE MAINTENANCE AGREEMENT

Preventive Maintenance Scope of Services

General HVAC Maintenance Program

INTRODUCTION

United Maintenance, Inc. is pleased to provide this Preventive Maintenance Agreement for scheduled HVAC maintenance services. This program is designed to help maintain equipment performance, reduce unexpected downtime, and limit costly unscheduled repairs.

SCOPE OF SERVICES

United Maintenance, Inc. agrees to furnish the labor and materials necessary to perform four (4) scheduled preventive maintenance visits for the equipment listed in this agreement. Standard service tasks may include, but are not limited to, the following:

ITEM	STANDARD SERVICE TASK
1	Replace filters four (4) times per year with standard MERV 8 filters.
2	Grease bearings and inspect for wear, where applicable.
3	Check wiring for loose, damaged, or deteriorated connections.
4	Check amp draw on blower motors and verify blower wheel cleanliness.
5	Inspect safeties and controls for proper operation.
6	Replace drive belts and inspect sheaves and pulleys, where applicable.
7	Chemically clean condenser coils annually.
8	Perform one (1) heating inspection and one (1) cooling inspection annually.
9	Functionally test units to verify proper operation.

NOTES / EXCLUSIONS

Repairs, replacement parts beyond standard maintenance materials, after-hours work, and services outside the equipment listed in this agreement are excluded unless specifically noted in the proposal or approved in writing.

Stone Mountain - City Hall/PD
875 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

Agreement Terms and Conditions

Standard provisions for the preventive maintenance program.

EXCLUSIONS

- Labor, parts, and materials for repairs or emergency service calls.
- Lift rentals, crane services, or special access equipment unless specifically included.
- Non-moveable, inaccessible, or unmaintainable parts and components.
- Additional work or material not specifically listed within the scope of services.

TERMS

- This Agreement is for a period of one (1) year beginning on the effective date of the signed contract or purchase order and is automatically renewed each year thereafter until the Customer or United Maintenance, Inc. terminates the agreement.
- Either party may cancel this Agreement at any time with a minimum of thirty (30) days written notice. If cancelled other than on the one (1) year anniversary date, the Customer agrees to reimburse United Maintenance, Inc. on a pro-rated basis for services furnished prior to the effective cancellation date.
- Invoices shall be payable within fifteen (15) calendar days from the invoice date unless otherwise noted.
- A 3% processing fee will be added for payments made by credit card.

GENERAL CONDITIONS

- Regular working hours are 8:00 AM - 4:30 PM, Monday through Friday. Work performed after hours, on holidays, or on weekends will be charged at applicable overtime rates unless otherwise noted.
- Customer shall provide clear and safe access to the equipment scheduled for maintenance. Access restrictions, unsafe conditions, or cancelled visits may result in rescheduling and additional charges.
- Emergency coverage is available 24 hours a day, 7 days a week. Emergency response is performed on a time-and-material basis unless otherwise noted.
- United Maintenance, Inc. will perform all work in a professional manner and will take reasonable precautions to avoid injury to persons and damage to property.
- Both parties agree that authorized representatives executing this Agreement have authority to bind the respective organizations. No other promises, agreements, or understandings relative to this Agreement shall be binding unless set forth in writing.

Stone Mountain - City Hall/PD
875 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

Preventive Maintenance Cost

Pricing, acceptance, and equipment list.

TOTAL AGREEMENT PRICE

$6,270.00 payable $1,567.50 quarterly

Price is fixed for a period of one (1) year from the acceptance date unless otherwise noted.

Accepted: City of Stone Mountain

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Proposed by: United Maintenance, Inc.

Signature: *Moises Arias*

Printed Name: Moises Arias

Title: Engineering & Estimating

Date: September 23, 2026

EQUIPMENT LIST

Unit ID	Brand	Model	Serial#
AHU-1	Daikin	AMST48CU1300	2508269011
CU-1	Daikin	DH4SEA4830	2510101543
AHU-2	Daikin	AMST48CU1300	250818676
CU-2	Daikin	DH4SEA4830	2507163880
AHU-3	Daikin	AMST48CU1300	2508186475
CU-3	Daikin	DH4SEA4830	2510028085
AHU-4	Daikin	AMST48CU1300	2508186478
CU-4	Daikin	DH4SEA4830	2510095509
AHU-5	Daikin	AMST48CU1300	2508189252
CU-5	Daikin	DH4SEA4830	2510099014
AHU-6	Daikin	AMST48CU1300	2507281566
CU-6	Daikin	DH4SEA4830	25071663873
AHU-7	Daikin	AMST48CU1300	2507271211
CU-7	Daikin	DH4SEA4830	2510095523
AHU-8	Daikin	AMST48CU1300	2507281569
CU-8	Daikin	DH4SEA4830	2510106122
AHU-9	Trane	N/A	N/A
CU-9	Trane	M4THS1718A11N	63249908241
AHU-10	N/A	N/A	N/A
CU-10	N/A	N/A	N/A

United
MAINTENANCE, INC

CITY OF STONE MOUNTAIN

Preventative Maintenance Agreement

PREPARED FOR

City of Stone Mountain

AGREEMENT DATE
9/23/2026

LOCATION
Historic Depot
922 Main St
Stone Mountain, GA 30083

PREPARED BY
Moises Arias
United Maintenance, Inc.
Mobile: 401-660-4633
Email: marias@unitedmaintenance.com

UNITED MAINTENANCE, INC.
Professional HVAC Service & Maintenance

Stone Mountain – Historic Depot
922 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

PREVENTIVE MAINTENANCE AGREEMENT

Preventive Maintenance Scope of Services

General HVAC Maintenance Program

INTRODUCTION

United Maintenance, Inc. is pleased to provide this Preventive Maintenance Agreement for scheduled HVAC maintenance services. This program is designed to help maintain equipment performance, reduce unexpected downtime, and limit costly unscheduled repairs.

SCOPE OF SERVICES

United Maintenance, Inc. agrees to furnish the labor and materials necessary to perform four (4) scheduled preventive maintenance visits for the equipment listed in this agreement. Standard service tasks may include, but are not limited to, the following:

ITEM	STANDARD SERVICE TASK
1	Replace filters four (4) times per year with standard MERV 8 filters.
2	Grease bearings and inspect for wear, where applicable.
3	Check wiring for loose, damaged, or deteriorated connections.
4	Check amp draw on blower motors and verify blower wheel cleanliness.
5	Inspect safeties and controls for proper operation.
6	Replace drive belts and inspect sheaves and pulleys, where applicable.
7	Chemically clean condenser coils annually.
8	Perform one (1) heating inspection and one (1) cooling inspection annually.
9	Functionally test units to verify proper operation.

NOTES / EXCLUSIONS

Repairs, replacement parts beyond standard maintenance materials, after-hours work, and services outside the equipment listed in this agreement are excluded unless specifically noted in the proposal or approved in writing.

Stone Mountain – Historic Depot
922 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

Agreement Terms and Conditions

Standard provisions for the preventive maintenance program.

EXCLUSIONS

- Labor, parts, and materials for repairs or emergency service calls.
- Lift rentals, crane services, or special access equipment unless specifically included.
- Non-moveable, inaccessible, or unmaintainable parts and components.
- Additional work or material not specifically listed within the scope of services.

TERMS

- This Agreement is for a period of one (1) year beginning on the effective date of the signed contract or purchase order and is automatically renewed each year thereafter until the Customer or United Maintenance, Inc. terminates the agreement.
- Either party may cancel this Agreement at any time with a minimum of thirty (30) days written notice. If cancelled other than on the one (1) year anniversary date, the Customer agrees to reimburse United Maintenance, Inc. on a pro-rated basis for services furnished prior to the effective cancellation date.
- Invoices shall be payable within fifteen (15) calendar days from the invoice date unless otherwise noted.
- A 3% processing fee will be added for payments made by credit card.

GENERAL CONDITIONS

- Regular working hours are 8:00 AM - 4:30 PM, Monday through Friday. Work performed after hours, on holidays, or on weekends will be charged at applicable overtime rates unless otherwise noted.
- Customer shall provide clear and safe access to the equipment scheduled for maintenance. Access restrictions, unsafe conditions, or cancelled visits may result in rescheduling and additional charges.
- Emergency coverage is available 24 hours a day, 7 days a week. Emergency response is performed on a time-and-material basis unless otherwise noted.
- United Maintenance, Inc. will perform all work in a professional manner and will take reasonable precautions to avoid injury to persons and damage to property.
- Both parties agree that authorized representatives executing this Agreement have authority to bind the respective organizations. No other promises, agreements, or understandings relative to this Agreement shall be binding unless set forth in writing.

Stone Mountain – Historic Depot
922 Main St
Stone Mountain, GA 30083

United
MAINTENANCE, INC

Preventive Maintenance Cost

Pricing, acceptance, and equipment list.

TOTAL AGREEMENT PRICE

$1,390.00 payable $347.50 quarterly

Price is fixed for a period of one (1) year from the acceptance date unless otherwise noted.

Accepted: City of Stone Mountain

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Proposed by: United Maintenance, Inc.

Signature: *Moises Arias*

Printed Name: Moises Arias

Title: Engineering & Estimating

Date: September 23, 2026

EQUIPMENT LIST

Unit ID	Brand	Model	Serial#
AHU-1	Trane	N/A	N/A
CU-1	Trane	5TTR7060A-1	N/A



Legacy Mechanical Services, Inc.
1680 Roberts Blvd. #408
Kennesaw, Georgia 30144

Maintenance Agreement

For Site Located at

City Of Stone Mountain
875 Main St
Stone Mountain, Ga 30083

Mike Helton
Facilities Director

Phone: 770-891-9500
E-Mail: mhelton@stonemountaincity.org

Effective Date
May 1, 2026 until June 30

Office Phone 770-432-1171 **Fax Number 770-432-1121**

Legacy Mechanical Services, Inc. is proud to have the opportunity to provide City Of Stone Mountain with the following type of service:

-2 Operating (minor) and 2 Annual (major) Inspections

The customer will receive all labor and materials necessary to perform all operating and seasonal startup inspections of all equipment listed. The customer, prior to execution, will agree upon all service and repairs. Legacy Mechanical Services will perform the detailed scope of work outlined in this proposal.

Legacy Mechanical Services, Inc. agrees to furnish maintenance/service in accordance to specifications and Terms and Conditions stated.

We will provide you, the Customer:

- Preferential service and rates over non-contract customers
- Use only qualified personnel employed by Legacy Mechanical Services, Inc.
- Furnish customer with a completed copy of the service technician's report which will include any recommendations for better operating efficiency
- Furnish supervisory help when needed
- Instruct customer in the basic operation of system to provide the best operating efficiency of the HVAC system.

The effective date of this agreement will begin May 1, 2026 and thus will be the anniversary date. The agreement will renew annually thereafter until terminated by either party in writing at least 30 days prior to the anniversary date. The contract price will be increased on each anniversary date by the Consumer Price Index or 3% (whichever is higher), unless equipment is added or subtracted from the original agreement.

Legacy Mechanical Services, Inc. will provide the services stated herein for the Quarterly sum of $1,698.00 which is payable upon receipt of our invoice.
The annual sum for this agreement is $6,792.00

City Of Stone Mountain

_____

Name: Mike Helton
Title: Facilities Director

Date:_____

Legacy Mechanical Services, Inc.

_____

Name: Steve Todd
Title: Service Account Manager

The following tasks will be performed as part of this maintenance program and are necessary to keep your valuable equipment in the most efficient and reliable operating condition:

SEASONAL START-UP (MAJOR) INSPECTIONS

- ❑ Replace air filters provided by Legacy
- ❑ Oil and grease fan motor and fan bearings.
- ❑ Conduct visual inspection for leaks, vibration and noise.
- ❑ Check condition of condensate pan and drain.
- ❑ Check general operation and condition.
- ❑ Check cooling/heating controls and safeties for proper operation in appropriate season.
- ❑ Check wiring and connections for tightness and integrity.
- ❑ Clean condenser coils (1 time per year)
- ❑ Apply gauges and check refrigerant pressures for proper ranges.
- ❑ Check cooling or heating operation setpoints and adjust as necessary
- ❑ Check motor amperages.
- ❑ Cleaning Evaporator coil NOT included, but will be recommended if necessary
- ❑ No belt changes included but tension and condition checked.

OPERATING (MINOR) INSPECTIONS

- ❑ Replace air filters provided by Legacy
- ❑ Oil and grease fan motor and fan bearings.
- ❑ Conduct visual inspection for leaks, vibration and noise.
- ❑ Check condition of condensate pan and drain.
- ❑ Check general operation and condition.
- ❑ Check condition of belts

Inclusions and Exclusions

This agreement includes:

Filters changed by Legacy and supplied by Legacy 4 times per year

Condenser coils cleaned 1 time per year

This agreement excludes:

Overtime
Refrigerant Coverage
All non-moving parts
Oil analysis

Maintenance Agreement Service Rate (Subject to Change)

Labor:	$110.00 per hour
Overtime:	$165.00 per hour
Discounts:	15% off of time and material repairs.
	10% off of equipment replacements.
Refrigerant:	Market Price

LEGACY SALVAGE PROGRAM

The Legacy Salvage Program was set up with PM Clients in mind.

- Legacy will identify parts and equipment that can be salvaged, according to age and condition.
- Legacy will store client's salvaged parts and equipment free of charge for its future use or to be sold by Legacy.
- Legacy has the sole discretion to sell salvaged parts or equipment at any time.
- The customer can designate five parts or pieces of equipment that are not to be sold.
- Legacy will store the parts and equipment for a period of three years at which time the items will become the property of Legacy.
- When Legacy sells client's parts and equipment, a 10% credit, of current retail costs of the item, will be issued to client via its Legacy account. The credits can be used by client for future service work, repairs, replacements, etc., to be completed by Legacy.
- Any salvaged parts or equipment will not carry a warranty.
- Legacy will install the parts or equipment, when needed by the client, for labor costs as well as additional costs. Additional costs are parts and material required to install salvaged parts or equipment, such as, refrigerant, contactors, fan blades, etc.
- The client, will be able to see its salvaged inventory. Each part and piece of equipment will be cataloged with all pertinent information into the Legacy salvage inventory system, which is accessible through the Legacy Customer Portal.

Terms and Conditions

1 In the event Legacy Mechanical Services, Inc. is required to make any repairs and/or replacement and/or emergency calls occasioned by improper operation or misuse of equipment covered by this agreement or any cause beyond Legacy Mechanical Services, Inc.'s control, the customer shall reimburse Legacy for expenses incurred in making repairs and/or replacements and/or emergency calls in accordance with the established rates for performing such service.

2 It is agreed the customer will provide reasonable means of access to all devices that are to be maintained. Legacy Mechanical Services, Inc. shall be free to start and stop all primary equipment incidental to the operation of the mechanical equipment.

3 Legacy Mechanical Services, Inc. shall not, under any circumstances, be liable for injury to persons or damage to property unless such injury or damage is caused by negligent act of omission or commission by Legacy Mechanical Services, Inc.'s agent, employees or subcontractors.

4 Legacy Mechanical Services, Inc. and customer assume the non-occurrence of the following contingencies which, without limitation, might render performance by Legacy impractical: strikes, riots, fires, wars, late or non-delivery by suppliers to Legacy Mechanical Services, Inc. and all other contingencies beyond the reasonable control of Legacy Mechanical Services, Inc. Under no circumstances shall Legacy Mechanical Services, Inc. be liable for any special or consequential damages whether based upon lost goodwill, lost resale profits, work stoppage, impairment of other goods or otherwise and whether arising out of breach of warranty, breach of contract, negligence or otherwise, except only in the case of personal injury where applicable law requires such liability. But in no event shall Legacy Mechanical Services, Inc.'s liability exceed the purchase price paid under this contract.

5 It is agreed the customer will assume responsibility and pay extra for all service and material required due to electrical power failure, low voltage, burnt out main or branch fuses, and low water pressure.

6 The customer shall pay Legacy Mechanical Services, Inc., in addition to the contract price, the amount of all present and future taxes and any other government charge now and hereafter imposed by existent or future laws with respect to the transfer, use, ownership or possession of equipment to which this agreement relates, exclusive or ordinary personal property taxes assessed against Legacy.

7 Agreement applies only to equipment installed prior to effective date and as described on Schedule "A".

8 This agreement assumes the systems covered to be in maintainable condition. If repairs are found necessary upon initial inspection or initial season start-up, repair charges will be submitted for approval. Should these restoration charges be declined, those non-maintainable items will be eliminated from the program and the agreement price adjusts accordingly.

9 All work to be performed during normal working hours whenever possible. Normal working hours (7:30am - 4:30pm) will apply to all services, unless otherwise stated, including major repairs performed. Customer requested services not covered under this agreement to be invoiced at Legacy prevailing rates.

10 If emergency service is covered in this agreement and is required at a time other than regularly scheduled preventive maintenance, and inspection does not reveal any defect requiring service under this agreement, Legacy reserves the right to charge the client for the service at prevailing rates plus a $75 service charge.

11 All billing due within 15 days of receipt of invoice.

12 This Agreement may be cancelled by Customer at any time with a minimum of thirty (30) days written notice. If Customer cancels this Agreement at any time other than each ONE (1) year anniversary date, Customer agrees to reimburse Legacy on a pro-rated basis for all services (labor, parts and materials) furnished by Legacy under the scope of this Agreement prior to the effective cancellation date.

Exclusions

1 Replacement or repair of non-moving parts of the heating, cooling and ventilation systems, such as ductwork, boiler shell and tubes, boiler refractory, complementary equipment, for example - but not limited to: cabinets, fixtures, boxes, water supply lines, drain lines, steam lines, plumbing, oil storage tanks, oil and/or gas lines and domestic water lines.

2 Electrical wiring, except that connected from starter mechanical equipment.

3 Addition of any items of equipment or performance of any safety test or corrections in design as recommended or required by insurance companies, government, state, municipalities or other authorities.

4 Emergency calls required for air balance. Service calls made for this condition will be charge at prevailing labor and material rates.

5 Equipment under warranty. Customer shall provide Legacy Mechanical Services, Inc. with a copy of any and all warranties covering the equipment now or hereafter included in this agreement. Legacy Mechanical Services, Inc. shall advise Customer if such equipment becomes defective within the warranty period, during which time Legacy Mechanical Services, Inc. shall not be responsible for replacing or repairing such equipment, but shall be responsible for the labor necessary to provide scheduled maintenance on such equipment to the extent provided herein.

6 Refrigerant due to EPA regulations.

7 Legacy Mechanical Services, Inc. reserves the right to cancel this agreement without notice for non-payment.

Signing below states acceptance of terms and conditions:

Customer's Authorized Representative:

Print Name:_____

Signature:_____

Date:_____

City Of Stone Mountain

Equipment Asset List

Unit ID	Manufacturer	Model Number	Serial Number	Location
CU-1	Daikin	DH4SEA4830	2510101543	Ground
CU-2	Daikin	DH4SEA6030	2507163880	Ground
CU-3	Daikin	DH4SEA6030	2510028085	Ground
CU-4	Daikin	DH4SEA6030	2510095509	Ground
CU-5	Daikin	DH4SEA6030	2510099014	Ground
CU-6	Daikin	DH4SEA6030	25071663873	Ground
CU-7	Daikin	DH4SEA6030	2510095523	Ground
CU-8	Daikin	DH4SEA6030	2510106122	Ground
AHU-1	Daikin	AMST48CU1300	2508269011	Ceiling
AHU-2	Daikin	AMST60DU1300	250818676	Ceiling
AHU-3	Daikin	AMST60DU1300	2508186475	Ceiling
AHU-4	Daikin	AMST60DU1300	2508186478	Ceiling
AHU-5	Daikin	AMST60DU1300	2508189252	Ceiling
AHU-6	Daikin	AMST60DU1300	2507281566	Ceiling
AHU-7	Daikin	AMST60DU1300	2507271211	Ceiling
AHU-8	Daikin	AMST60DU1300	2507281569	Ceiling
CU-09	Trane	M4THS1718A11N	63249908241	Ground
CU-10	TBD	TBD	TBD	Ground

922 Main Street (1) Trane, split system, M# 5TTR7060A-1.

CITY OF STONE MOUNTAIN

Date:	October 20th, 2026	**City Council Meeting Date:**	October 20th, 2026
From:	Mike Helton	**Department:**	Public Works
Goal:	Public Works and Infrastructure	**Presenter:**	Mike Helton Director, Public Works
Agenda Title:	**Consideration of approval of the purchase of a storm drain inspection camera to be used for stormwater inventory inspections.**		

Agenda Item Description (Background/History/Details):

One of the requirements of the Municipal Separate Stormwater System (MS4) Permit is to inspect all stormwater assets within the municipality on a five-year basis. This pole-mounted inspection camera will allow staff to visually inspect stormwater assets, such as catch basins, pipes, outfalls, and other drainage structures more efficiently. This will enhance staff's ability to identify structural deficiencies, blockages, illicit discharges, and maintenance needs while providing photographic and video documentation for recordkeeping and regulatory compliance. The purchase supports proactive asset management practices, ensures the city remains in regulatory compliance, and improves the overall effectiveness of the stormwater maintenance program.

Staff obtained three quotes for this camera: the Cobra HD inspection camera for $4,240.00, the Vividia TVS-500PT for $3,999.98, and the Vividia Telescopic TVS-360 for $4,500.00. Staff recommend the purchase of the Vividia Telescopic TVS-360 as it will allow a 360-degree view of infrastructure, has a longer battery life than the other options, can reach up to 26 feet in length, and has replaceable camera heads for a longer expected life span.

Workplan Goal Details: Service Delivery, Quality of Life, Public Safety, Governance, and allow proactive maintenance of stormwater infrastructure.

Staff Recommendations (Motion):

Staff recommends the following: **Approval for the purchase of the Vividia Telescopic TVS-360 storm drain inspection camera for $4,500.00.**

Department Head Approval:	**Mike Helton**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Quote for Cobra HD Inspection Camera
2. Quote for Vividia TVS-500PT Inspection Camera
3. Quote for Vividia Telescopic TVS-360 Inspection Camera

CITY OF STONE MOUNTAIN

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	Stormwater Repair and Maintenance – 08-5056.52.2200	$28,877.00	$4,500	MD

Toll Free: 1-877-613-2210
Phone/Fax: 1-204-977-4634
Web: www.fiberscope.net

STRAHL LLC
76 Winn street, suite 2B
Woburn MA, 01801
USA

Quote
Valid Till: 14/01/202
Quote #: Q-43
Stage: Draft

Item # 2.

Quote To:

Nicole Wright
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083
USA

Ship To:

Nicole Wright
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083
USA

Terms:	PO #:	Ship Via:	Courier Acct #:	Acct. #:	Rep:
Full Payment in Advance		**FEDEX**		**Acct-36729**	**Josh Halprin**

Product Code/Description	Qty	List Price	Total
PUSH CAMERAS:VCM:SETS:VCM-POLE-7M	1	$ 4,100.00	$ 4,100.00
COBRA 7m (23') pole camera with 45mm (1.77") dual view AHD camera head			
Shipping	1	$ 140.00	$ 140.00
Direct shipping from Woburn, MA to Georgia			
		Sub Total	**$ 4,240.00**
		Tax	$ 0.00
		Grand Total	**$ 4,240.00**
			USD

Additional Comments

Terms and Conditions

Unless otherwise expressly stated in the quotation, the quotation is valid for a period of 30 days after it is issued by STRAHL LLC. Beyond that, quotations will require confirmation or adjustment by STRAHL LLC.

Warranty Information
All products come with a One (1) year limited warranty on all parts and labor, excluding push rods and insertion probes. This one (1) year Limited Warranty covers malfunctions resulting from defects in materials or workmanship only. Most items that require repair should be returned to the MEDIT Inc service centre (Winnipeg, Canada). Please be aware that some products will need to be sent directly to the factory for damage inspection/evaluation and repair.
Used equipment is covered under a 90-day parts and labor warranty.
For some products an extended warranty is available for an additional cost.

The one (1) year Limited Warranty does not cover damage or malfunctions stemming from other than normal/proper use. It also does not cover the following; (a) intentional or accidental misuse or abuse (including, but not limited to, damage to a unit from excessive force), (b) failure to follow operating or maintenance instructions, (c) repairs by any individual or entity other than the MEDIT Inc Repair Center, or a manufacturing facility appointed by MEDIT Inc, (d) product components, accessories or consumables not sold by STRAHL LLC (e) product tampering, (f) damage from dropping, (g) battery leakage if equipped, (h) media cards.

Limitation of Liability
STRAHL LLC shall have no liability to you for any damages resulting from delays in manufacturing, shipping, or loss of use of the product in for service or repair. STRAHL LLC shall have no liability for general, special, incidental, or consequential damages arising out of breach of this Limited Warranty. STRAHL LLC assumes no responsibility for warranties either expressed or implied beyond what is contained here.

Return Policy
We accept returns for refund within 14 days of you receiving the item. All returns may be subject to a 20% restocking fee. Shipping and handling fees are not refundable. Any customs brokerage, duties, and transportation charges for the return shipment are to be paid by the customer. Returned product must be received in 'Like New' condition. Instruments showing marks, such as scratches, dents, etc., due to usage will have up to 50% deducted from the refund. Before any items can be shipped back to us, please call **1-800-239-9934** and our team will provide you with a shipping address and an RMA form. **YOUR RETURN MAY NOT BE PROCESSED WITHOUT AN RMA FORM.**

If you order a **Custom Item** please note that these units are created specifically for you, and your application. Custom manufactured or specially ordered products, as well as clearance sale equipment, **cannot be returned and are considered final sale**. If you must cancel your custom order for any reason, before it has been shipped out to you, we will charge you 50% of the item's purchase price to cover trying to find someone to resell the item too.

Limited Liability Ext.
STRAHL LLC is not responsible for any consequential or incidental damage resulting from the sale or use of any merchandise purchased from us. We are responsible for the monetary value of the merchandise only. Also, claims for missing items or items damaged while in transit, must be received within one business day of receipt of the shipment.

All estimates provided by STRAHL LLC in relation to a Delivery Arrangement (date or time), are for planning purposes only and shall not be deemed as a commitment by the customer.

Customer details

First name	Nicole Wright
Last name	Wright
Email	nwright@stonemountaincity.org
Phone	4706824115
Shipping destination city, state, and country for delivery cost;	875 Main Street, Stone Mountain, GA 30083
Comments, questions and message	Could we get a formal quote for this with all costs included?

Vendor details

Company	Oasis Scientific Inc.
First name	Michael
Last name	Hong
e-mail	info@oasisscientific.com
Street	3110 Wade Hampton Blvd., Suite 18
City	Taylors
Postcode	29687-2863
Country	United States

Offer by Oasis Scientific Inc. for Quote request WLEBDMPWER

Image	Item name	Qty	Price (USD)	Total (USD)
	Vividia TVS-500PT Telescopic Pole Pan-and-Tilt Inspection Camera with 7" Touchscreen Monitor 5m Long Pole - 7m / 23ft long pole (Model: TVS-700PT)	1	$ 3,999.98	$ 3,999.98
	There are no custom properties for this item.			
	Delivery			$ 0.00
			Total (USD)	$ 3,999.98

powered by Dealia.com

Offer message:

Thank you. Michael

powered by Dealia.com

Quote

(Valid Until 12/31/2026)



Oasis Scientific Inc.

3110 Wade Hampton Blvd, Suite 18
Taylors, SC 29687, USA
TEL: 864-469-0919
Email: info@oasisscientific.com
http://www.oasisscientific.com

Date	9/28/2026
Sales Contact	Eileen Li (info@oasisscientific.com)
Quote#	20260928W

Customer	Attn: Nicole Wright 875 Main Street Stone Mountain, GA 30083
Tel	678.707.6356
Email	nwright@stonemountaincity.org

Description	Quantity	Unit Price	Total
Vividia TVS-360-WP80 Pan Tilt Telescopic Pole and Dropdown Inspection Camera with IP68 Waterproof Camera Head and Max. 26ft Long Pole Model: TVS-360-WP80 **Lead Time: in stock**	1	$4,500.00	$4,500.00

Subtotal (USD)	$4,500.00
Shipping	$0.00
Tax	$0.00
Total (USD)	**$4,500.00**

CITY OF STONE MOUNTAIN

Date:	October 20th, 2026	**City Council Meeting Date:**	October 20th, 2026
From:	Mike Helton	**Department:**	Public Works
Goal:	Public Works and Infrastructure	**Presenter:**	Mike Helton Director, Public Works
Agenda Title:	**Consideration to approve Southern Premier Contractors to repair six (6) damaged stormwater catch basin tops within the City limits.**		

Agenda Item Description (Background/History/Details):

Staff have been inventorying stormwater catch basin tops that need replacement. The City of Stone Mountain's MS4 permit requires the inspection of MS4 stormwater structures so that 100% of the structures are inspected within the 5-year permit term. It also requires the city to conduct maintenance on stormwater structures as needed and provide documentation. This purchase not only helps the city meet their MS4 permit requirements, but it alleviates public safety hazards. This purchase supports productive asset management practices, ensures the city remains in regulatory compliance, and improves the overall effectiveness of the stormwater maintenance program.

Staff sent out a request for the same six (6) stormwater catch basin lids to nine (9) contractors with a deadline of October 13th. Lichty Construction quoted $46,475, Response Environmental & Site Services quoted $30,450, A&S Paving quoted $27,000, Blount Construction quoted $25,774.80, and Southern Premier Contractors quoted $19,635. Staff recommend the approval to contract Southern Premier Contractors to replace the damaged stormwater catch basin tops.

Workplan Goal Details: Public Works & Infrastructure, Governance

Staff Recommendations (Motion):

Staff recommends the following: **Approval for the replacement of six (6) stormwater catch basin lids by Southern Premier Contractors.**

Department Head Approval:	**Mike Helton**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:

1. Photos of Damaged Stormwater Catch Basins to be replaced
2. Quote from Lichty Construction
3. Quote from Response Environmental & Site Services
4. Quote from A&S Paving
5. Quote from Blount Construction
6. Quote from Southern Premier Contractors

CITY OF STONE MOUNTAIN

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	Stormwater Repair and Maintenance – 08-5056.52.2200	$28,877.00	$19,635	MD

Stormwater Catch Basin Tops in Need of Repair

5232 Cherry Wood Dr



Corner of Cloud St and VFW Dr – 5243 Cloud Street



Corner of Third Street and Mackin Street – 869 Third Street



Corner of Stonebush Terrace and Ridge Avenue – 5312 Stonebush Terrace



5465 Zachary Drive



932 Ridge Avenue



LICHTY COMMERCIAL CONSTRUCTION INC.

Built On A Solid Foundation

Tuesday, October 13, 2026

Nicole Wright
Stormwater Administrator
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083
678-707-6356 (cell)
470-682-4115 (office)
mwright@stonemountaincity.org

We propose to furnish the supervision and labor to repair five (5) catch basin tops per the scope below:

1. Project Management and supervision
2. Traffic control
3. Demolish and haul off five (6) existing damaged tops
4. Form and pour five (6) new tops at the following locations
    a. 5465 Zachary Drive
    b. 5232 Cherry Wood Drive
    c. Corner of Cloud Street and VFW Drive – 5243 Cloud Street
    d. Corner of 3rd Street and Mackin Street – 869 Third Street
    e. Corner of Stonebush and Ridge Avenue – 5312 Stonebush Terrace
    f. 932 Ridge Avenue
5. Clean up

*Assumptions: Work to be performed during normal business hours.
*Proposal is valid for 30 days.
*Exclusions: Permitting, Bonding, Engineering, and mix design submittals

Base Bid **$46,475**

I appreciate the opportunity to provide this proposal. Should you have any questions, please do not hesitate to contact me directly.

Sincerely,

Josh Cauthen
Director of Preconstruction
(706)331-9226 (mobile)

RESPONSE
ENVIRONMENTAL & SITE SERVICES

P.O. Box 1404, Conyers, Georgia 30012
(P) 770-743-5277
www.responseenviro.com

Stone Mountain, Georgia 30083
DeKalb County

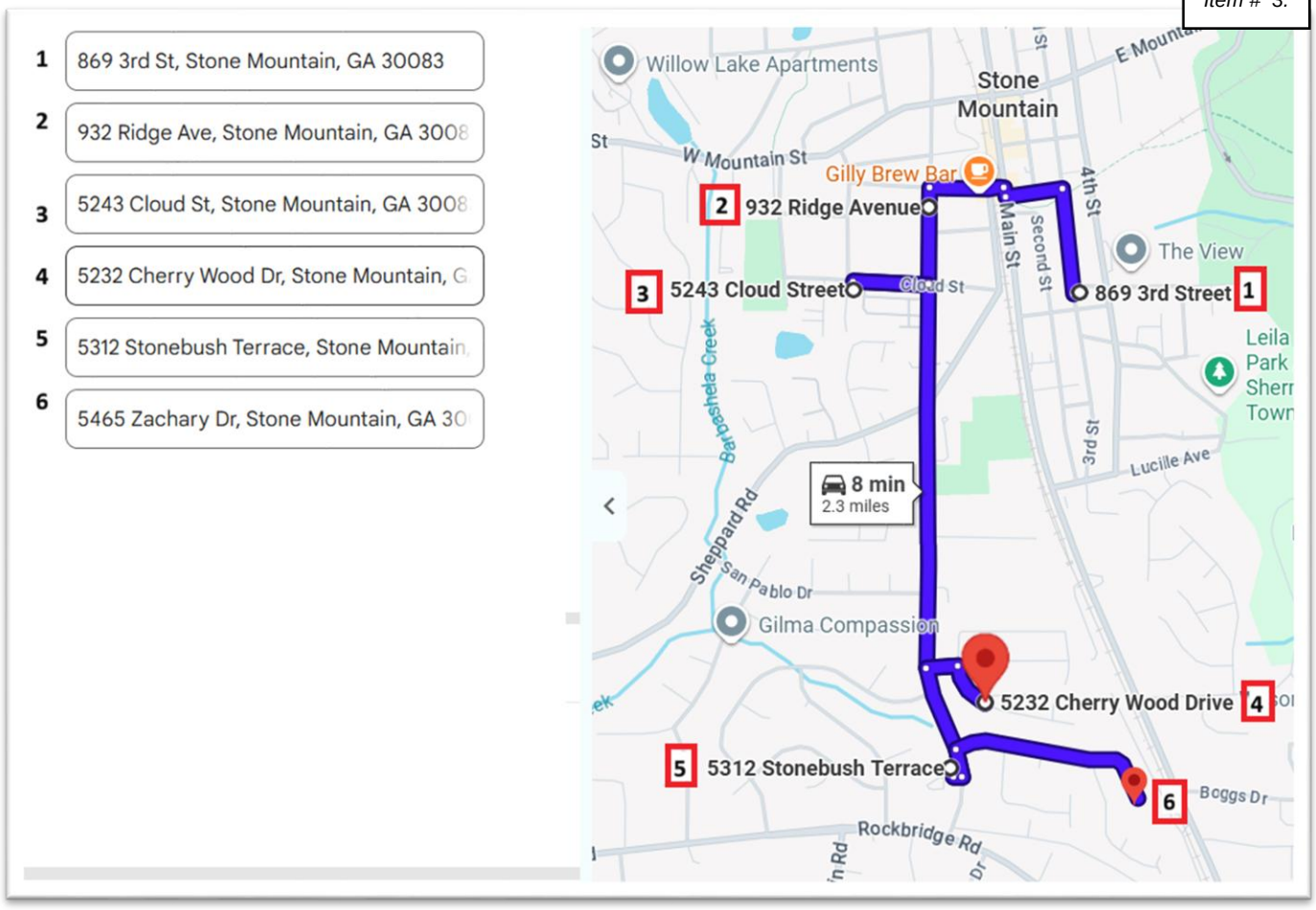
Prepared for:

Nicole Wright
Stormwater Manager
875 Main Street, Stone Mountain, GA 30083
Cell: 678.707.6356
Office: 470.682.4115
nwright@stonemountaincity.org
Website| Facebook| Instagram| LinkedIn

Estimate

General Description of Work:
Catch Basin Repairs (6 Locations)

Date Estimate	Date Ordered	Date Started	Date Finished	Date Paid
10-13-2026 Erin Hall				



Situational Analysis: The City of Stone Mountain has requested a scope of work and cost to repair 6 damaged catch basins. Personnnel from Response Environmental & Site Services completed an inspection of all locations on October 12, 2026.

Scope of Work and Cost to Complete

1) 932 Ridge Avenue (5301 Mimosa)

- Locate utilities
- Saw cut and demo throat and top
- Form and pour new throat and top
- Install ring and cover

Unit Pricing:

Equipment/Materials	Type	Units	Actual Units	Unit Price	Total	Actual Total
Demo throat and top	LS	1		$ 750.00	$ 750.00	$ -
Replace throat and top	LS	1		$ 3,950.00	$ 3,950.00	$ -
Ring and cover	EA	1		$ 350.00	$ 350.00	$ -
				Total	**$ 5,050.00**	

2) Corner of Third Street and Mackin Street (896 Third Street)

- Locate utilities
- Saw cut and demo throat and top
- Form and pour new throat and top
- Repair curb
- Install ring and cover

Unit Pricing:

Equipment/Materials	Type	Units	Actual Units	Unit Price	Total	Actual Total
Demo throat and top	LS	1		$ 750.00	$ 750.00	$ -
Replace throat and top	LS	1		$ 3,950.00	$ 3,950.00	$ -
Curb repair	LS	1		$ 250.00	$ 250.00	$ -
Ring and cover	EA	1		$ 350.00	$ 350.00	$ -
				Total	**$ 5,300.00**	

3) Corner of Stonebush Terrace & Ridge Avenue (5312 Stonebush Terrace)

- Locate utilities
- Saw cut and demo top
- Form and pour new top
- Reuse existing ring and cover

Unit Pricing:

Equipment/Materials	Type	Units	Actual Units	Unit Price	Total	Actual Total
Demo top	LS	1		$ 450.00	$ 450.00	$ -
Replace top	LS	1		$ 2,000.00	$ 2,000.00	$ -
				Total	**$ 2,450.00**	

4) 5465 Zachary Drive

- Locate utilities
- Saw cut and demo throat and top
- Form and pour new throat and top
- Install ring and cover

Unit Pricing:

Equipment/Materials	Type	Units	Actual Units	Unit Price	Total	Actual Total
Demo throat and top	LS	1		$ 1,000.00	$ 1,000.00	$ -
Replace throat and top	LS	1		$ 4,100.00	$ 4,100.00	$ -
Ring and cover	EA	1		$ 350.00	$ 350.00	$ -
				Total	**$ 5,450.00**	

5) 5232 Cherry Wood Dr

- Locate utilities
- Saw cut and demo throat and top
- Form and pour new throat and top
- Reuse existing ring and cover

Unit Pricing:

Equipment/Materials	Type	Units	Actual Units	Unit Price	Total	Actual Total
Demo throat and top	LS	1		$ 750.00	$ 750.00	$ -
Replace throat and top	LS	1		$ 3,950.00	$ 3,950.00	$ -
				Total	**$ 4,700.00**	

6) Corner of Cloud St & VFW Dr (5243 Cloud Street)

- Locate utilities
- Saw cut and demo top
- Form and pour new top
- Install ring and cover
- Reuse existing ring, install new cover

Unit Pricing:

Equipment/Materials	Type	Units	Actual Units	Unit Price	Total	Actual Total
Demo top	LS	1		$ 450.00	$ 450.00	$ -
Replace top	LS	1		$ 2,000.00	$ 2,000.00	$ -
Cover	EA	1		$ 250.00	$ 250.00	$ -
				Total	**$ 2,700.00**	

Mobilization: $1,000
Traffic Control (flaggers) for 2 days: $1,900 x 2 = $3,800
Total for 6 Catch Basins: $30,450

Comments:

- Work is expected to take 2 days to complete.
- This quote is good for 30 days.
- Contact Erin Hall with questions, 770-743-5277 (cell) or erinhall@responseenviro.com

Photograph Log



Figure 1- 932 Ridge Avenue



Figure 2- 869 Third Street



Figure 3- 5312 Stonebush Terrace



Figure 4- 5465 Zachary Drive



Figure 5- 5232 Cherry Wood Dr



Figure 6- 5243 Cloud Street

A&S PAVING, INC.

2747 South Stone Mountain Lithonia Rd
Lithonia, GA 30058

info@aspaving.com

770-482-1597

Cost Estimate for: City of Stone Mountain
Various Locations
Date: 5/28/2026

	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
	REMOVE AND REPLACE CATCH BASIN TOP - STONEBUSH TRACE	1	EA	$4,500.00	$4,500.00
	REMOVE AND REPLACE CATCH BASIN TOP - ZACHARY DRIVE	1	EA	$4,500.00	$4,500.00
	REMOVE AND REPLACE CATCH BASIN TOP - CHERRY WOOD DR	1	EA	$4,500.00	$4,500.00
	REMOVE AND REPLACE CATCH BASIN TOP - CLOUD ST & VFW	1	EA	$4,500.00	$4,500.00
	REMOVE AND REPLACE CATCH BASIN TOP - MACKIN ST	1	EA	$4,500.00	$4,500.00
	REMOVE AND REPLACE CATCH BASIN TOP - RIDGE AVENUE	1	EA	$4,500.00	$4,500.00
		TOTAL			$27,000.00

**ANY UNKNOWNS TO BE NEGOTIATED UPON DISCOVERY

BLOUNT Construction Company Inc.

1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

Proposal and Contract

Date: 10/9/2026
Project Name: Stone Mountain - Catch Basin Top Replacement Project

Submitted to: City of Stone Mountain
Contact: Nicole Wright
678-707-6356
nwright@stonemountaincity.org

We are pleased to submit a proposal for the following work on the referenced project, according to the following unit prices, terms, and conditions.

Description	Quantity	Unit	Price	Extension
5232 Cherry Wood Dr	1.000	L.S.	4,295.80	4,295.80
Corner of Cloud St and VFW Dr - 5243 Cloud Street	1.000	L.S.	4,295.80	4,295.80
Corner of Third Street and Mackin Street – 869 Third Street	1.000	L.S.	4,295.80	4,295.80
Corner of Stonebush Terrace and Ridge Avenue – 5312 Stonebush Terrace	1.000	L.S.	4,295.80	4,295.80
5465 Zachary Dr	1.000	L.S.	4,295.80	4,295.80
932 Ridge Ave	1.000	L.S.	4,295.80	4,295.80
		QUOTE TOTAL:		25,774.80

EXCLUSIONS:
- Work includes only removal and replacement of Catch Basin Top.
- Work includes using the existing Ring & Cover.

SPECIAL PROVISIONS: Prices do not include the cost of removal or disposal of rock, unsuitable subgrade materials, or hazardous waste materials. Grading will have been completed by others within plus or minus .1 foot, with satisfactory compaction in our work area. We will not be responsible for actual or consequential damage to underground utilities, structures or shallow utilities not specifically located by others. We will not be responsible for drainage design grades or existing conditions provide for a slope of less than 1%.

TERMS OF PAYMENT: Final measurements will be made upon completion and an invoice prepared using the *UNIT PRICES* indicated above. Estimates in the amount of 90% of work completed will be invoiced periodically with payment due in 30 days. Payment in full will be made no later than 30 days after completion of work. Should the amount due under this contract or any part of it be collected by law or through an attorney-at-law, the contractor shall be entitled to collect attorney's fees in the amount equal to 15% of such amount, and all costs of collection, plus interest at the rate of 8% per annum from 30 days after completion of work. If OWNER desires that we do any work not called for in our contract, we will record cost of such work, plus 10% General Overhead and 10% Profit, and prepare "Extra Work" invoices in addition to our contract invoices.

This proposal is subject to acceptance within 30 days, or may be made a contract thereafter if and when accepted by you and approved by Blount Construction Company, Inc.

Respectfully Submitted,

_____
(Signature)

_____
(Printed Name and Title)

_____
(Signature)

Cory Bramlett, Estimator/PM
(Printed Name and Title)
cory.bramlett@blountconstruction.com

BLOUNT Construction Company Inc.

1730 Sands Place
Marietta, GA 30067
Phone: 770-541-7333
Fax: 770-541-7340

(770) 823 - 3278

_____
(Company or Firm)

Blount Construction Company, Inc.
(Company or Firm)

_____
(Date)

10/9/2026
(Date)

SOUTHERN PREMIER
CONTRACTORS, INC

146 CHEEK STREET
HOMER, GA 30547

Estimate

Date	Estimate #
10/7/2026	229109

Name / Address
CITY OF STONE MOUNTAIN 875 MAIN STREET STONE MOUNTAIN, GA 30083

P.O. No.	Terms	Due Date	Project
	Net 30	11/6/2026	5232 CHERRY WO...

Line	Description	Qty	U/M	Rate	Amount
	MOBILIZATION	1		1,500.00	1,500.00
	HAUL OFF	1	EA	750.00	750.00
	REPLACEMENT TOP FOR 1033/1034, COMPLETE	6	EA	2,600.00	15,600.00
	CONTINGENCY 10%	1		1,785.00	1,785.00

Thank you for the opportunity.

Total $19,635.00

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

REVIEW OF JOURNAL

		City Council Meeting Date:	October 20, 2026
		Department:	City Manager
Goal:	Economic Development	**Presenter:**	Maggie Dimov
Agenda Title:	**Consideration of an action on a request for Economic Development/TAD partnership with Decide Dekalb Partnership and the City, requested by City Manager Maggie Dimov. Goal - Economic Development**		

Workplan Goal Details:
Economic Development - Supports the City of Stone Mountain's Economic Development workplan by strengthening partnerships with organizations like Decide Dekalb.
Agenda Item Description (Background/History/Details):
TADs are a special financing tool used by local governments to stimulate investment in underdeveloped or blighted areas. TADs using a portion of future tax revenues to incentivize and pay for current development costs. Jurisdiction identifies a geographical area to be designated as a TAD. Areas typically include: • A catalytic redevelopment opportunity on either publicly or privately-owned property with a probability of occurring. • Areas that have not experienced economic growth and development, • Areas that have underutilized vacant or blighted properties, low income, low or declining rents and/or property values, and high unemployment rates. • Areas in need of public infrastructure improvements.

Staff Recommendations (Motion):
Staff recommend the governing body to discuss and decide on a partnership with Decide Dekalb,

List Attachments:
1. Decide Dekalb Presentation

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

No financial Impact at this time.

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
N/A	N/A	N/A	N/A	N/A







Decide DeKalb
Development Authority

PARTNERING FOR PROGRESS:
REDEVELOPMENT & STRATEGIC INITIATIVES

Revitalizing Communities through Investment and Innovation

CURRENT PROGRAMS

Property Tax Incentive Program

Small Business Revolving Loan Fund

EPA Brownfields Revolving Loan Fund

Housing Investment Programs

Tax Allocation Districts

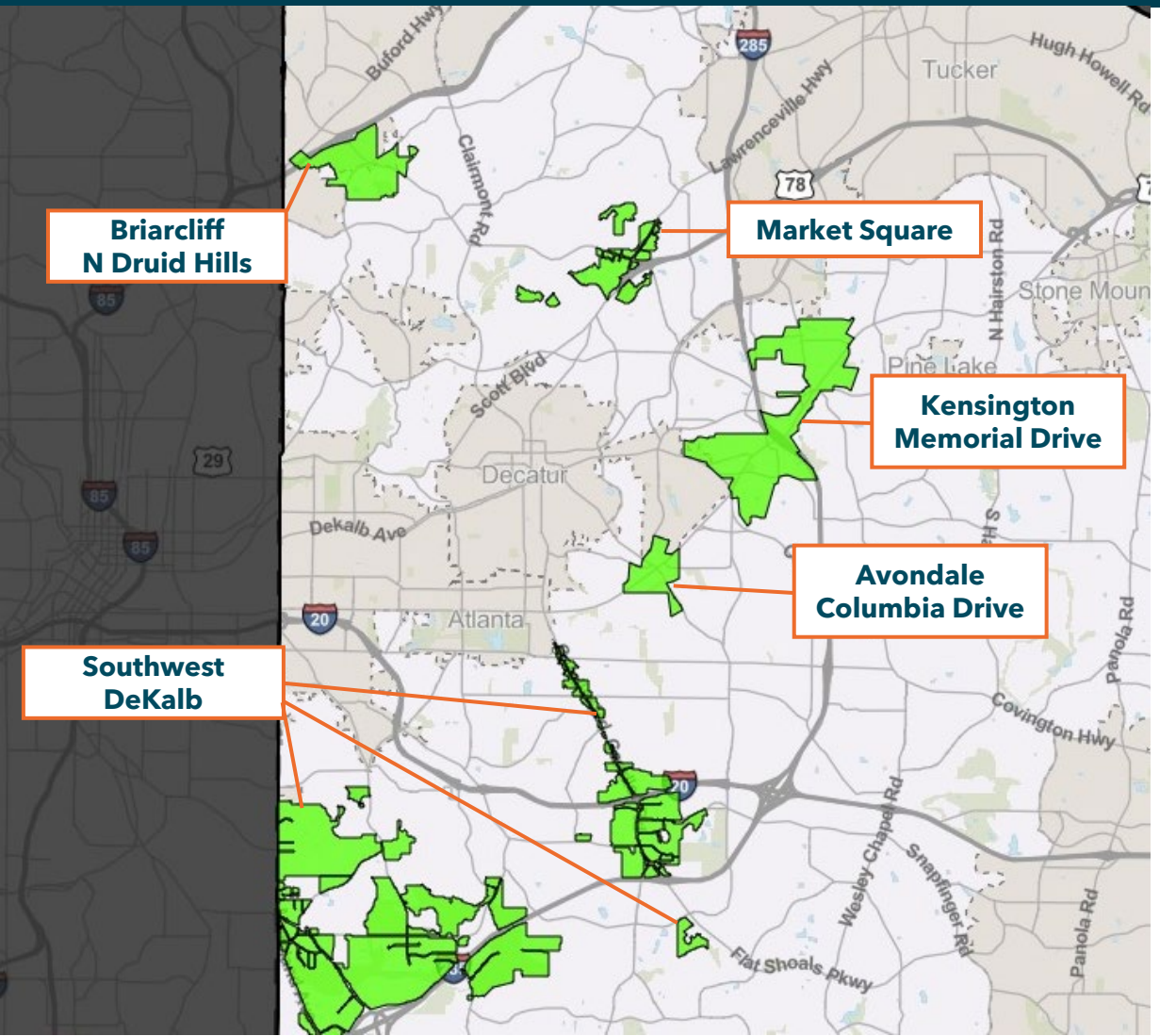
GOALS & OBJECTIVES

Create and implement innovative financing strategies and tools to:

- ***Increase the supply of market rate quality housing attainable for all income levels.***
- Improve the quality of life for residents and revitalize neighborhoods.
- Encourage and incentivize the redevelopment of underutilized and blighted properties.
- Strengthen neighborhood businesses through economic development and supporting the retention and attraction of jobs and services.
- Ensure private development aligns with public policy goals.

Maximize the effectiveness of our Programs and expedite redevelopment through collaboration with stakeholders, and engaging in public private partnerships.

TAX ALLOCATION DISTRICTS

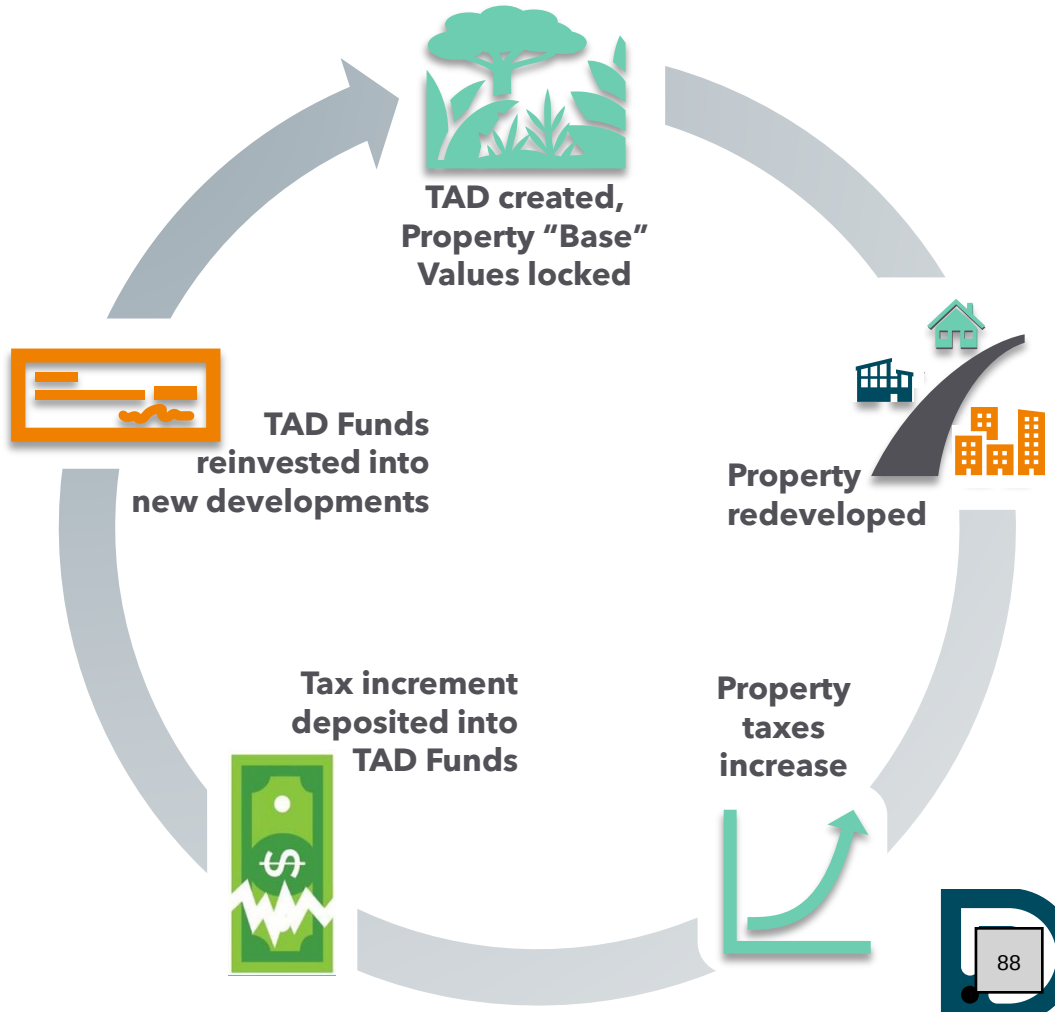


TAD	Start Date	End Date	Increment Balance	TAD Available Balance *(as of 09/30/26)*
Avondale	12/31/04	12/31/29	$ 4,471,206	$ 632,701
Briarcliff	12/31/07	12/31/57	$ 19,780,871	$ 18,241,103
Kensington	12/31/04	12/31/29	$ 9,154,297	$ 9,035,849
Market Square	12/31/22	12/31/47	$ 1,195,917	$ 1,195,917
Southwest DeKalb	12/31/23	12/31/48	$ 2,248,600	$ 2,248,600
		Combined Total	**$ 36,850,891**	**$ 31,354,170**

TAX ALLOCATION DISTRICTS

What is a Tax Allocation District?

- TADs are a special financing tool used by local governments to stimulate investment in underdeveloped or blighted areas. TADs using a portion of future tax revenues to incentivize and pay for current development costs.
- Jurisdiction identifies a geographical area to be designated as a TAD. Areas typically include:
  - A catalytic redevelopment opportunity on either publicly or privately-owned property with a probability of occurring.
  - Areas that have not experienced economic growth and development,
  - Areas that have underutilized vacant or blighted properties, low income, low or declining rents and/or property values, and high unemployment rates.
  - Areas in need of public infrastructure improvements.



TAX ALLOCATION DISTRICTS



How is a TAD created?

- A TAD can be created by an individual taxing jurisdiction, however, each jurisdiction cannot place more than **10%** of its total digest in a TAD.
- 3rd party consultant is hired to perform an analysis of the proposed geographical area, and create a Redevelopment Plan for the TAD as required by the Georgia "Redevelopment Powers Law".
- The consultant's scope of work includes community and stakeholder engagement, an analysis of market conditions, planned redevelopment opportunities, and tax revenue projections.
- The local jurisdiction governing body votes to approve the Redevelopment Plan and creation of the TAD. Georgia Department of Revenue certifies the TAD once created.
- Property values for the parcels included in the TAD are frozen as of the year the TAD is created.
- As redevelopment occurs, property values and taxes increase. The delta between the base property taxes and new, higher property taxes are the "tax increment" that capitalizes the TAD Special Fund account.
- TADs are typically created for 20-30 years.
- While TAD Redevelopment Plan goals and prescribed uses can be amended, the TAD geographical areas, parcels, and boundaries ***cannot*** be changed after they are created.
- The termination date can be amended (earlier or later) by legislation, however, TADs cannot close until all obligations are satisfied (disbursement and repayment of funds).

TAX ALLOCATION DISTRICTS



What is a Tax Allocation District?

- If the TAD geographical area includes incorporated and unincorporated properties, the City Council, County Board of Commissioners, and Board(s) of Education can each authorize participation in the TAD tax increment.
- Each public governing body must pass legislation to approve their participation in the TAD and the TAD administrator.
- If the school board votes to participate, TAD funds can be used for school infrastructure, including renovation, construction, or expansion of schools located in the TAD. If the school district doesn't participate, they cannot apply for TAD funding.
- Decide DeKalb serves as Program Administrator for 5 DeKalb County TADs via an intergovernmental agreement.
- TAD administration includes:
  - Creating funding programs that align with the TAD Redevelopment Plan goals, and needs of the current community (infrastructure, commercial, residential, tax rebates, public amenities).
  - Application intake, underwriting, negotiation of transaction terms, and approval of development agreements.
  - Management of the state-required TAD Special Fund bank account, 3rd party consultants and legal counsel.
  - Monthly and quarterly reporting on TAD Special Fund accounts, applications and approved project disbursements.
  - Management of TAD Advisory Committees appointed by Decide DeKalb and the City to provide feedback on projects seeking TAD Funding.

TAD FUNDING PROGRAMS

Predevelopment Loan Fund

- Funds disbursed as a reimbursement or direct cost from available TAD funds as eligible predevelopment costs are complete.
- **Awards**: up to 75% of eligible costs, not to exceed amounts contingent on availability of TAD Funds.
- Loan terms up to 24 months, with interest only or deferred payments
- **Residential and non-residential projects only.**

Urban Renewal Fund

- Funds disbursed as a reimbursement or direct cost from available TAD funds as project is completed.
- **Awards**: up to 33% of Total Project Cost.
- Issued as competitive loans and/or grants based on financial feasibility.
- Loan terms contingent on financial feasibility.
- **Residential, non-residential, mixed-use, community benefit and public infrastructure projects.**

Pay As You Go Grant

- Developer covers 100% of development costs up front.
- Receives an annual partial reimbursement from the future TAD tax increment generated by the property or the entire TAD.
- **Grant Award**: up to 33% of Total Cost.
- Alternative option for TADs with limited funds.
- **Residential, non-residential, mixed-use, community benefit and public infrastructure projects.**

Small Business Property Improvement Grant

- Funds disbursed as a reimbursement or direct cost from available TAD funds as project is completed.
- **Awards**: 50-66% of total cost, maximum amount varies by TAD.
- Both commercial property owners / landlords and business owners leasing commercial space are eligible to apply.
- Interior/exterior life, health & safety repairs, cosmetic upgrades, operating equipment.

TAD Bonds

- Provides up front debt financing to cover redevelopment costs as work is completed.
- **Awards**: up to 33% of Total Project Cost.
- Bonds are secured by the future TAD tax increment generated by the project or the entire TAD.
- **Residential, non-residential, mixed-use, community benefit and public infrastructure projects.**

TAX ALLOCATION DISTRICTS

Affordable Commercial Space

- **Multi-tenant non-residential space**
- At least **10%** of square footage
- Rents set at least **40%** below market rate rents
- Minimum 10-year compliance period, 40% years 1-5, 8% decrease annually years 6-10
- **Exception**: Properties with comparable lease rates <1 mile of the property are currently **<60%** of the Costar submarket must agree to limit rent increases for affordable commercial space to no more than 3% during compliance period

Attainable Housing

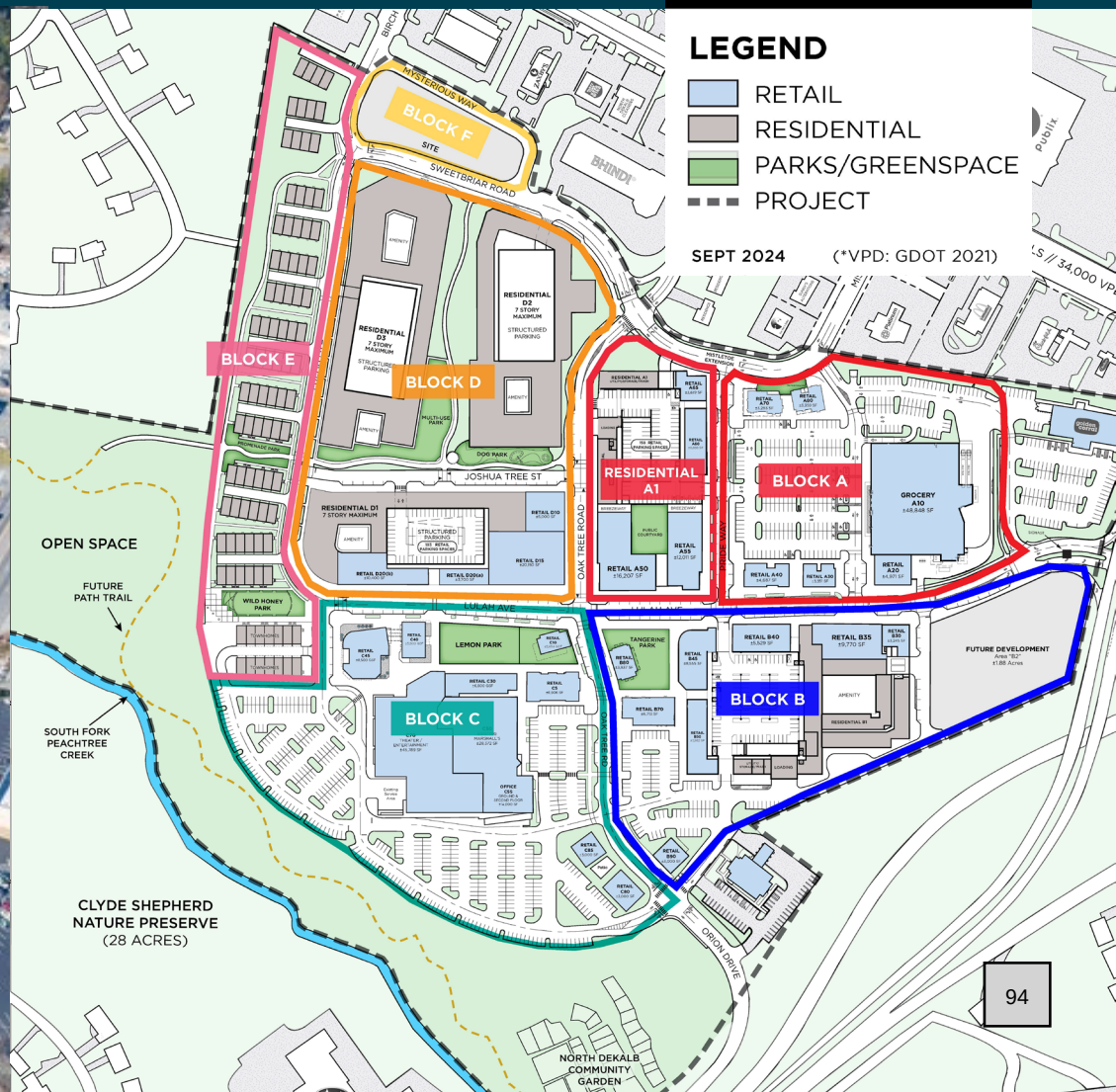
- **Mixed-income Residential**
- Program mixes should include multiple income levels, for example:
  - At least 10% @ <60% AMI (for rent)
  - At least 10% @ <80% AMI (for sale)
  - At least 20% @ <80-120% AMI
  - Include a percentage of units as Market Rate
- Minimum % attainable units varies for each TAD Funding program
- **100% attainable units** allowable for seniors, veterans, disabled, the unhoused
- For Rent: minimum 15-year compliance period
- For Sale: minimum 10-year compliance period

TAD FUNDING PROGRAMS

AVONDALE	BRIARCLIFF	KENSINGTON	MARKET SQUARE	SOUTHWEST DEKALB
• Predevelopment Loan Fund • Urban Renewal Fund • Small Business Property Improvement Grant	• All 5 Programs	• Predevelopment Loan Fund • Urban Renewal Fund • Small Business Property Improvement Grant	• All 5 Programs	• All 5 Programs

SUCCESSFUL TAD PROJECTS





SUCCESSFUL TAD PROJECTS





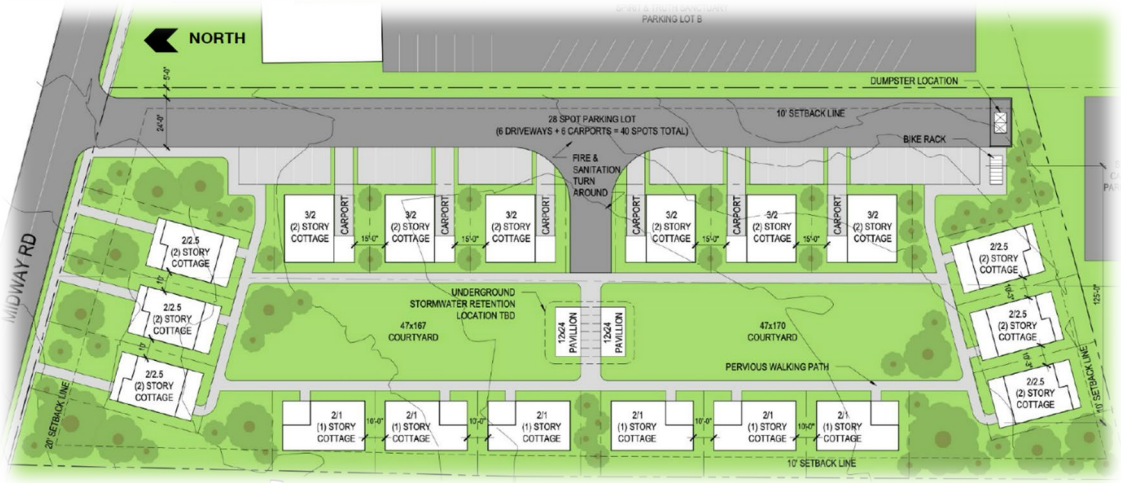
- **$850M Total Development Cost**, including $36.4M public infrastructure, and $8.9M in Public Benefits:
  - $4.5M: PATH Medlock Trail Connection
  - $550K: Off-site shared-use trail
  - $35K: Community Garden improvements and new connection to the Masterplan
- **$70M TAD Pay As You Go Grant Award**
- 320,000 SF retail
- 1,700 Multifamily units
- 100 Townhomes
- 17 acres of open space adjacent to Southfork Peachtree Creek
- 1,200 new permanent jobs
- 3,000 construction jobs
- 10% Multifamily units reserved for households earning 60%-120% AMI
- Retail Incubator Covenant to reserve a percentage of commercial space for start-up businesses with rents set at 60% of average market rents
- 15-year affordability term





SUCCESSFUL TAD PROJECTS





PROJECT NAME	COTTAGES AT MIDWAY
Developer	MicroLife Institute & Housing Development Corp
Tax Allocation District	Avondale/Columbia Drive
Address	2883 & 2893 Midway Road
Existing Property Use	Single Family Residential
Property Size	2.12 acres
Development Program	Redevelop the 2 single family lots into a mixed-income 18-unit cottage community with 6 units reserved for households earning 80% AMI and 6 units reserved for households earning 120% AMI.
Project Start Date	Q1 2026
Project Completion Date	Q4 2027
Total Development Cost (TDC)	$ 6,833,345
Total TAD Funding Awarded	**$ 2,255,004** (33% of TDC)
Subordinate Loan	$ 751,668
Grant	$ 528,093
Forgivable Subordinate Loan	$ 975,243
Term of Affordability	10 years

SUCCESSFUL TAD PROJECTS



PROJECT NAME	CANDLER CROSSING
Developer	Venture South Investments, LLC
Tax Allocation District	Southwest DeKalb
Address	1816 Candler Road
Existing Property Use	Commercial Retail/Office
Property Size	7.26 acres
Development Program	Redevelop 8 commercial retail & office buildings into a: • Publix-anchored shopping center • Additional detached ancillary 11,200 SF multi-tenant retail building, including 2,000 SF of affordable commercial space at 60% market rent • 65,000 SF Plaza & Greenspace, walking trail, and renovations to the MARTA Bus Stop on Glenwood
Project Start Date	Q1 2026
Project Completion Date	Q4 2027
Total Development Cost (TDC)	$ 28,910,670
Total TAD Award	**$ 3,820,000** (33% of TDC)
Term of Affordability	10 years (8% annual rent increase in years 5-10)





THANK YOU!





CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
		Department:	City Manager
Goal:	Economic Development and Quality of Life	**Presenter:**	Maggie Dimov
Agenda Title:	**Consideration of an action on a request to approve the finalist for the Mardi Gras Event, requested by City Manager Maggie Dimov**		

Workplan Goal Details:

Economic Development and Quality of Life - Supports the City of Stone Mountain's Mardi Gras celebration that supports local businesses, attracts visitors, and enhances residents' quality of life through community engagement, cultural experiences, and family-friendly entertainment.

Agenda Item Description (Background/History/Details):

The City Council has approved Mardi Gras 2026 as an official City of Stone Mountain event. To support the planning and execution of the event, the City issued a Request for Proposals (RFP) for event consulting and organization services.

The RFP was publicly advertised in accordance with City procurement procedures. Two proposals were received:

- Bundos Entertainment
- The Event Collective

Staff Recommendations (Motion):

Staff recommends the governing body to review the two organizations who submitted proposals for the Mardi Gras parade and decide on the final vendor to facilitate the event.

List Attachments:

1. Bundos Entertainment Proposal
2. The Event Collective Proposal

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

No financial Impact at this time.

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
N/A	N/A	N/A	N/A	N/A

MARDI GRAS PARADE & FESTIVAL 2027

BUNDOS ENTERTAINMENT COMPANY EVENT PROPOSAL

Event Proposal by Bundos Entertainment Company, “Bundos”, a 501 (c) (3) non-profit Bundos is dedicated to planning, organizing, and producing community events, programs, and cultural experiences that reflect community values.

Bundos Entertainment Company
501 (c) (3) Non-Profit
EIN 99-4742024
City of Stone Mountain License # 869

Carmen Malizia Executive Director
925 Main Street, Suite 300-162
Stone Mountain, GA 30083

Bundosentertainment@gmail.com
[redacted]

FB/mardigrasgeorgia
IG@mardigrasgeorgia
www.mardigrasgeorgia.com

FEBRUARY 27, 2027

MardiGrasGeorgia's spectacular Parade & Festival is a MARDI GRAS Carnival *style*, NYC DANCE PARADE *inspired* event with music, food, art, culture, & fun for the whole family. It is organized and produced by Bundos Entertainment Company, a 501 (c) (3) community non-profit.

For the last several months, MardiGrasGeorgia has been promoting the event date of Saturday 2/27/2027 through its website www.mardigrasgeorgia.com as well as through direct conversations with vendors and participants (bands and other key performers) with enthusiastic reactions from both.

After careful consideration and our extensive experience with parades, the date of 2/27/27 was selected over other weekend dates in February for a number of reasons:

(i) Over the past several years, popular Asian performers have not participated in our parade during Lunar New Year which will occur from February 6th to February 20th in 2027. In addition, while not officially announced yet, we understand that Stone Mountain Park will hold their Lunar New Year celebrations for all three of these weekends covering these dates in 2027. As a result, our proposed date does not coincide with Lunar New Year celebrations the 1st 3 weeks in February.

(ii) The weekend of February 13th is Valentine's Day weekend - one of the busiest days for most restaurants when people are going out to celebrate - typically at a restaurant, not at a festival. A parade on that weekend would not only limit the ability of restaurants to participate, it would also further impact congested streets and limited parking – disrupting both the restaurants and the festival.

(iii) The weekend of February 13th is also a 3-day federal holiday weekend for Presidents' Day. Over this long weekend, many take vacations resulting in high schools, band directors, and others unwilling to participate in a parade.

(iv) The Art Station, an important part for the Parade & Participants, is already booked with a major event on 2/6/27 and with shows through the following weekend to 2/14/27.

(v) January and early February have a good chance of being very cold in Atlanta. Cold weather the day of, as well as the evening before an outdoor event has the potential of below freezing windchills impacting vendors, participants and attendance. This was the case for our parade held on 2/7/26 with a low/high temperature of 36 °/55 ° & wind gusts of 24-31 mph bringing the wind chill to mid-upper 20's in Atlanta. The day before had mild daytime conditions transitioning to freezing temperatures overnight and a wind chill of 25° the morning of the parade. As a result of these temperatures, the headliner band and other participants, including vendors standing in one place for 5 hours were very cold and had to wear coats and hats. As such, the weather on the day of an outdoor event as well as the day before are believed to be important considerations for the willingness and desire of vendors, performers and participants to attend.

(vi) Another popular parade that identifies itself as a "Mardi Gras *style"* event has been held for the last 12 years in Kirkwood and goes by the name of "Lanta Gras," has been held at the end of February/beginning of March and will be held again on 2/27/27. It was last held on 2/28/26 with ideal weather attracting thousands to its packed streets.

(vii) Several bands and other key performers are expected to be in the New Orleans Mardi Gras the weekend of February 6th. A date excluding the February 6th weekend gives us a better chance of attracting even more performers that begin touring throughout February after the New Orleans Mardi Gras.

For the reasons listed above, we believe a date of February 27th will help to ensure a spectacular Mardi Gras style event here in Stone Mountain.

October 8, 2026

Documents Delivered to City of Stone Mountain

Bundos Entertainment Company is preparing for their annual Mardi Gras Parade & Festival on February 27, 2027 from 11:00am to 4:00 pm.

Subject to a signed agreement with The City of Stone Mountain that is satisfactory to Bundos in its sole discretion, Bundos hereby submits a proposal to plan, organize and produce the Mardi Gras Parade & Festival on February 27, 2027.

In connection therewith, please see the attached documents:

1) Concept and Vision for Mardi Gras
2) A Schedule of Activities with proposed street closures
3) Event Map
4) A First Aid/Medical plan
5) Written notice to Business/Resident
6) Parking Agreement between Stone Mountain First United Methodist Church "SMUMC" and Bundos dated 10/8/26 for parking at the SMUMC
7) References

Thank you and please let me know if you have any questions or comments. My contact information is below.

Kind regards,

Carmen Malizia, Executive Director
Bundos Entertainment Company
[redacted]
Bundosentertainment@gmail.com

Concept and Vision

The Mardi Gras Parade & Festival in 2025 was planned, organized and produced by Bundos Entertainment Company, a 501 c (3) community non-profit "Bundos" formed by Carmen Malizia and Tony Harper in 2024. This spectacular Parade and Festival is a MARDI GRAS Carnival style, NYC DANCE PARADE inspired event with music, food, art, culture & fun for the whole family. It reflects the mission of Bundos which is "planning, organizing, producing & supporting community eventprograms & cultural experiences to attract residents, visitors & businesses to a community by offering experiences which help to improve the quality of life and generate economic, social and/or therapeutic benefits to a community." In other words, Bundos is in the business of joy & exuberance with the added social & economic benefit of bringing the community together and attracting new people, residents & businesses to help the community grow and fill up empty storefronts.

Tony and Carmen organized the 1st Mardi Gras seven years ago on 2/22/20 under the Stone Mountain Main Street, Inc. umbrella and have continued to plan, organize and produce this event ever since. It has been held every year since except for 2021 during Covid, making the 2026 Parade the 6th annual Mardi Gras Parade & Festival. With an established and growing social media presence and website, the Parade & Festival continues to grow larger and is now a large-scale signature

event for the City of Stone Mountain and, is one of the largest, if not the largest Mardi Gras Parade in the Atlanta area.

In November 2024, Bundos also planned, organized and produced the highly acclaimed and well received Dia de Los Muertos Festival in Stone Mountain, again proving the ability of Bundos to successfully produce large scale events.

Several businesses have advised Bundos that our Mardi Gras event has consistently been their highest revenue generating day of the year. This is further supported by the attached references from local businesses and residents.

We believe that Mardi Gras has the potential to grow even more exponentially and accelerate the City's growth prospects with it. We have proven that this is not a pie in the sky dream but it is a visible and tangible success story proven over the last seven years and is in line with the goals and wishes of the City's businesses, residents and Administration for Mardi Gras to become an even more spectacular destination signature event for the growth of this City.

Bundos will continue to spend already considerable time and amounts to increase the stature of the Mardi Gras Parade and Festival and our already strong relationships with Parade Participants & Vendors and build relationships with new Participants, Vendors & Sponsors for the benefit of the City and our goal of continuing to be chosen as the Event Organizer of the Mardi Gras Parade & Festival in future years culminating in the City of Stone Mountain's Mardi Gras Parade & Festival ultimately gaining equal, if not greater, prominence than other large scale city events such as the St. Patrick's Day Parade in Savannah and watch the City of Stone Mountain grow and the Good Times Roll!

MARDI GRAS PARADE & FESTIVAL

SCHEDULE OF PROPOSED ACTIVITIES

Date: February 27, 2027; Event Time: 11am – 4pm

Food and Arts & Crafts vendors along with children's activities will be located at the Lawn on Main at 5326 Manor Drive

Sound/Music will be located Lawn on Main at 5326 Manor Drive and will consist of a DJ and/or Band/other Entertainment depending on financial support received

Vendor Check in Time: 9:00am – 10:30 pm

Vendor Serve Time: 11:00 am – 4:00 pm

Parade Line Up Location: 3rd Street between E. Mountain and Manor Drive/alternate subject to satisfactory Marta agreement: Marta lot at 1003 4th Street & 5th Street

Parade Check in Time: 10:00am– 11:30am

Parade Start Time: 12:00pm

Parade End Time: ~1:00pm

Battle of the Bands will take place immediately after the Parade for ~ 1 hour at the intersection of Manor Drive and 2nd Street

Street Closures for Parade and Battle of the Bands

WILL BEGIN 15 MINUTES BEFORE PARADE START

*2nd Street between E. Mountain Street to Poole Street

*3rd Street between E. Mountain Street to Poole Street

*Manor Drive from Main Street to and including 3rd Street

E. Mountain from 3rd Street to Main Street

Main Street at Poole Street

Poole Street to and including 3rd Street

Main Street at Mimosa

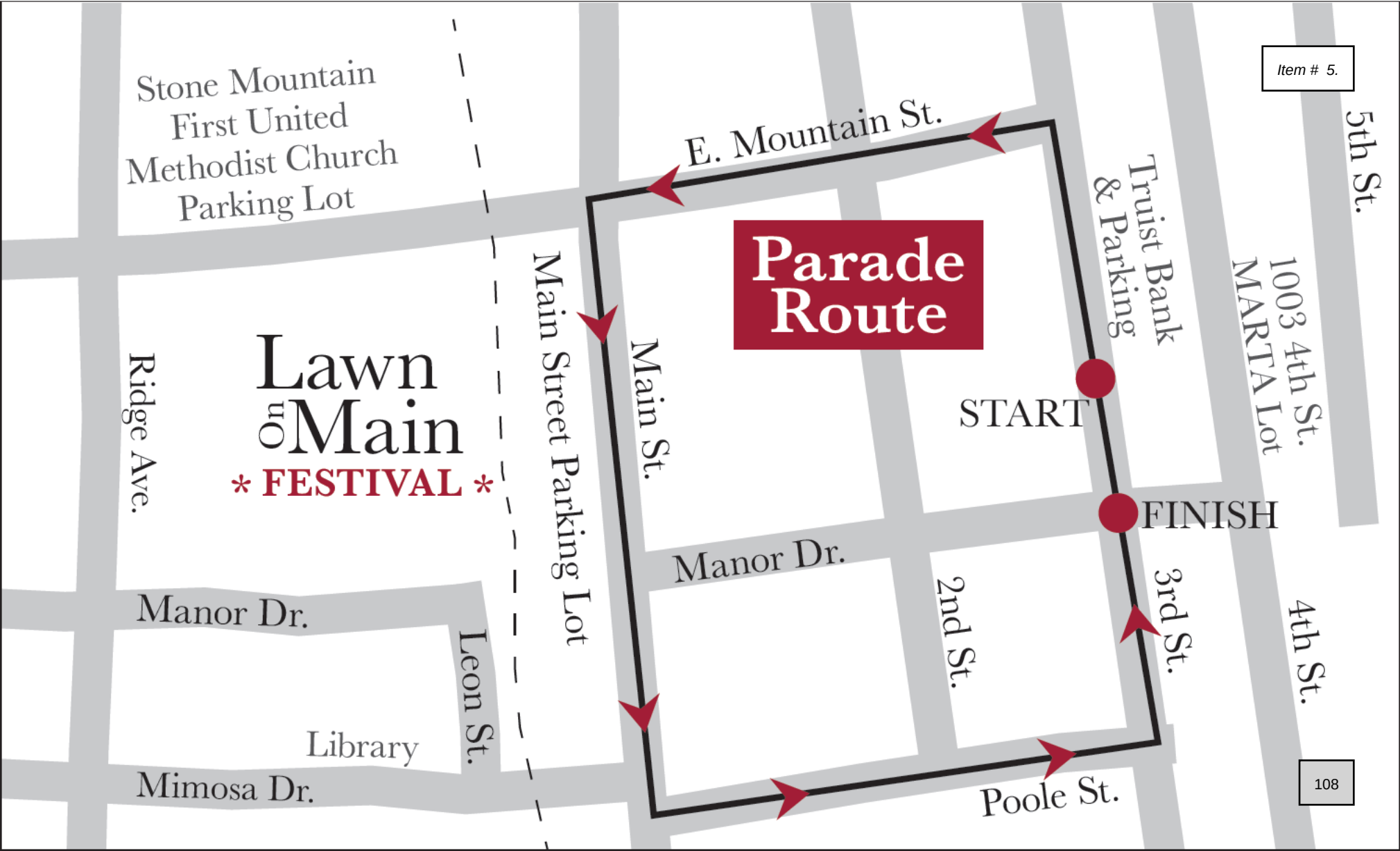
No through traffic on 2nd Street and 3rd Street between E. Mountain and Poole Street

After the Parade finishes ~ 1:00pm, Main Street, E. Mountain Street, Poole Street and Mimosa will reopen; however, the following streets will remain closed until 2:30pm at the latest along with the completion of the Battle of the Bands at which time all streets will be re-opened:

**2nd Street between E. Mountain Street to Poole Street

*3rd Street between E. Mountain Street to Poole Street

*Manor Drive from Main Street to and including 3rd Street


Stone Mountain
First United
Methodist Church
Parking Lot
E. Mountain St.
Parade
Route
Truist Bank
& Parking
1003 4th St.
MARTA Lot
5th St.
Main Street Parking Lot
Main St.
Ridge Ave.
Lawn
on Main
* FESTIVAL *
START
FINISH
Manor Dr.
2nd St.
3rd St.
4th St.
Manor Dr.
Leon St.
Library
Mimosa Dr.
Poole St.

Outlier Solutions Group
First Aid Plan Worksheet

Stone Mountain Mardi Gras Parade and Festival 2027 – 02/27/2027 – Stone Mountain, GA

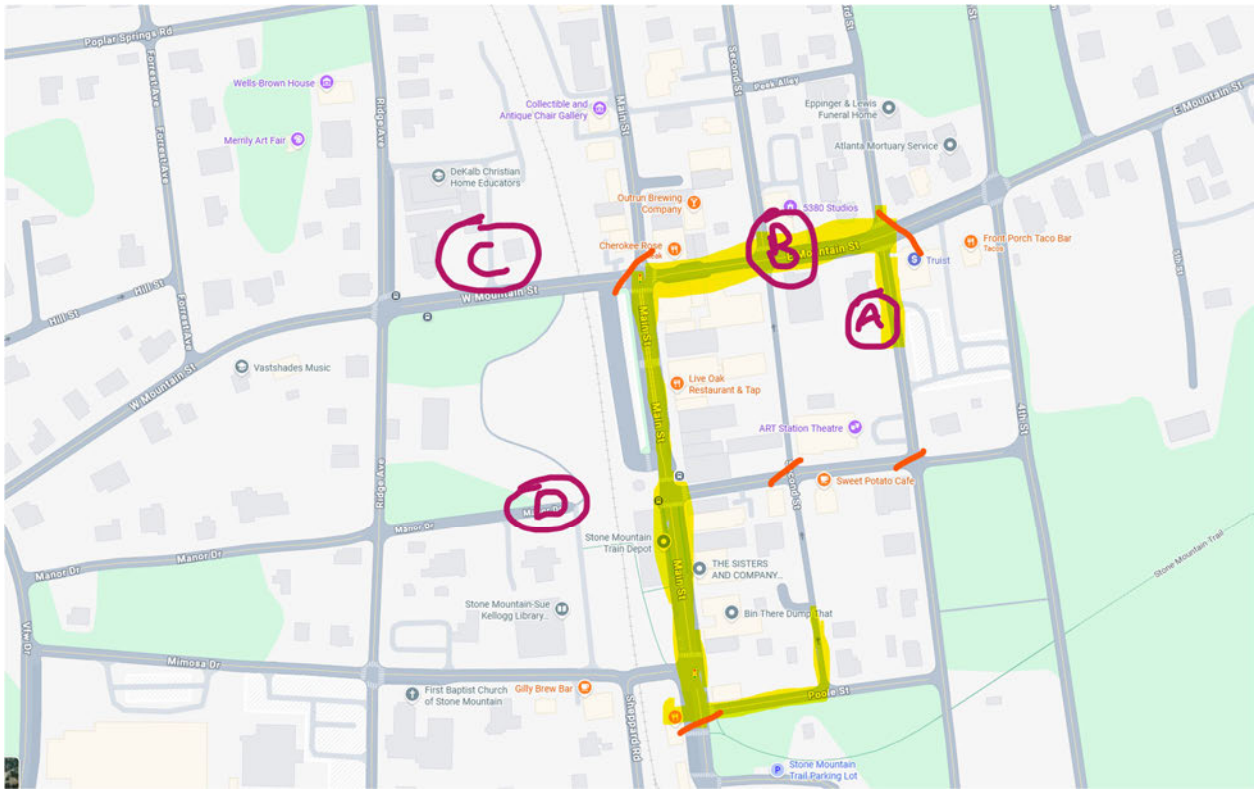
Event Type:	Parade and Festival
Age Restrictions	None (All Ages Event)
Call Time:	9AM (Vendor Setup Opens)
Doors Time:	11AM (Festival Starts, Parade Lineup Starts at 11:30)
End Time:	4PM (Parade is 12PM – 1PM)
Empty Time:	5PM
Location:	Stone Mountain Village (See included map)
Location Type:	Outdoor Street Parade and Festival
Venue Capacity:	N/A
Expected Attendance:	2,500
Med Coverage Period:	11AM – 4PM
Med Coverage Type:	First Aid via Outlier Solutions Group
Med Resources:	First Aid Tent, First Aid Jump Bags x 2, AEDs x 2, Bleeding Control Kits x 2, **At least 2** Volunteer First Aid Personnel with either: - Current NREMR or above level EMS credential - Current RN or above level nursing credential - Current BLS Certifications
Point(s) of Contact:	Bundos Entertainment – Carmen – (404) 626-7471 / Tony (404) 626-7472 Outlier Solutions Group – Adam – (404) 919-8241 / (919) 259-1036
General Notes:	First Aid Station will be located near the corner of the Lawn at ~5326 Manor Drive, behind the Train Depot in a 10x10 Canopy with a support vehicle on Manor Street or on the lawn, pending coordination with city and organizers. *If possible, add City and County contacts to roster as they become available at City discretion.

Outlier Solutions Group
First Aid Plan Worksheet

FIRST AID RESPONSE PLAN

Medical Emergency	
Person in Charge	Outlier Solutions Group Volunteers
Medical Personnel	First Aid - OSG Personnel x 2 or more
First Aid Station Location	Corner of Lawn at 5326 Manor Drive – White Canopy with First Aid Flag marking.
Scene Control	First on scene, OSG First Aid personnel in coordination with City of Stone Mountain PD and applicable municipal public safety.
Medical Equipment	First Aid Jump Bags including CPR Supplies, Automated External Defibrillators, Bleeding Control Kits, Naloxone, and other first aid supplies.
EMS Decision	OSG First Aid Personnel or Patient Request
Public Safety Activation	OSG to coordinate 911 call or via on-site LE on 800MHz Radio
Alternate Transport	Wheelchair or Litter to Pickup Point if Appropriate
General Notes	If possible, casualties requiring EMS handoff will be moved to an appropriate handoff point for ease of ambulance access. Handoff point shall be provided as dispatch address via 911 call or 800 radio call. If unable to move patient, call to 911 or via 800 radio to dispatch shall so state and request linkup at scene.
EMS Handoff Point A	1003 4th Street Parking Lot
EMS Handoff Point B	5380 Studios Parking Lot (Access from 2nd Street to avoid Parade)
EMS Handoff Point C	Stone Mountain First United Methodist Church (Enter from Ridge)
EMS Handoff Point D	5326 Manor Drive (First Aid Station at Corner of Lawn, Behind Train Depot)
POV / Uber Pickup	Same as EMS Handoff Points (Preference for Point C)

Outlier Solutions Group
First Aid Plan Worksheet



Location Specifics and Emergency Services - 911 is Primary PSAP Entry for All Emergencies unless 800 MHz Radio is available on-scene w/ Local Public Safety Agencies	
County	DeKalb
Municipality	City of Stone Mountain
Cross Streets to Venue	East Mountain Street and Main Street
LE Jurisdiction(s)	City of Stone Mountain PD, DeKalb County Sheriff, GA State Patrol
Detention Facilities	DeKalb County Jail, Memorial Drive
911 First Response Agency	DeKalb County Fire, Station 11 – 6715 JBR Memorial Drive, 30083
911 EMS Agency	AMR Stone Mountain, System Status Management Posting
Multiple Destination Hospitals Available: Destination Determination will be based on closest, most appropriate facility, current facility status, and patient preference, in that order, and at the discretion of responding 911 crew.	

Outlier Solutions Group
First Aid Plan Worksheet

Local Medical Resources and Specialty Care Centers https://dph.georgia.gov/EMS/specialty-care-centers-cardiac-trauma-stroke	
Pharmacy	**CVS Pharmacy** - 1140 N. Hairston Rd, Stone Mountain, GA 30083 | (404) 292-0484 | 1.7 mi / 6 min
Urgent Care #1	**Piedmont Urgent Care** - 4650 Hugh Howell Rd Suite 510, Tucker, GA 30084 | (678) 956-8630 | 8AM – 8PM | (XRAY, LAB) | 5.1 mi / 10 min
Urgent Care #2	**Peachtree Immediate Care - North Decatur** - 1829 Lawrenceville Hwy, Decatur, GA 30033 | (404) 292-8335 | 8AM – 8PM | (XRAY, LAB, OCCMED) | 10.5 mi / 14 min
Primary Emergency Department	**Emory Decatur Hospital -** 2701 N Decatur Rd, Decatur, GA 30033 | (404) 501-1000 | 10.9 mi / 16 min
Level II Trauma Center	**Northside Hospital Gwinnett** - 1000 Medical Center Boulevard, Lawrenceville, GA 30046 | (678) 312-1000 | 16.5mi / 51 min (Traffic Speed)
Level I Trauma Center	**Grady Memorial Hospital** - 80 Jesse Hill Junior Drive Southwest, Atlanta, GA 30303 | (404) 616-6200 | 19.8 mi / 33 min (Traffic Speed)
Comprehensive Stroke Center	**Emory University Hospital –** 1364 Clifton Rd NE, Atlanta, GA 30322 | (404) 778-5000 | 12.8 mi / 23 min
Level I ECCC	**Emory University Hospital –** 1364 Clifton Rd NE, Atlanta, GA 30322 | (404) 778-5000 | 12.8 mi / 23 min
Burn Center	**Grady Memorial Hospital** - 80 Jesse Hill Junior Drive Southwest, Atlanta, GA 30303 | (404) 616-6200 | 19.8 mi / 33 min (Traffic Speed)
Pediatric Trauma Center	**CHOA @ Arthur M. Blank** – 2220 N. Druid Hills Rd NE, Atlanta, GA 30329 | (404) 785-5437 | 12.8 mi / 23 min

Outlier Solutions Group
First Aid Plan Worksheet

COMMUNICATIONS PLAN

Primary	Cell Phones – Contacts as Listed Below
Alternate	Radio Communications – Pending Radio and Channel Assignments
Contingency	Text Messaging (SMS)
Emergency	Point to Point via Physical Runner / Voice

POINTS OF CONTACT

	Name	Phone	Email	Other
Venue Primary				
Venue Alternate				
Event Primary	Carmen Malizia	[redacted]	bundosentertainment@gmail.com	
Event Alternate	Tony Harper	[redacted]	bundosentertainment@gmail.com	
Security Primary				
Security Alternate				
Medical Primary	Adam Meyer	[redacted]	contact@osgatl.com	
Medical Alternate	To be Assigned	To be Assigned		

Completed By:	Adam Meyer
Completed Date:	10/7/2026
Last Reviewed/Updated By:	Carmen Malizia and Adam Meyer
Last Reviewed/Updated Date:	10/7/2026

Date:_____

Dear SMV Business/ Resident,

Bundos Entertainment Company is preparing for their annual Mardi Gras Parade & Festival "Event".

Key facts are as follows:

Date: February 27, 2027; Event Time: 11am – 4pm

Food and Arts & Crafts vendors along with music and children's activities will be located at the Lawn on Main at 5326 Manor Drive

Vendor Check in Time: 9:00am – 10:30 pm

Vendor Serve Time: 11:00 am – 4:00 pm

Parade Line Up Location: 3rd Street between E. Mountain and Poole Street

Parade Check in Time: 10:00am– 11:30am

Parade Start Time: 12:00pm

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3rd Street between E. Mountain Street to Poole Street

Manor Drive from Main Street to and including 3rd Street

E. Mountain from 3rd Street to Main Street

Main Street at Poole Street

Poole Street to and including 3rd Street

Main Street at Mimosa

No through traffic on 2nd Street and 3rd Street between E. Mountain and Poole Street

After the Parade finishes ~ 1:00pm, Main Street, E. Mountain Street, Poole Street and Mimosa will reopen; however, the following streets will remain closed until 2:30pm at the latest along with the completion of the Battle of the Bands at which time all streets will be re-opened

****2nd Street between E. Mountain Street to Poole Street**

***3rd Street between E. Mountain Street to Poole Street**

***Manor Drive from Main Street to and including 3rd Street**

Sincerely,

Tony Harper.

President, Bundos Entertainment Company



Stone Mountain First United Methodist Church

5312 West Mountain Street
Stone Mountain, Georgia, 30083
Phone 770/469-9767

October 7, 2026

Bill To:
Bundos Entertainment Company
Point of Contact: Carmen Malizia
925 Main Street, Suite 300-162
Stone Mountain, GA 30083

Invoice Details:
Parking Lot Rental for February 27, 2027 (parking lot 10:00 am-5:00pm)

We appreciate your collaboration with Stone Mountain First United Methodist Church (SMFUMC) on your project. As we embark on this facility use agreement, it is essential to establish clear expectations regarding project timelines and potential adjustments to our agreed-upon terms.

- Hourly Rates or Additional Charges: If the project surpasses the initially estimated time, additional charges may be applicable. These charges will be based on our standard hourly rates or predetermined fees for extended services.

- Prior Notification: Whenever possible, please communicate in advance if it becomes apparent that the project is likely to exceed the initially agreed-upon timeframe. Please include in this communication explanation of the reasons for the delay and an estimate of the additional time required. The Company must contact the church via email stonemountainumc@gmail.com or Pastor Gail Jones at 770-469-9767. The Company must receive a response from SMFUMC prior to moving forward with project. This ensures that you are informed of any additional costs associated with the extended timeframe.

- Payment for additional charges: If the project surpasses the initial estimated time, The Company must provide payment for the additional incurred costs prior to continuing

the project *or* The Company must contact the church to make other payment arrangements.

Below is an itemized list of costs for rental use for the proposed dates:

February 27, 2027

Parking Lot Fee	=$250 (discounted rate)

Payment Instructions:

A $**125** non-refundable deposit is due in full by **Monday, January 25, 2027 at 3pm** to secure your reservation. **The remaining balance of $125 is due Monday, February 22, 2027 at 3pm**. You can submit payment with:

Cash, Money Order or Certified Check.

Please make checks payable to Stone Mountain First United Methodist Church
Address: 5312 W. Mountain St., Stone Mountain, GA 30083

Electronic payment is accepted via the Church website: https://stonemountainfirst.org/give.

Terms and Conditions:

By completing payment, you accept and agree to the following:

1. By submitting payment for this invoice, the payee affirms and warrants that they possess the requisite authority to enter into a contractual agreement with SMFUMC. SMFUMC retains the right to verify the payee's authority to enter into such contracts. In the event that the payee lacks the necessary authorization, he/she and The Company shall bear sole responsibility for any consequences arising from the unauthorized use of funds. SMFUMC reserves the right to cancel or amend any rental agreement if it is determined that the payee does not possess legal authority. The payee and The Company also agree to indemnify and hold SMFUMC harmless from any claims, damages, or liabilities resulting from unauthorized use of funds or breach of authority

2. Under no circumstances (including but not limited to natural disasters, scheduling conflicts, personal circumstances, death, hospitalizations, etc.;..) will any credit or refunds of the payment, remaining balance, or payment in full be given or returned. SMFUMC should still be notified as soon as possible regarding cancellation of a reserved space.

3. Please note that we do not provide security. It is expressly understood that the church assumes no responsibility for the security of The Company's employees, volunteers, staff, affiliates, rented equipment, props, or any personal belongings. The Company is solely responsible for implementing security measures. Any security deposit collected pertains solely to potential damages to the church property and is not designated for the security of The Company's personnel or items.

4. Absolutely no smoking is allowed in any buildings or on the grounds of the campus. No alcohol beverages or illegal drugs are allowed anywhere on SMFUMC property at any time. No guns are permitted. This policy is strictly enforced and will result in the loss of deposit, additional fees, police involvement or potential future use of the facilities.

5. All outside areas shall be cleaned and left in its original order prior to departure of The Company. All trash shall be put in the dumpster located in the parking lot. If The Company violates any part of the aforementioned terms, an authorized representative from SMFUMC has the right to end the project, take proper action, contact authorities, or apply additional fees.

6. Shared Space - The Company acknowledges that SMFUMC is a shared-use facility. Church services take place in the Chapel on Saturday, February 27, between 12:00 PM and 4:00 PM. The Company must maintain clear, unobstructed vehicle and pedestrian access for church staff, members, and visitors at all times.

7. Insurance Requirements: The Company agrees to maintain insurance in compliance with all guidelines detailed in Addendum A (Insurance Requirements) attached hereto and incorporated by reference. A Certificate of Insurance (COI) proving liability coverage is due upon payment and must be emailed to stonemountainumc@gmail.com prior to facility use

8. Release of Liability: The Company agrees to release, waive, and hold harmless SMFUMC from any and all liability, loss, damage, or injury incurred while on SMFUMC premises or as a result of using church facilities, as detailed in Addendum B (Release of Liability Addendum)

ADDENDUM A: INSURANCE GUIDELINES

This Addendum is an integral part of the Facility Use Agreement between Stone Mountain First United Methodist Church ("SMFUMC") and Bundos Entertainment Company *("Company").*

1. **Property Disclaimer:** SMFUMC carries no insurance covering the personal property, equipment, merchandise, or fixtures owned, brought, or stored on the Premises by the Company. The Company assumes full responsibility and liability for any loss, damage, or theft of its property.
2. **Certificate of Insurance (COI):** Prior to accessing or using the Premises, the Company must provide SMFUMC with a current Certificate of Insurance evidencing all required coverages. **Stone Mountain First United Methodist Church** must be named as an **Additional Insured** and listed as the **Certificate Holder**.
3. **Required Coverages:** During the full Term of this Agreement (including setup and teardown), the Company shall maintain, at its sole expense, policies with solvent insurance carriers licensed in the State of Georgia providing:
    - **Commercial General Liability (CGL):** CGL insurance against claims for bodily injury, personal injury, death, and property damage arising from the use or occupancy of the Premises, with a minimum combined single limit of **$1,000,000 per occurrence**. Coverage shall include contractual liability broad enough to cover the Company's indemnification obligations under this Agreement.
    - **Personal Property / All-Risk Insurance:** Insurance covering full replacement cost for all merchandise, equipment, and personal property brought onto the Premises by the Company.
4. **Policy Provisions & Endorsements:** All insurance policies maintained by the Company under this Agreement shall contain:
    - **Primary & Non-Contributory Clause:** Coverage evidenced shall be primary to, and non-contributing with, any insurance carried by SMFUMC.
    - **Waiver of Subrogation:** A explicit waiver of the insurer’s rights of subrogation against SMFUMC, its trustees, officers, employees, and volunteers.
    - **Notice of Cancellation:** A provision requiring the insurer to provide at least thirty (30) days’ prior written notice to SMFUMC in the event of policy cancellation, non-renewal, or material modification.
    - **Severability of Interest:** Standard cross-liability / severability clauses allowing coverage to apply as if separate policies were issued to each insured.
5. **Operational Integrity:** The Company shall not perform or permit any act on the Premises that increases SMFUMC’s insurance premiums or jeopardizes coverage. Any failure to maintain required insurance shall constitute a material breach, allowing SMFUMC to immediately terminate or suspend facility access.

ADDENDUM B: RELEASE OF LIABILITY AND HOLD HARMLESS AGREEMENT

This Addendum is an integral part of the Facility Use Agreement between Stone Mountain First United Methodist Church ("SMFUMC") and Bundos Entertainment Company ("Company").

1. **Indemnification and Hold Harmless:** The Company agrees to defend, indemnify, and hold harmless SMFUMC, its trustees, officers, directors, employees, volunteers, agents, and other third-party organizations operating on the Premises from and against any and all claims, demands, actions, suits, losses, damages, liabilities, costs, fines, and expenses (including reasonable legal fees) arising out of or resulting from:
    - Any breach or violation of this Agreement by the Company;
    - Any injury, illness, bodily harm, or death to persons, or damage to property, occurring in connection with the Company's use or occupancy of the Premises;
    - Any wrongful act, omission, default, or negligence of the Company or its officers, agents, contractors, employees, invitees, guests, or participants.
2. **Waiver and Release of Liability:** The Company hereby waives, releases, and forever discharges SMFUMC, its officers, trustees, employees, agents, and volunteers from any and all liability, claims, or demands for personal injury, illness, death, property damage, loss, or theft sustained by the Company, its staff, or its participants while on SMFUMC premises or arising from facility use, whether caused by ordinary negligence or otherwise.
3. **Facility & Premises Risk Disclaimer:** SMFUMC shall not be liable for any damage, loss, or interruption caused by utility failures (water, power, gas, HVAC), weather events, building maintenance issues, or acts of third parties or trespassers. All property brought onto, kept, or stored on the Premises by the Company or its attendees shall be at the sole risk of the Company.
4. **Common Areas & Parking:** SMFUMC assumes no responsibility or liability for any loss, damage, theft, or injury occurring in common areas, walkways, entrance halls, or parking facilities, including damage to vehicles or vehicle contents.
5. **Limitation of Liability:** In no event shall SMFUMC be liable to the Company for any indirect, special, incidental, or consequential damages arising out of or in connection with the use of SMFUMC facilities.

IN WITNESS WHEREOF, the parties have executed this Release of Liability Addendum as of the date signed below.

Bundos Entertainment Company (Company)

Signature

_____

Printed Name & Title

_____

Date: _____

Stone Mountain First United Methodist Church (SMFUMC):

_____

Linda Porter, Chair Trustee. SMFUMC

Date: _____

Stillwell’s Emporium
October 8, 2026
To: Mayor and City Council, City of Stone Mountain
Re: Letter of Support for MardiGrasGeorgia's Spectacular Parade & Festival

Dear Mayor and Members of the City Council,

On behalf of Stillwell's Emporium, we are delighted to express our enthusiastic support for MardiGrasGeorgia's Spectacular Parade & Festival and the remarkable woman behind it, Carmen Malizia of Bundos Entertainment Company.

As residents and business owners in Stone Mountain Village, we recognize the tremendous value of events that bring people together, attract visitors, and energize our downtown. Our family is from Louisiana, so Mardi Gras holds a special place in our hearts. It represents much more than a parade. It's a celebration of the spirit of New Orleans, and Carmen has done an extraordinary job of bringing that spirit to the village. What truly sets Carmen apart is her remarkable ability to connect with people. Carmen doesn't simply organize an event. She creates connections, builds excitement, and gives people a reason to discover Stone Mountain. Every visitor introduced to our Village is a potential returning customer, helping support our shops, restaurants, and the continued growth of our downtown. Mardi Gras Georgia is exactly the kind of vibrant, family-friendly cultural celebration that makes Stone Mountain Village a special place to live, work, and visit.

We wholeheartedly support the continuation of this wonderful event and strongly recommend Carmen Malizia and Bundos Entertainment Company for the 2027 Mardi Gras celebration. Stone Mountain Village needs people who believe in its potential and inspire others to discover it. Carmen is exactly that kind of person.

Warmest regards,
The Stowell Family
Ralph, Mary, Meshell + Madelon

Stillwell's Emporium
945 Main Street
Stone Mountain, Georgia 30083
[redacted]
StillwellsEmporium@gmail.com

Reference letter of Support for the Stone Mountain Village Mardi Gras Parade

To the City of Stone Mountain,

I am writing in support of the Mardi Gras Parade organized by Carmen and Tony and the requests they have made to the City to help make this event a continued success. As a restaurant operator in Stone Mountain Village, I can speak firsthand to the positive economic impact this event has on Cherokee Rose, Live Oak Tap, and the other restaurants and businesses throughout our downtown district.

For restaurants like Cherokee Rose and Live Oak Tap, events of this nature are more than entertainment; they are an important source of revenue. Both restaurants remain open seven days a week, year-round, serving our SMV community even during slower periods when consistent customer traffic can be difficult to maintain. Unlike businesses in areas with a steady concentration of offices and industry, restaurants in Stone Mountain Village depend heavily on community events, tourism, and special occasions to help bridge the revenue gaps throughout the year. These events bring people downtown who might not otherwise visit, benefiting not just the event itself but the entire local business community.

I have watched the Mardi Gras Parade grow year after year, and last year it was one of the busiest day of the year for us at Cherokee Rose restaurant. The event generates traffic throughout the day, bringing people into the Village to enjoy the parade, visit local businesses, dine, and socialize. This kind of activity creates a meaningful economic boost for our restaurants and helps showcase Stone Mountain Village as a destination for residents and visitors alike.

The timing of this event is particularly important. Holding the parade later in February provides a greater opportunity for milder weather, which directly affects attendance, comfort, and the overall experience for parade participants and spectators. Warmer weather encourages people to come out, stay longer, walk throughout downtown, and visit multiple businesses. With the City's new open-container policies supporting certain downtown events, favorable weather becomes even more important in encouraging guests to safely enjoy the festivities and move throughout the Village while supporting our restaurants and other establishments.

The later February date also offers a practical advantage by taking place after Lunar New Year. Carmen and Tony have made a deliberate effort to engage the local Asian community and encourage attendance, helping broaden the event's reach and bring more people into Stone Mountain Village. Accommodating this timing supports their outreach efforts and gives the event a greater opportunity to attract a diverse audience.

Carmen and Tony have demonstrated a consistent ability to organize an event that grows in attendance and delivers tangible benefits to our local economy. Their work creates activity, supports small businesses, and contributes to the vibrancy of Stone Mountain Village. We should recognize the value of these efforts and work collaboratively with them to accommodate reasonable requests that will help the parade continue to succeed.

As a local restaurant operator, I strongly encourage the City to support the requested arrangements, including the later February date. The success of this event benefits far more than the organizers; it supports the restaurants, merchants, and broader business community that make Stone Mountain Village special.

Thank you for your consideration and for your continued support of events that bring our community together and strengthen our local economy.

Sincerely,

Jonathan Hartnett
Owner & Operator
Cherokee Rose / Live Oak Tap / Las Brasas

To Whom This May Concern,

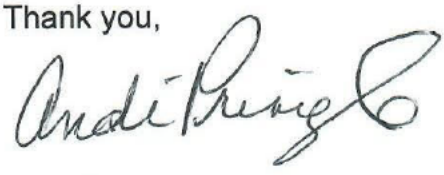
I am writing to commend Carmen for her exceptional organization of the annual Mardi Gras festivities in Stone Mountain.

The event is consistently a massive success. Her dedication is a wonderful benefit to Stone Mountain Village.
Carmen and her team of volunteers (the Krewe) do a fantastic job of raising the visibility of our community while providing a significant boost to our local businesses.

The annual parades and parties are always vibrant and engaging, truly bringing the spirit of New Orleans to The Village.

Carmen's hard work makes a significant positive impact, and I look forward to this season every year because of her efforts.

Thank you,



Andi Pringle
Resident of Stone Mountain, GA
[redacted]

Elle Walker

From: SMV MardiGras <SMVMardiGras@comcast.net>
Sent: Monday, October 12, 2026 10:40 PM
To: Elle Walker; Bundos Entertainment Company
Subject: 'EXTERNAL'Fwd: Proposal for mardi gras letter

You don't often get email from smvmardigras@comcast.net. Learn why this is important

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: Hilde Friese [redacted]
Date: October 12, 2026 at 12:12:34 PM EDT
To: Bundos MardiGras <SMVMardiGras@comcast.net>
Subject: mardi gras letter

To Whom It May Concern,

I am pleased to offer my heartfelt recommendation for Carmen Malizia in recognition of her tireless dedication and hard work in bringing fun, engaging, and memorable events to Stone Mountain.

Carmen has shown a true passion for our community and a commitment to creating events that bring people together, encourage community involvement, and make Stone Mountain a more vibrant and welcoming place to visit. Her efforts help create enjoyable experiences for residents and visitors alike while supporting our local businesses and encouraging more people to spend time in our town.

At Village Corner, we appreciate the positive impact these events have on our community. We hope to continue building on the momentum Carmen has helped create by offering more exciting events that families, friends, and visitors can look forward to throughout the year. These events not only provide entertainment and foster community spirit, but also bring valuable foot traffic to our town, helping local businesses grow and strengthening our local economy.

Carmen's dedication, creativity, and willingness to put in the hard work necessary to make these events happen are truly appreciated. Her contributions make a meaningful difference, and we are grateful for her efforts to help Stone Mountain thrive.

I wholeheartedly recommend Carmen Malizia and look forward to seeing her continued involvement in creating wonderful events and opportunities for our community.

Sincerely,

Hilde Friese
Village Corner
Stone Mountain, Georgia

Elle Walker

From: Bundos Entertainment <bundosentertainment@gmail.com>
Sent: Wednesday, October 14, 2026 11:25 AM
To: Elle Walker; Bundos Entertainment
Subject: 'EXTERNAL'Proposal for Mardi Gras Event - Letter Regarding Carmen Malizia and Stone Mountain

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

---------- Forwarded message ---------
From: **David Thomas** <davidt@artstation.org>
Date: Wed, Oct 14, 2026 at 2:17 AM
Subject: Re: Letter Regarding Carmen Malizia and Stone Mountain
To: Bundos Entertainment <bundosentertainment@gmail.com>

To Whom It May Concern

I am happy to write a letter of recommendation for Carmen Malizia to lead, develop and execute this years Mardi Gras Festival.

I have known Carmen many years and have worked on various with her including Mardi Gras.

Carmen is a visionary. She has the remarkable ability to develop a great vision, but has the talent and ability to bring people together to accomplish the vision.

I am also always impressed with her ability to make sure that all of the details are attended to.

I recommend Carmen without hesitation.

Sincerely,

David Thomas
President and Artistic Director
ART Station, Inc.

THE EVENT COLLECTIVE

PROPOSAL RESPONSE

RFP: MARDI GRAS 2027 CONSULTANT SERVICES

CITY OF STONE MOUNTAIN, GEORGIA

STONE MOUNTAIN VILLAGE MARDI GRAS 2027

"Celebrate Mardi Gras in the Village: Where Main Street Meets the Bayou!"

Friday, February 5, 2027
Mayor's Black Tie Masquerade Ball

Saturday, February 6, 2027
Stone Mountain Village Mardi Gras Celebration

January 4 – February 7, 2027
Mardi Gras Village-Wide Activation & Décor

SUBMITTED BY

THE EVENT COLLECTIVE

Proposal Contact: Candice Spicer and Roxanne Curry

Title: Co-Founders

Telephone: [redacted]

Email: theeventcollectiveatlanta@gmail.com

Date of Submission: October 8, 2026

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10. Community T-Shirt Design Competition
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14. Center Stage
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1. COVER LETTER

October 8, 2026

City of Stone Mountain
Attn: Purchasing/Finance Department
875 Main Street
Stone Mountain, Georgia 30083

RE: RFP – Mardi Gras 2027 Consultant Services

Dear Mayor, City Council, City Manager, and Evaluation Committee:

The Event Collective respectfully submits this proposal to provide comprehensive consultant, planning, production, marketing, community engagement, and event-management services for the City of Stone Mountain's 2027 Mardi Gras Celebration.

We are excited to present a vision that extends beyond a traditional parade and establishes Mardi Gras as a month-long Village-wide celebration and economic-development opportunity.

Our proposed event theme is:

"Celebrate Mardi Gras in the Village: Where Main Street Meets the Bayou!"

The Event Collective proposes to transform Stone Mountain Village into a colorful, welcoming and family-friendly Mardi Gras destination beginning January 4, 2027, and culminating in the signature Mardi Gras weekend of February 5 & 6, 2027.

Our proposed program includes:

- Village-wide Mardi Gras décor;
- Entry banners and pole decorations;
- Mardi Gras lighting;
- Business decorating competition;
- Community T-shirt design competition;
- Official Mardi Gras website;
- Mayor's Black Tie Masquerade Ball;
- Mardi Gras parade;
- Second Line opening procession;

- Parade King and Queen;
- Mayor and City Council participation;
- Community parade entries;
- Decorated golf carts;
- Mardi Gras giveaways;
- Market on the Lawn;
- Children's activities;
- Face painting and mask decorating;
- Food trucks and vendors;
- Restaurant Mardi Gras Week;
- Live entertainment;
- Sponsorship development;
- Community marketing; and
- Post-event measurement and reporting.

Our goal is to create an event that is safe, economically beneficial, visually memorable, inclusive, family-friendly and distinctly Stone Mountain Village.

The Event Collective understands that successful public events require more than entertainment. They require detailed planning, coordination, communication, production management, vendor management, community engagement, marketing, risk planning and professional event-day execution.

We are prepared to serve as the City's event-management partner and coordinate the many moving parts required to deliver a successful Mardi Gras celebration.

We appreciate the opportunity to submit this proposal and look forward to the opportunity to work with the City of Stone Mountain.

Respectfully submitted,

THE EVENT COLLECTIVE

2. EXECUTIVE SUMMARY

The Event Collective proposes to provide comprehensive professional event-management services for Stone Mountain Village Mardi Gras 2027.

The proposed celebration will establish Mardi Gras as an annual signature event that combines:

Community + Culture + Commerce + Entertainment + Family + Tourism

The event will begin with a month-long activation on January 4, 2027, when Mardi Gras banners, lighting, pole décor and participating business decorations begin transforming the Village.

The celebration will culminate with a two-day Mardi Gras weekend.

Friday, February 5, 2027
Mayor's Black Tie Masquerade Ball
6:00 PM – 9:00 PM

The evening will include dinner, a Mayor's welcome, comedy, live music and a Second Line musical finale.

Saturday, February 6, 2027
Mardi Gras Parade
10:00 AM – 12:00 PM

Market on the Lawn
12:00 PM – 4:00 PM
Live Band
3:30 PM – 4:30 PM

This event will be free and family-friendly, with opportunities for local businesses, community organizations, residents and visitors to participate.

Mockup of Banners



3. UNDERSTANDING OF THE CITY'S OBJECTIVES

The Event Collective understands that the city is seeking more than a parade organizer.

The City's Mardi Gras consultant should provide a comprehensive approach capable of coordinating:

- Event planning
- Entertainment
- Parade logistics
- Vendors
- Businesses
- Sponsorships
- Marketing

- Décor
- Community engagement
- Event registration
- Public information
- Event production
- Event-day operations

We further understand that Mardi Gras should support the City's broader objectives of:

Economic Development
Increase foot traffic and spending at Stone Mountain Village businesses.

Community Engagement
Provide opportunities for residents and community organizations to participate.

Tourism
Attract visitors from throughout the Metro Atlanta region.

Family Programming
Create a celebration that is welcoming to children, families and visitors of all ages.

Business Activation
Encourage Village businesses to participate through decorations, restaurant specials, sponsorships and parade participation.

Civic Pride
Create an event residents can identify with and anticipate annually.

4. FIRM QUALIFICATIONS

The Event Collective

The Event Collective is an event planning and production organization specializing in the creation and management of public-facing events, community celebrations, corporate experiences, cultural programming and destination activations.

Our event-management philosophy is based on five principles:

PLAN
Develop detailed timelines, budgets, production plans and responsibilities.

PARTNER
Work collaboratively with the City, businesses, residents, sponsors and community organizations.

PRODUCE
Manage the vendors, entertainment, décor, logistics and production necessary to deliver the experience.

PROMOTE
Create awareness and drive participation through coordinated marketing and communications.

MEASURE
Evaluate attendance, participation, economic activity, engagement and stakeholder satisfaction.

5. PROJECT APPROACH

The Event Collective will manage the project through six phases.

PHASE 1 – STRATEGY & MOBILIZATION

- Kickoff meeting
- Confirm City objectives
- Confirm scope
- Establish project calendar
- Develop budget
- Identify City contacts
- Confirm event sites
- Establish communications protocol

PHASE 2 – PROGRAM DEVELOPMENT

- Entertainment
- Parade
- Market
- Ball
- Children's activities

- Décor
- Competitions
- Website
- Sponsorship
- Vendor program

PHASE 3 – COMMUNITY & BUSINESS ENGAGEMENT

- Business recruitment
- Parade recruitment
- Vendor recruitment
- Sponsor recruitment
- T-shirt competition
- King and Queen nominations
- Restaurant program
- Decorating competition

PHASE 4 – MARKETING & PROMOTION

- Event branding
- Website
- Social media
- Flyers
- Digital advertising
- Press outreach
- Business promotion
- Community outreach

PHASE 5 – EVENT PRODUCTION

- Décor installation

- Ball
- Parade
- Market
- Stage
- Sound
- Entertainment
- Staffing
- Vendor management

PHASE 6 – CLOSEOUT & REPORTING

- Breakdown
- Vendor closeout
- Sponsor fulfillment
- Financial reconciliation
- Attendance assessment
- Survey/feedback
- Final report
- Recommendations for 2028

6. SCOPE OF SERVICES

The Event Collective will provide the following core services.

6.1 Event Planning

- Master event plan
- Event calendar
- Production schedule
- Budget management
- Vendor coordination

- Entertainment coordination
- Site planning
- Décor
- Signage
- Staffing
- Event-day management

6.2 Community Engagement

- Community nominations
- T-shirt competition
- Business decorating competition
- Parade recruitment
- Volunteer engagement
- Civic organization participation
- Family programming

6.3 Business Engagement

- Business outreach
- Restaurant promotion
- Business decorating competition
- Business flyers
- Parade participation
- Sponsorship opportunities

6.4 Marketing

- Branding
- Website
- Digital marketing
- Social media

- Printed materials
- Press releases
- Media outreach
- Event photography opportunities

7. MARDI GRAS 2027 EVENT PROGRAM

OFFICIAL THEME

"Celebrate Mardi Gras in the Village: Where Main Street Meets the Bayou!"

PRIMARY EVENTS

Date	Event	Time
Dec. 18	T-shirt design Entry Period	2 weeks
Jan. 4- Feb 7	Village Mardi Gras Décor	Month long
Jan. 2	T-Shirt Voting Opens	Online
Feb. 5	Mayor's Masquerade Ball	6–9 PM
Feb. 6	Mardi Gras Parade	10 AM–12 PM
Feb. 6	Market on the Lawn	12–4 PM
Feb. 6	Live Band	3:30–4:30 PM
Feb. 8	Décor Removal	As scheduled

8. MONTH-LONG VILLAGE ACTIVATION

January 4 – February 7, 2027

The Village will receive a coordinated Mardi Gras visual treatment.

Décor

- Purple, green and gold banners
- Light-pole decorations
- Mardi Gras ruffles
- Themed lighting
- Entryway signage
- Business decorations
- Gazebo décor
- Photo installation
- Themed umbrellas
- Event banners


CITY OF
STONE MOUNTAIN
Celebrate
MARDI GRAS
IN THE VILLAGE
Where Main Street meets the Bayou!
MAYOR'S
Mardi Gras
MASQUERADE BALL
FRIDAY, FEBRUARY 5, 2027
6 PM - 9 PM
5380 EVENTS CENTER
FAMILY FRIENDLY
PARADE AND MARKET
Mardi Gras Parade
SATURDAY, FEBRUARY 6, 2027
12 NOON - 4:00 PM
ON THE LAWN
Live Band
3:30 - 6:30
FOR MORE EVENT DETAILS
www.eventwebsite.com
Great
Wellness
Happy



Six Event Banners

The Event Collective will coordinate up to six prominent event banners at City-approved locations, including:

1. Village Gazebo
2. Major Village Entrance (James B. Rivers Memorial Drive)
3. Second Major Village Entrance (East Ponce de Leon Avenue)

4. Additional City-approved locations.



9. BUSINESS MARDI GRAS DECORATING COMPETITION

Participating businesses will be invited to transform their storefronts into Mardi Gras experiences.

Judging

Judges may include:

- Mayor
- City Council representatives
- Community representatives
- Citizen participants

Suggested Criteria

Category	Weight
Creativity	25%
Mardi Gras Theme	25%
Visual Impact	20%
Community Engagement	15%
Overall Presentation	15%

Award

Stone Mountain Village Mardi Gras Champion

Winner will receive a large commemorative trophy and public recognition.



10. COMMUNITY T-SHIRT DESIGN COMPETITION

The community will be invited to submit designs for the official Stone Mountain Village Mardi Gras T-shirt.

Official Slogan

"Where Main Street Meets the Bayou!"

Proposed Timeline

- Design submissions: December 18, 2026–January 1, 2027
- Community voting: January 2–January 15, 2027
- Winner announced: January 2027
- Production: January 2027
- Distribution: Mardi Gras activities

Sponsor recognition will appear on the back of the official commemorative T-shirt.



11. MAYOR'S BLACK TIE MASQUERADE BALL

Friday, February 5, 2027

6:00 PM – 9:00 PM

Location: 5380 Event Studio (Tentatively Booked)

Capacity: 120

Ticket Structure

- 30 complimentary seats – Mayor and City Council
- 90 public tickets.

Tentative Program

6:00 PM – Guest Arrival
6:30 PM – Social/Cocktail Period
7:00 PM – Mayor's Welcome
7:15 PM – Buffet Dinner
7:45 PM – Comedian
8:15 PM – Live Band
9:00 PM – Second Line Finale
9:15 PM – Conclusion


THE HONORABLE MAYOR
OF THE CITY OF STONE MOUNTAIN
REQUESTS THE HONORR OF YOUR PRESENCE AT THE
MAYOR'S
MARDI GRAS
Masquerade Ball
A ROYAL REBIRTH:
ONE VILLAGE. MANY STORIES.
ONE EXTRAORDINARY COMMUNITY.
FRIDAY,
FEBRUARY 5, 2027
6:00 – 9:00 PM
5380 STUDIOS
ATTIRE: FORMAL BLACK TIE
in shades of purple, gold, and green.
REGISTER AT
www.eventwebsite.com

Production

The Event Collective will coordinate:

- Invitations
- Ticketing
- Registration
- Buffet dinner
- Entertainment
- Comedian
- Live band
- Program
- Décor
- Curtain swags
- Themed umbrellas
- Entry experience
- Valet
- Sponsor recognition
- Guest management
- Event staffing

12. MARDI GRAS PARADE

Saturday, February 6, 2027

10:00 AM – 12:00 PM

The parade will be the signature public event.

Proposed Route

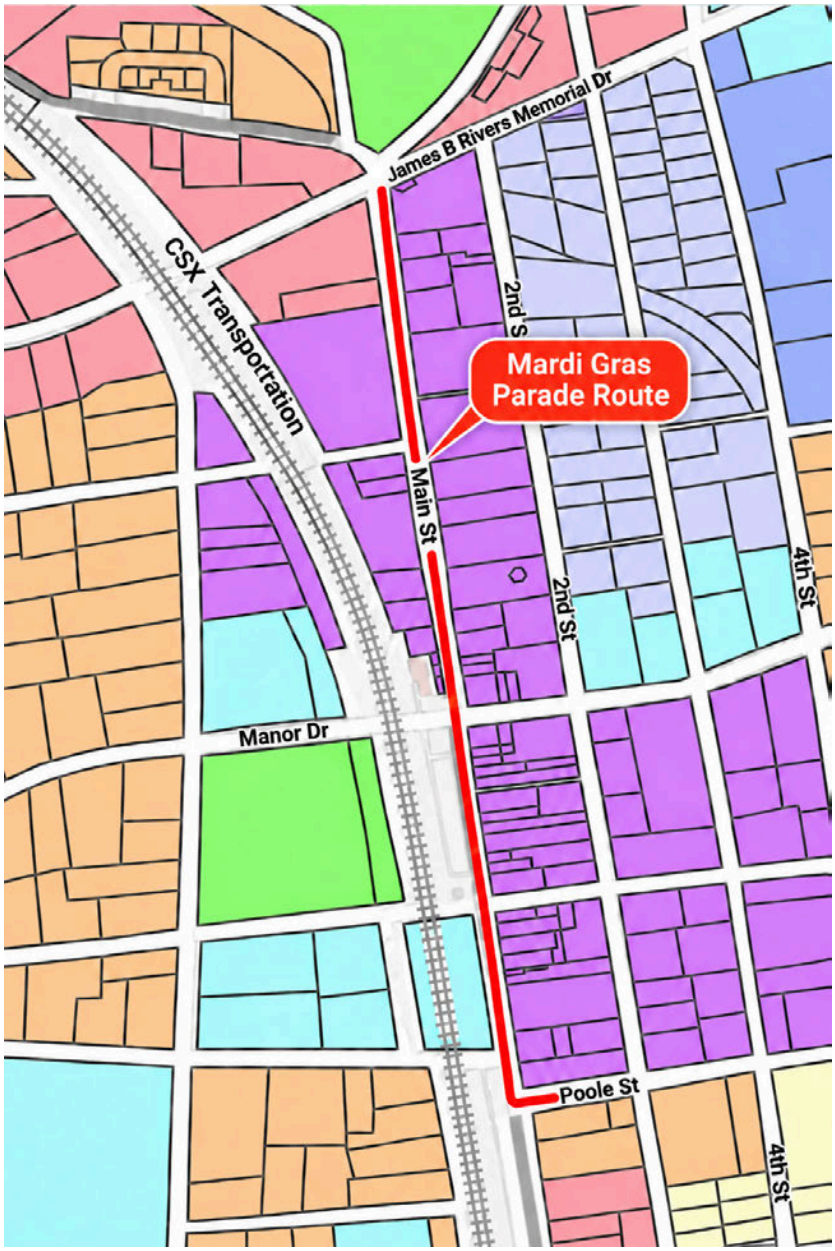
The parade will begin at approximately **1040 Main Street**.

Temporary closures will be coordinated at:

- James B. Rivers Memorial Drive
- East Ponce de Leon Avenue
- Main Street
- Mimosa Street

with parade participants exiting toward Poole Street.

Final routing and closures will be subject to City approval and public safety requirements.



13. PARADE ORDER

The proposed parade sequence is:

1. Second Line Band
2. Parade Marshal
3. Mayor
4. Mardi Gras King and Queen
5. City Council float
6. Community organizations
7. Businesses
8. Schools/youth organizations
9. Civic organizations
10. Decorated golf carts
11. Specialty entries
12. Additional registered participants



14. CENTER STAGE

A designated performance and announcing area will be established near the intersection of **Main Street and East Mountain Street**, subject to City approval.

The center stage area will include:

- Podium
- Sound system
- Announcer
- Parade commentary
- Featured performances
- VIP seating

- Invited guests seating
- Community Impact runner-ups
- Accessible seating
- Sponsor recognition



15.COMMUNITY IMPACT KING & QUEEN OF MARDI GRAS

The Event Collective will coordinate community nominations for a Community Impact Mardi Gras King and Queen.

Candidates will be recognized for:

- Community service
- Volunteerism
- Civic participation
- Leadership
- Positive community impact

The selected King and Queen will participate in the parade and receive complimentary tickets to the Mayor's Marquerade Ball.



16. MAYOR & CITY COUNCIL PARTICIPATION

The Mayor will participate in the parade in an official decorated vehicle.

City Council members will participate together on an official decorated Mardi Gras float.

This participation will provide a visible connection between City leadership and the community.

17. PARADE GIVEAWAYS

The Event Collective will coordinate distribution of:

- Mardi Gras masks
- Beads
- T-shirts
- Sponsor merchandise
- Promotional items

Distribution procedures will prioritize spectator safety

18. MARKET ON THE LAWN

12:00 PM – 4:00 PM

Immediately following the parade, the Village will transition into a family-friendly marketplace.

Vendor Categories

- Food vendors
- Food trucks
- Arts
- Crafts
- Retail
- Nonprofits
- Community organizations
- Local businesses

- Sponsors



19. CHILDREN'S MARDI GRAS ZONE

The family area will include:

- Mask decorating
- Face painting
- Children's games
- Crafts
- Play activities
- Photo opportunities
- Mardi Gras-themed activities

20. LIVE MUSIC

3:30 PM – 4:30 PM

The Event Collective will coordinate a one-hour live performance.

The concert will be:

FREE AND OPEN TO THE PUBLIC.

Visitors will be encouraged to bring lawn chairs and blankets.

21. RESTAURANT MARDI GRAS WEEK

The Event Collective will encourage participating restaurants to create Mardi Gras-themed specials.

Suggested offerings include:

- Po'boys
- Gumbo
- Cajun dishes
- King cakes
- Beignets
- Signature drinks/mocktails
- Family specials
- Mardi Gras desserts

Participating restaurants will be promoted through the official event website and marketing campaign.

22. BUSINESS PARTICIPATION PROGRAM

Every participating business will be encouraged to become part of the event.

Participation may include:

- Storefront décor
- Restaurant specials
- Parade entries
- Sponsorship
- T-shirt promotion

- Customer giveaways
- Mardi Gras promotions
- Social media participation

Business flyers will be distributed throughout the Village.

23. DIGITAL EVENT HUB

The Event Collective will coordinate a centralized Mardi Gras website/event portal.

The portal will include:

- Event schedule
- Ball registration
- Mayor's Ball Ticketing
- Vendor applications
- Parade registration
- FAQ
- Parking
- Parade route
- Business specials
- T-shirt voting
- Community Impact King/Queen nominations
- Sponsor information
- Volunteer registration
- Contact information


CITY OF STONE MOUNTAIN
HOME
EVENTS
GET INVOLVED
VISIT
FAQ
CONTACT
MORE EVENT DETAILS
CITY OF
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Celebrate
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MAYOR'S
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FAMILY FRIENDLY
PARADE AND MARKET
Mardi Gras Parade
SATURDAY, FEBRUARY 6, 2027
10:00 AM – MAIN STREET
Mardi Gras Market
12 NOON – 4:00 PM
ON THE LAWN
Live Band
3:30 – 4:30
TO END EVENT FESTIVITIES
PRESENTING SPONSOR
ABC REALTY
Best AUTOMOTIVE
Great INSURANCE COMPANY
Wellness PHARMACY
Green Energy
Happy Landscaping
BUY TICKETS
MAYOR'S MASQUERADE BALL
GET TICKETS
BECOME A VENDOR
APPLY NOW
BECOME A SPONSOR
SPONSOR NOW
PARTICIPATE IN THE PARADE
REGISTER NOW
NOMINATE/VOTE
KING & QUEEN
COMMUNITY IMPACT NOMINEE
NOMINATE / VOTE
T-SHIRT DESIGN CONTEST
ENTER / VOTE
ABOUT THE EVENT
Join the City of Stone Mountain for a celebration like no other! Mardi Gras in the Village brings the spirit of New Orleans to Main Street with a spectacular Mayor's Masquerade Ball, a family-friendly parade, a vibrant market, live entertainment, and community fun for all. Come experience great food, culture, music, and the magic of Mardi Gras—right here in Stone Mountain!
LIVE ENTERTAINMENT
FOOD & LOCAL VENDORS
FAMILY FRIENDLY ACTIVITIES
SHOP LOCAL
CULTURE & COMMUNITY
A UNIQUE VILLAGE EXPERIENCE
More Event Details
TICKETS | VENDORS | PARADE PARTICIPANTS | VOLUNTEERS
www.eventwebsite.com

24. MARKETING & COMMUNICATIONS PLAN

The marketing campaign will begin well in advance of the event.

Marketing Channels

- Website
- Social media
- Email
- Digital advertising
- Printed flyers
- Business outreach
- Community organizations
- Press releases
- Local media
- Sponsor channels
- City communications

Core Marketing Message

MAIN STREET MEETS THE BAYOU

Stone Mountain Village becomes a family-friendly Mardi Gras destination.

25. SPONSORSHIP PROGRAM

The Event Collective will develop a sponsorship program designed to generate outside financial support.

Proposed Sponsorship Levels

TITLE SPONSOR

Premier event recognition

PRESENTING SPONSOR

Major event visibility

PARADE SPONSOR

Parade branding and recognition

STAGE SPONSOR

Live entertainment recognition

MARKET SPONSOR

Market on the Lawn recognition

FAMILY ZONE SPONSOR

Children's programming recognition

T-SHIRT SPONSOR

Recognition on commemorative T-shirts

MASQUERADE BALL SPONSOR

Ball-specific recognition

COMMUNITY SPONSOR

Supporting-level recognition

All sponsorships will be subject to City approval

26. VENDOR MANAGEMENT

The Event Collective will establish and administer the vendor program.

Services include:

- Application
- Screening
- Agreements
- Fees
- Insurance documentation
- Permit documentation

- Placement
- Communication
- Load-in
- Load-out
- Event-day management

27. EVENT PRODUCTION

The Event Collective will coordinate:

- Stage
- Sound
- Lighting
- Décor
- Banners
- Signage
- Tents
- Tables
- Chairs
- Backdrops
- Photo installations
- Entertainment
- Event staffing

Final production requirements will be determined through the approved event budget and production plan.

28. STAFFING STRUCTURE

Executive Event Director

Overall project leadership and City relationship.

Event Project Manager

Day-to-day planning and coordination.

Production Manager

Technical production, staging, sound and décor.

Parade Manager

Participant recruitment, staging and parade execution.

Vendor Manager

Market vendors and vendor logistics.

Sponsorship Manager

Sponsors and sponsor fulfillment.

Marketing Manager

Branding, website, social media and public relations.

Event-Day Team

Registration, guest services, vendor support, parade support and production.

29. PROJECT TIMELINE

OCTOBER–NOVEMBER 2026

- Contract execution
- Kickoff
- Project planning
- Budget
- Branding
- Entertainment outreach

DECEMBER 2026

- Vendor recruitment
- Parade recruitment
- Sponsorship campaign
- T-shirt submissions
- King/Queen nominations
- Website development

JANUARY 2, 2027

T-shirt community voting begins

JANUARY 4, 2027

Village décor installation begins

JANUARY 2027

- Business competition
- Restaurant recruitment
- Vendor recruitment
- Parade registration
- Sponsorship
- Marketing

FEBRUARY 1–4

Final production preparations

FEBRUARY 5

Mayor's Black Tie Masquerade Ball

FEBRUARY 6

Mardi Gras Parade, Market and Concert

FEBRUARY 8

Décor removal and closeout

30. EVENT-DAY OPERATIONS

Time	Activity
7:00 AM	Production staff arrival
8:00 AM	Parade staging
8:30 AM	Vendor setup
9:00 AM	Production inspection
9:30 AM	Parade check-in
9:45 AM	Parade lineup
10:00 AM	Second Line
10:05 AM	Parade
10:30 AM–11:45 AM	Center-stage performances
12:00 PM	Market opens
12:00–4:00 PM	Market/children's programming
3:30 PM	Live band
4:00 PM	Market closes
4:30 PM	Concert ends
4:30 PM onward	Breakdown/cleanup

31. SAFETY & RISK MANAGEMENT

The Event Collective will incorporate safety into event planning.

Planning will address:

- Street closures
- Emergency access
- Crowd movement
- Parade safety

- Vendor placement
- Stage safety
- Accessible routes
- Emergency communication
- Inclement weather
- Equipment failure
- Entertainment cancellation
- Vendor cancellation

The City will retain responsibility for municipal police, traffic control, public works and all governmental functions.

32. Dedicated Ambulance Staging

A dedicated ambulance will remain available during the designated public event operating period unless released by the appropriate EMS authority.

The ambulance will be staged so that it can:

1. Respond rapidly to an emergency anywhere within the event footprint
2. Enter and exit without unnecessary delay
3. Maintain a clear emergency access route
4. Access the parade route during parade operations
5. Respond to the Market on the Lawn and Children's Mardi Gras Zone
6. Reach the Center Stage and live entertainment area
7. Depart the event with a patient without being impeded by event traffic or pedestrian congestion

Event staff, vendors, volunteers, and security personnel will be instructed not to park vehicles, place equipment, position tents, or otherwise obstruct the designated ambulance access route.

33. ACCESSIBILITY

The Event Collective will coordinate with the City to provide:

- Accessible viewing
- Reserved seating
- Accessible routes
- Family-friendly programming
- Senior viewing
- Accessible event information
- Appropriate signage

34. CITY & CONSULTANT RESPONSIBILITIES

The Event Collective

The Consultant will be responsible for:

- Event planning
- Event management
- Marketing
- Sponsorship development
- Vendor management
- Entertainment
- Parade coordination
- Décor
- Website
- Community engagement
- Ball production
- Market production
- Event-day management

- Post-event report

City of Stone Mountain

The City is anticipated to coordinate or provide, as applicable:

- Police services
- Public Works
- Traffic control
- Municipal approvals
- Street closures
- Permits within City authority
- Facility access
- City staff coordination
- Elected official participation
- Municipal communications support

Final responsibilities will be established in the executed contract.

35. References

The Event Collective was formally Decorating Assistants

Letters of Reference

October 7, 2026

To Whom It May Concern:

I am pleased to write this letter of recommendation for Decorating Assistants, an event planning and interior design company that I have had the pleasure of working with on numerous projects over the years.

Decorating Assistants has provided exceptional service for both my personal and professional needs. One of our first projects was planning and decorating my daughter's blue jean-themed birthday party. The event was creative, beautifully coordinated, and executed with great attention to detail. Decorating Assistants also designed my daughter's bedroom, including a unique and memorable real picket fence headboard backdrop that transformed the room into a truly special space fit for a princess.

I later trusted Decorating Assistants with the interior design of my living and dining rooms. Their ability to understand my vision, make thoughtful design recommendations, and bring everything together resulted in spaces that were both beautiful and functional.

I was so pleased with their work that I also recommended and utilized their services for a close friend's baby shower. Once again, the event was beautifully designed, organized, and professionally executed.

Decorating Assistants also completed the Christmas décor for my company's building, the BellSouth Building on Peachtree Street in downtown Atlanta. Decorating a large corporate environment requires careful planning, organization, creativity, and professionalism, and Decorating Assistants handled the project exceptionally well. The finished décor created an elegant and festive atmosphere throughout the building.

In addition to being a client, I had the opportunity to participate in a charity Breast Cancer awareness fashion show produced by Decorating Assistants that was hosted at Smokerise Country Club in Stone Mountain. The event was thoughtfully planned, professionally coordinated, and beautifully presented. Their ability to manage the many details involved in producing a special event while creating an enjoyable experience for participants and guests was impressive.

Throughout every project, Decorating Assistants has consistently demonstrated professionalism, organization, creativity, reliability, and outstanding attention to detail. Whether working on an intimate celebration, interior design project, corporate installation, or large special event, they approach each project with the same level of care and commitment to excellence.

Every event and design project I have experienced with Decorating Assistants has been exceptional. I confidently recommend Decorating Assistants to anyone looking for event planning, decorating, or interior design services. You can trust that your project will be handled professionally, creatively, and with great attention to detail—and that the final result will be an amazing and memorable experience.

I highly recommend Decorating Assistants without reservation.

Sincerely,

Kim Milbourne
The Official K. Lynne
[redacted]

October 7, 2026

To Whom It May Concern:

I am pleased to provide this letter of reference for Candice Spicer and Roxanne Spicer Curry of Decorating Assistants.

I have had the pleasure of working with Candice and Roxanne as a vendor for a number of events, and my experience working with them has consistently been very positive.

Throughout our working relationship, they have demonstrated professionalism, strong communication, organization, and a genuine commitment to ensuring that each event is successful.

One example of our ongoing professional relationship is their annual Galentine's event, which they host each year. I have had the opportunity to be employed as a caterer for this event, working directly with Candice and Roxanne to provide catering services. Each year, they have demonstrated excellent planning and coordination, providing clear communication regarding event details, schedules, guest expectations, and vendor needs.

In addition to the Galentine's event, I have worked with Candice and Roxanne on other events and have consistently found them to be dependable, professional, and easy to work with. They understand the importance of teamwork and recognize that successful events depend upon strong relationships between event organizers and their vendors.

Based on my experience, I would confidently recommend Candice Spicer and Roxanne Spicer Curry of Decorating Assistants for event planning, coordination, decorating, and related services. They have proven to be reliable and professional event partners, and I would be pleased to work with them again in the future.

Please feel free to contact me should you require any additional information regarding my experience working with Candice, Roxanne, or Decorating Assistants.

Sincerely,

DaShaun Rawls

[redacted]

To Whom It May Concern,

I am happy to provide this letter of reference for Candice Spicer and Roxanne Curry of Decorating Assistants.

Candice and Roxanne have used my property in Tucker to host a vintage market for (My Vintage Home Event), and the event was a great success. They were organized, professional, and respectful of the property throughout the process. The market was well managed, and they made sure the area was kept clean and orderly before, during, and after the event.

Based on my experience working with them, I would gladly allow them to use my property again for a future vintage market. I would confidently recommend them to others who are considering working with them or allowing them to host an event on their property.

Sincerely,

Ken Melton
Ken's Body Shop
Tucker, Georgia
[redacted]

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
Goal:	Governance	**Requested by:**	Councilmember Vaughn
Agenda Title:	**Consideration of an action on a request to approve the renaming of Mackin Street, requested by Councilmember Elaine Vaughn**		

Workplan Goal Details:
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
N/A

Mayor's Signature Required:	YES	NO

List Attachments:
Email Requesting Item

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD

From: Miglena Dimov
To: Elaine Vaughn; Anita Bass; Kay Nuñez; Mayor Jelani Linder; Ryan Smith; Hub Jordan; Mark Marianos
Cc: Shavala Ames; Angela Couch
Subject: Stone Mountain / Mackin Street Rename
Date: Tuesday, October 13, 2026 3:46:29 PM
Attachments: image.png

Dear Mayor and Council,

Please let me know if you wish to proceed with renaming (new, new name) for Mackin Street, and staff will add to the next agenda.

Update below.

Maggie

From: Thatcher Hart <thart@stonemountaincity.org>
Sent: Tuesday, October 13, 2026 3:37 PM
To: Miglena Dimov <mdimov@stonemountaincity.org>
Subject: Mackin Street Rename

Per your request, I looked into the renaming of Mackin street and found out that the approved name of "William Woodnes Morris Street" was too long to fit on a street sign and thus would need to be shortened. This would need to be returned back to council to have a discussion on shortening the name.

Please let me know if you have any question,

Thanks,

Thatcher Hart, AICP
Community Development Director
Phone: (770) 722-5014
Email: thart@stonemountaincity.org
875 Main Street
Stone Mountain, GA 30083
www.stonemountaincity.org

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	October 14, 2026	**City Council Meeting Date:**	October 20, 2026
From:	Thatcher Hart, AICP	**Department:**	Community Development
Goal:	Governance	**Presenter:**	Thatcher Hart, AICP
Agenda Title:	**Consideration of an action to adopt the amended 2026 Comprehensive Plan.**		

Agenda Item Description (Background/History/Details):
The attached updated 2026 Comprehensive Plan has been Transmitted to and approved by the Georgia Department of Community Affairs. This update is required by the state every five years to ensure that the city's goals, policies, land-use plans, and implementation priorities reflect the community's needs and future growth. In addition, maintaining an approved Comprehensive Plan is critical for the City to maintain its Certified Local Government Status.
Workplan Goal Details: Maintain compliance with State regulations.

Staff Recommendations (Motion):
Staff recommends the following: **Move to adopt the updated 2026 Comprehensive Plan.**

Department Head Approval:	**Thatcher Hart**
City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	**YES**	NO

List Attachments:
1. Updated Comprehensive Plan 2. Resolution 2026-22 – Adoption Resolution.

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD

STATE OF GEORGIA
COUNTY OF DEKALB

RESOLUTION 2026-22

A RESOLUTION TO ADOPT THE 2026 COMPREHENSIVE PLAN UPDATE FOR THE CITY OF STONE MOUNTAIN, GEORGIA AND TO DIRECT THE TRANSMITTAL OF THE UPDATE TO THE ATLANTA REGIONAL COMMISSION

WHEREAS, the City of Stone Mountain, Georgia has completed the 2026 Comprehensive Plan Update; and

WHEREAS, these documents were prepared according to the Standards and Procedures for Local Comprehensive Planning effective October 1, 2018, and established by the Georgia Planning Act of 1989; and

WHEREAS, the City of Stone Mountain's Comprehensive Plan Update has been reviewed by the Atlanta Regional Commission and the Georgia Department of Community Affairs and found to be in compliance with the Minimum Standards and Procedures for Local Comprehensive Planning.

NOW THEREFORE BE IT RESOLVED that the City of Stone Mountain, through the Mayor and City Council, does hereby adopt the 2026 Comprehensive Plan Update and directs that the availability of the Plan Update for public review and inspection be publicized.

BE IT FURTHER RESOLVED, that the City of Stone Mountain, through the Mayor and City Council, directs the City Clerk to forward a copy of this resolution and the final 2026 Comprehensive Plan Update to the Atlanta Regional Commission.

ADOPTED this 20th day of October, 2026.

CITY OF STONE MOUNTAIN, GEORIGA

_____
Jelani Linder, Mayor

_____
Shavala Ames, City Clerk

Approved as to form:

_____
Angela C. Couch, City Attorney



City of Stone Mountain DRAFT Comprehensive Plan Update 2026

ADOPTED
XX XX, XXXX

prepared by the
Atlanta Regional Commission

ACKNOWLEDGEMENTS

City Council

Jelani Linder, Mayor
Anita Bass, Post 1
Mark Marianos, Post 2
Ryan Smith, Mayor Pro-Tem (Post 3)
Kay Nunez, Post 4
Hub Jordan, Post 5
Elaine Vaughn, Post 6

Comprehensive Plan Steering Committee

Shavala Ames, City Clerk
Miglena Dimov, City Manager
Sarah Hage, Downtown Development Authority
Rachel Isley, Planning Commission
T.D. Johnson, former Code Enforcement Officer
Grace Kelly, Planning Commission
Mark Marianos, City Council
Katherine Meers, Historic Preservation Commission
Joshue Narvaez, Business Owner
Elisabeth Richmond, Historic Preservation Commission
Ryan Smith, City Council
Mike Vasquez, Storm Water Manager
James R. Westerfield, Chief of Police
Robert Witherspoon, Downtown Development Authority
Robbie-Terry Washington, Business Owner

Atlanta Regional Commission Staff

Lauren Blaszyk, AICP, Planning Administrator/Project Manager
Keri Stevens, Planning Administrator
Jillian Porter-Willis, Senior Planner
Benji Fitten, Long Range Planning Intern
C.J. Phillips, Housing Intern

Atlanta Regional Commission

This document was prepared by the Atlanta Regional Commission. Unless otherwise noted, all photos were taken by ARC staff.

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EXECUTIVE SUMMARY

The 2026 City of Stone Mountain Comprehensive Plan is an update to the City's 2021 plan. This plan and the 2021 version still draw substantially from previous Livable Centers Initiative (LCI) Plans and other studies.

The current plan builds on the vision, goals, and policies established in the 2021 plan. It incorporates recent planning efforts from the last five years, current trends and data, new community input, and a new work program to define the City's path for the future.

Analysis and engagement supporting this plan document focused largely on core elements that DCA's rules require to be updated every five years. Those include Needs and Opportunities, Land Use, Broadband (which was not required for Comprehensive Plans until 2018), the Report of Accomplishments (ROA), and the Community Work Program (CWP). Feedback in those key areas also informed updates to the rest of the plan's elements.

This document is organized into chapters but is divided into three sections: **Stone Mountain Yesterday**, **Stone Mountain Today**, and **Stone Mountain Tomorrow**. Stone Mountain Yesterday looks at the history of the city to establish background and context for decisions today and in the future. Stone Mountain Today examines current trends in population, housing, labor, and transportation – as well as current Community Needs (challenges to address) and Opportunities (assets to build upon). The intent is to understand trends that may have planning implications for the future, along with opportunities for improvement. This guides and informs the final section of the plan, Stone Mountain Tomorrow. This section contains the Future Land Use and Character Area elements and maps, outlines a Report of Accomplishments from the 2021-2026 Community Work Program, and documents a new 2026-2031 Work Program to organize initiatives for the near future.

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PLAN PURPOSE

What is a Comprehensive Plan?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. A state required planning process for every local government is a Comprehensive Plan. This plan is the keeper and driver of future growth and development needs through extensive community profiles on natural recources, historic assets, transportation infrastructure, socio-economic information, and the overall vision for the future. Local governments are required to update their comprehensive plans every five years by undergoing extensive data collection and community engagement. The information collected should then inform an implementable work program that the city and its respective stakeholders will work on over the next five years.



What does the 2026 Comprehensive Plan update mean for Stone Mountain community?

The City of Stone Mountain's 2026 Comprehensive Plan update includes new data. For instance, there are updates on socio-economic and housing, as well as profiles on natural resources and transportation. The plan not only takes concrete data into consideration, but also community sentiments on the vision and desires for future improvements and initiatives. To help create this plan, there were opportunities for residents and stakeholders to engage in the planning process and provide their input on priorities through an online survey, community open house, and two steering committee meetings.

More information regarding the engagement process is in Chapter Two: Community's Vision for Stone Mountain and Appendix B.

The data and engagement outcomes informed the Community Work Program in Chapter 12. The Community Work Program is what the city will focus on over the next five years. This list is not comprehensive of everything that will be on the city's docket, but reflects what should be prioritized.

CHAPTER 1: STONE MOUNTAIN YESTERDAY

The City of Stone Mountain is in DeKalb County, Georgia and has a long history pre-dating the Civil War. The small railroad town situated at the base of a massive granite rock. The rock was initially referred to as Rock Mountain, but by the end of the 1830's, Stone Mountain was more widely accepted and remains the name today. The village was later incorporated as New Gibraltar in 1839 and later renamed Stone Mountain in 1847. Early in its history, residents of Stone Mountain understood the importance of the Mountain and the opportunities a railroad line through the village could bring. The Georgia Railroad was constructed to connect Augusta to the Western & Atlantic's terminus in Marthasville (present-day Atlanta). The plan for the rail line by-passed the village, so residents moved the village center to the east side of the railroad, placing it in between the railroad and the Mountain. This foresight paid off and by the end of the 1840's, the village of Stone Mountain contained four hotels and eight stores with a population of 300.



Source: Stone Mountain Historical Society

During the Atlanta Campaign of the Civil War, the village experienced great loss, as stores, cotton and the granite depot were burned by Union forces. The train tracks were also destroyed. The village of Stone Mountain regained its footing and concentrated on mining the Mountain's granite as it grew in demand. The Venable Brothers incorporated the Southern Granite Company in the 1880's, and would allow the city to thrive through the early part of the 1900's. A new streetcar line was established linking Stone Mountain to Decatur, and on to Atlanta. Main Street flourished with activity, and public schools to serve both the white and black populations were established.

At its height, the quarry industry produced 200,000 paving stones and 2,000 feet of curbing a day. As building techniques and materials changed, cut stone was less in demand and residents of Stone Mountain began to struggle, particularly during the onset of the Great Depression.



Source: Stone Mountain Historical Society

The United Daughters of the Confederacy initiated an idea in the 1910's to carve a monument into the side of Stone Mountain. Financial shortcomings, the Depression, and World Wars I and II stalled the project for decades. In 1958, the State of Georgia purchased the Mountain and surrounding land to establish a park and complete the memorial. The City of Stone Mountain's population continued to climb until 2000 when it began to decline, dropping by almost 20 percent from 2000 to 2010. However, since the recovery from the real estate crisis and Great Recession, the population has begun to correct itself, growing in 2010 to 2020 by 6.41 percent. However, population growth has slowed down to 3.87 percent between 2020 and 2026.

Stone Mountain Park has brought tremendous tourism opportunities to Stone Mountain village, including a number of Olympic events held in the park in 1996, such as tennis, archery and rowing. Since the Olympics, Stone Mountain Park has made several improvements including the addition of the 1870's-replica town of Crossroads, a redeveloped Olympic archery range and velodrome which is now a bird habitat, the SkyHike rope course, Snow Mountain, and a number of annual festivals. Since 2020, the City has invested in two studies – a downtown master plan update and a Livable Centers Initiative study – to identify numerous recommendations that would give its historic downtown new life. The opportunity to fully revitalize downtown and capitalize on visitors to Stone Mountain Park provides the City of Stone Mountain a tremendous chance for expansion and growth.



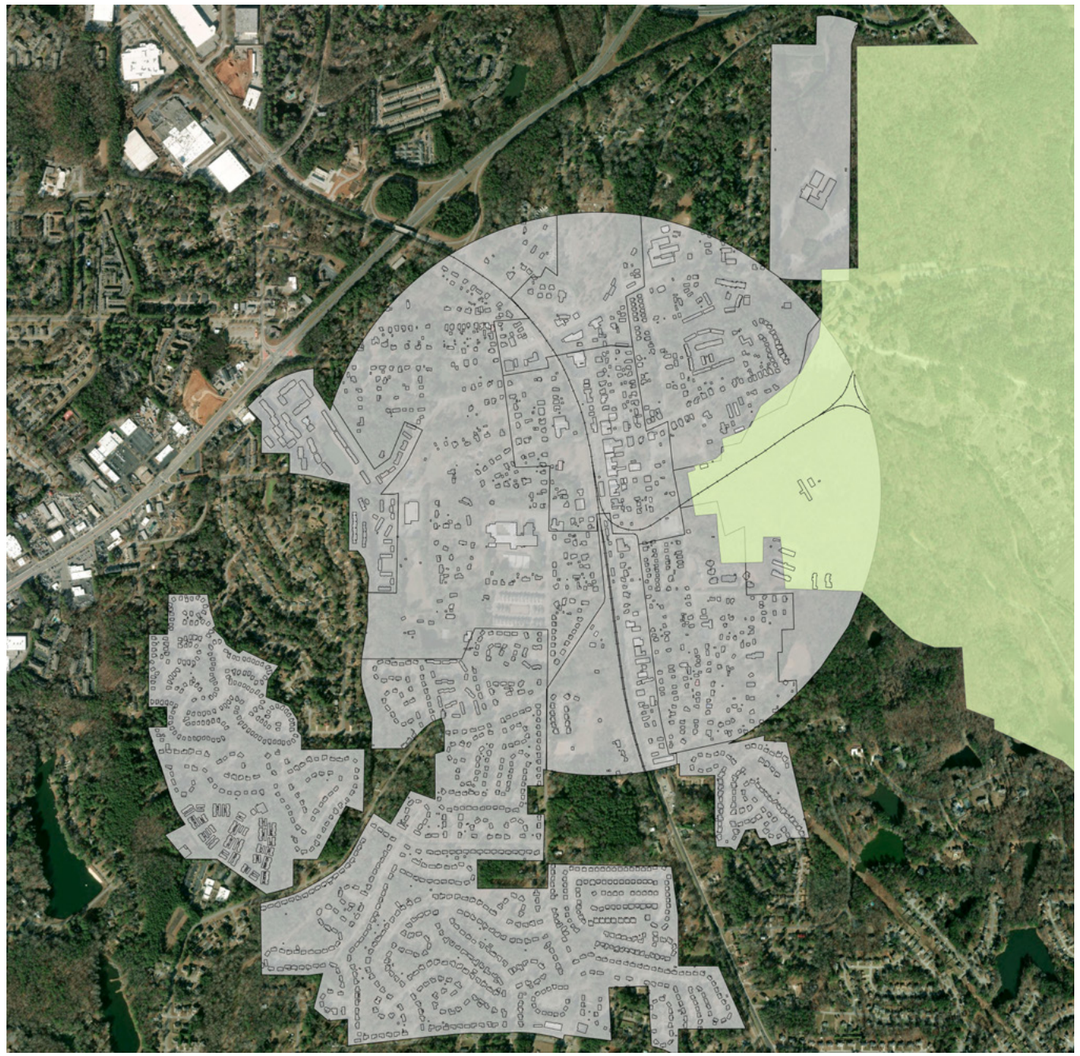
Source: Stone Mountain Historical Society

*Much of the above information is from the Stone Mountain Historical Society https://stonemountainhistoricsociety.org.

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CHAPTER 2: STONE MOUNTAIN TODAY

The City of Stone Mountain is in DeKalb County, Georgia. The city is approximately 1.6 square miles and is less than 20 miles northeast of downtown Atlanta. A portion of Stone Mountain Park (in green, below) is within the city limits. The map below shows the city's location south of Stone Mountain Freeway (US 78) and Memorial Drive (SR 10).



Community Vision

Given the input received from the community, the steering committee drafted the following statement for this plan:

"The City of Stone Mountain will be a unique, vibrant, and sustainable community where residents, visitors, and businesses grow and prosper together."

Goals:

1. A vibrant downtown that supports small neighborhood businesses, attracts tourists, and serves Stone Mountain residents' daily needs.

2. A growing city, both in size and population, through annexation strategies and improving housing options, including in-fill housing, ADUs, multifamily, and mixed-use housing options

3. Improved multimodal mobility and connectivity: redesigning streets for better car flow, and improving walking and biking connections to trails and paths in and outside of the City of Stone Mountain.

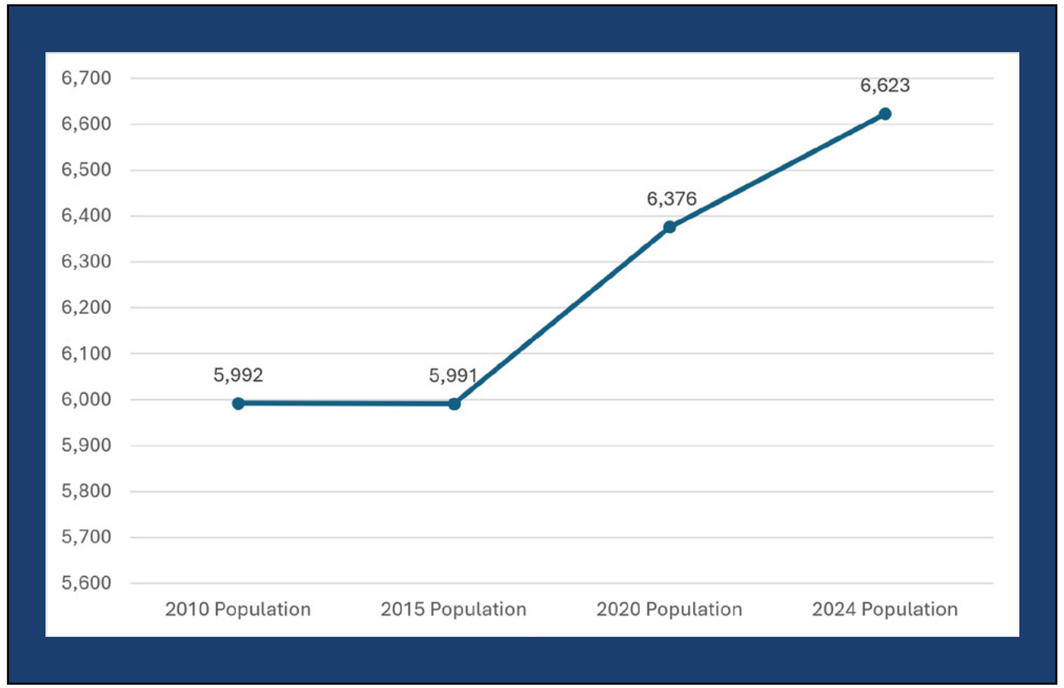
4. Preserving and increasing greenspace within the city.

DATA UPDATES

POPULATION

Stone Mountain's Population Trends 2010 - 2024

ACS 5-Year Estimates, 2010 - 2024



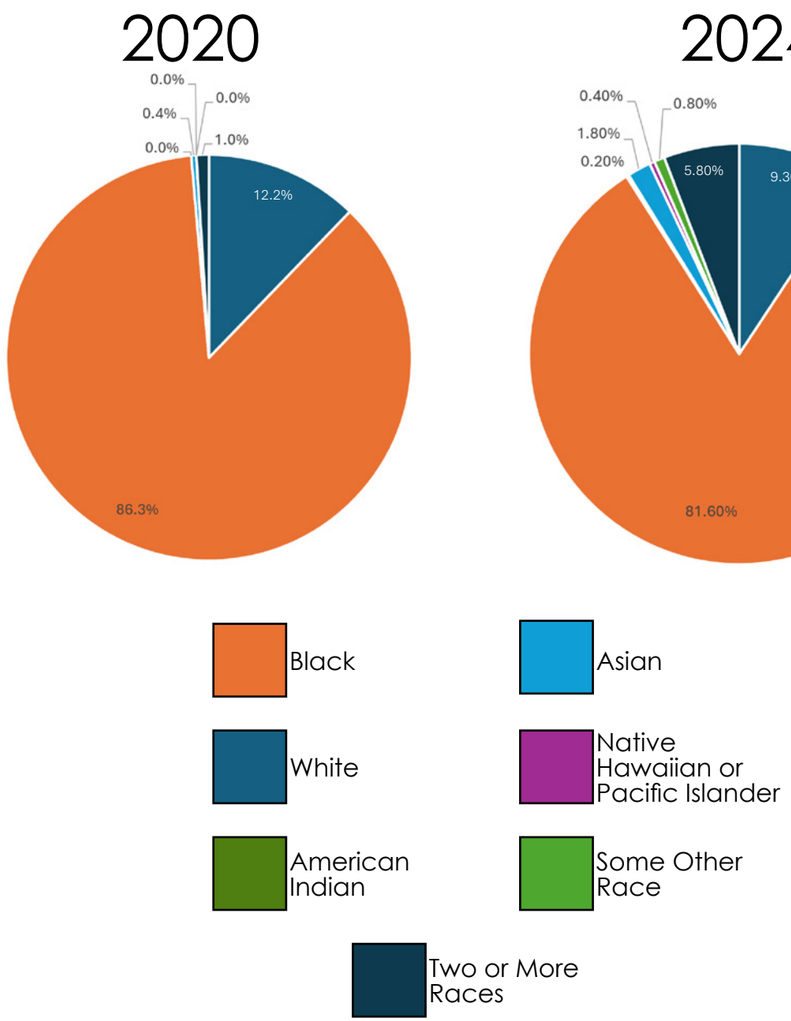
Stone Mountain's population steadily increased between 2014 - 2024, the most recent year population estimates are avaialble. From 2020 – 2024, the population grew by 3.8%.

RACE

Stone Mountain's population remains predominately Black or African American. However, this population decreased between 2020 - 2024 by 5.5%. The White population also decreased by nearly 24%. Two or More Races saw the largest growth in this period, from 1% to 5.8%.

Stone Mountain's Racial Composition, 2020 & 2024

ACS 5-Year Estimates, 2020 & 2024

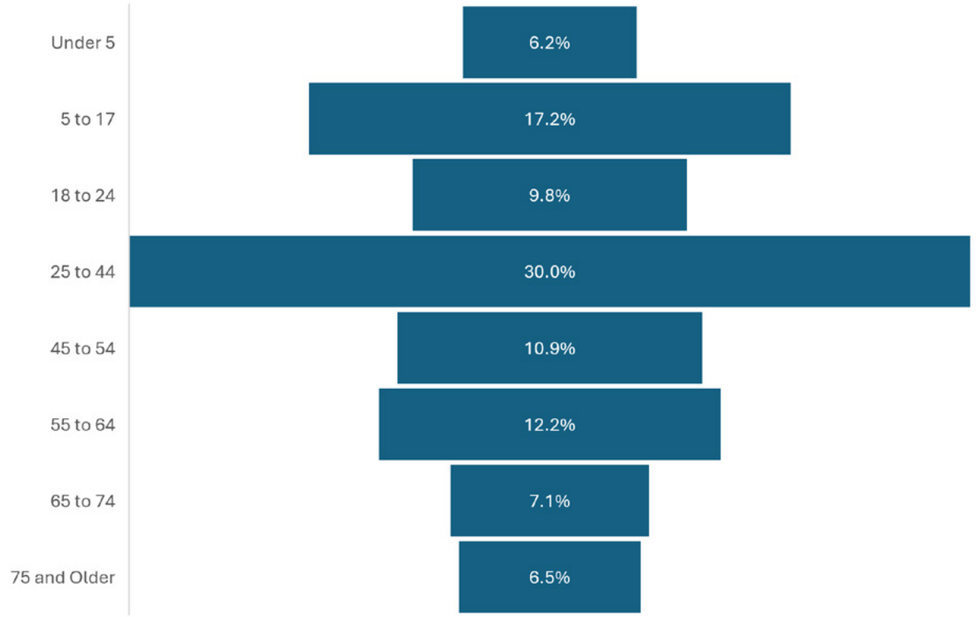


AGE

Stone Mountain's Age Population Pyramid suggests a young city, with over 50% of the population under the age of 44. The median age in the city is also nearly two years younger than the median age for unincorporated DeKalb County residents. Given that the next largest population is individuals in the 5 to 17 year old cohort, this indicates that the city is home to many families with school age children.

Age Pyramid

ACS 5-Year Estimates 2024



Median Age	2020	2024
Stone Mountain	34.3	34.9
DeKalb County	36.5	36.8

HOMEOWNERSHIP

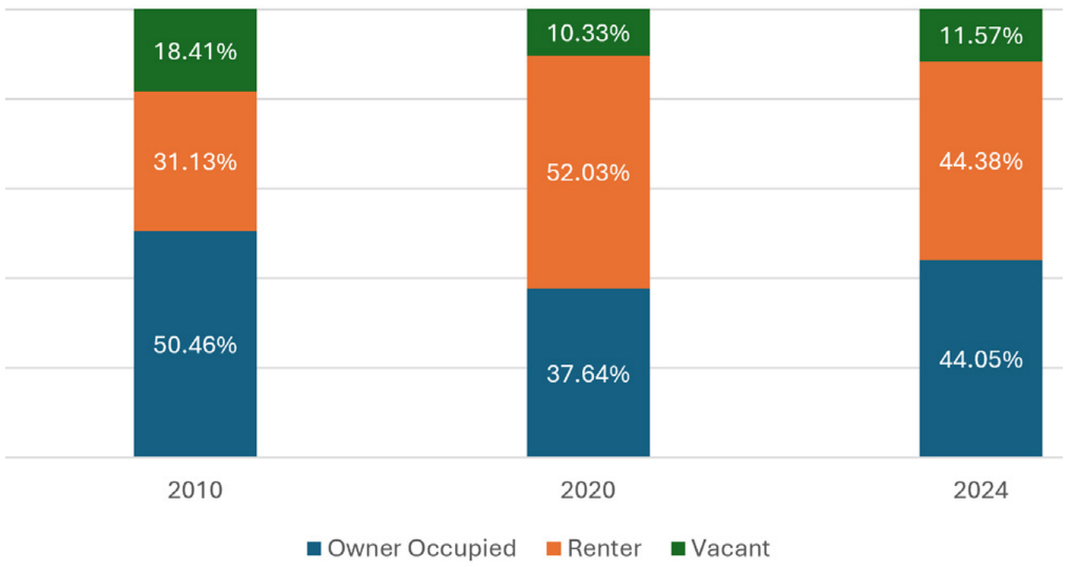
Homeownership in Stone Mountain has fluctuated since 2010. Vacant properties decreased considerably from 2010 to 2020, from 18.4% to 10.3%. The percentage of renters increased across the same period, outnumbering owner-occupied housing in 2020. However, that trend reversed course in 2024, with owner occupied and rental occupied housing levelling out to nearly equal, and the vacancy rate increasing slightly. Stone Mountain's median rent and home values are less than DeKalb's median rent of $1,692 and median home value of $357,800.

Median Rent 2024: **$1,540**

Median Home Value 2024: **$221,100**

Homeownership Breakdown 2010 - 2024

ACS 5-Year Estimates 2024

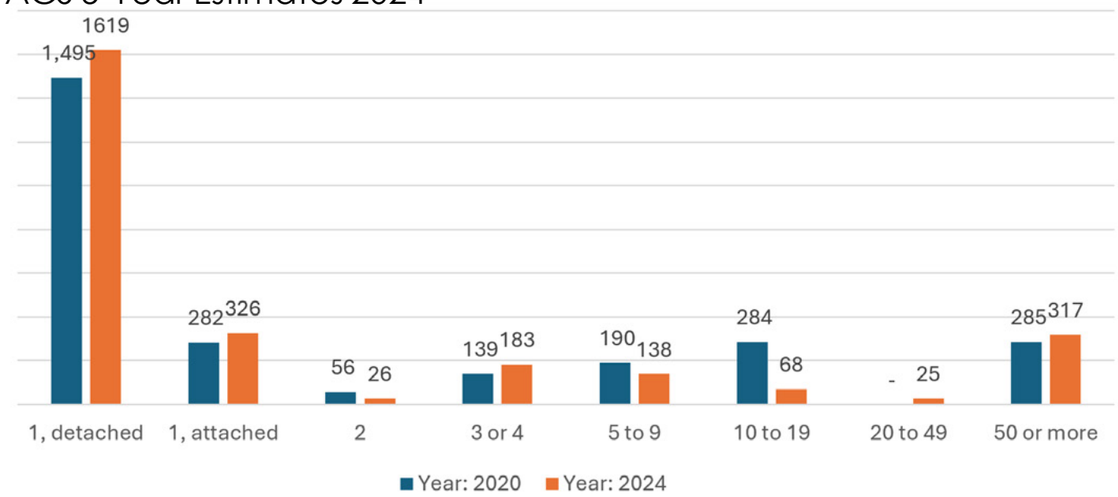


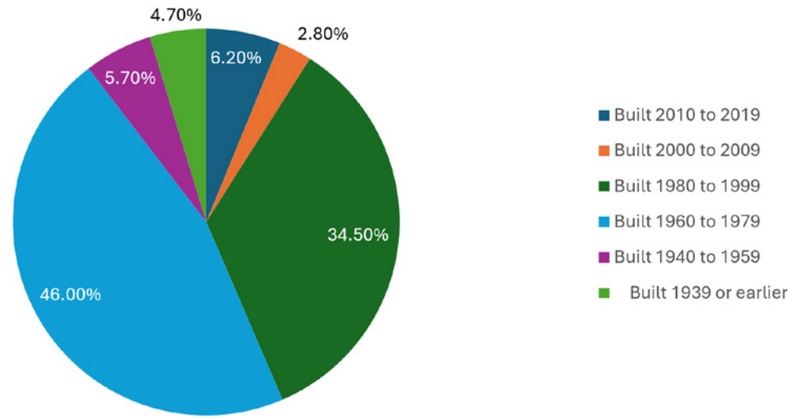
HOUSING DEMAND & VALUES

Single-family homes remain the primary housing type in the city. Multifamily housing developments of 3 – 4, 20 – 49, and 50+ units increased between 2020 and 2024 while the number of buildings with 5 to 19 units shrank. For multifamily development, this trend suggests that there is a preference for larger multifamily developments or tri-/quadplexes. The age of housing units in Stone Mountain shows that most homes were built between 1960 to 1999. No data is found for buildings built after 2020.

HOUSING UNITS & HOUSING AGE

ACS 5-Year Estimates 2024



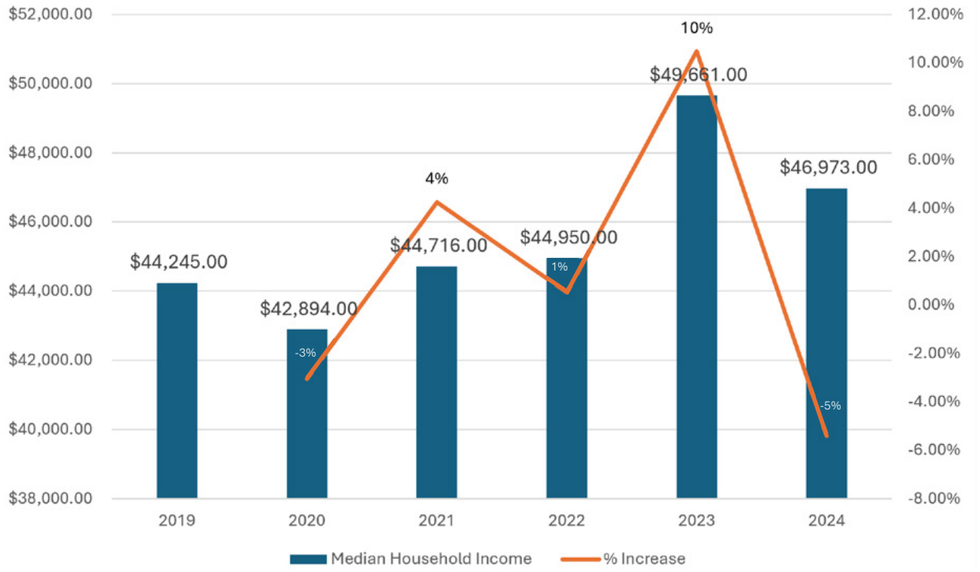


INCOME

The median income for Stone Mountain Residents hovers between $40,000 - $50,000, with incomes decreasing by 5% between 2023 and 2024 after experiencing a 10% increase from 2022 – 2023.

Income Changes 2019 - 2024

ACS 5-Year Estimates 2024

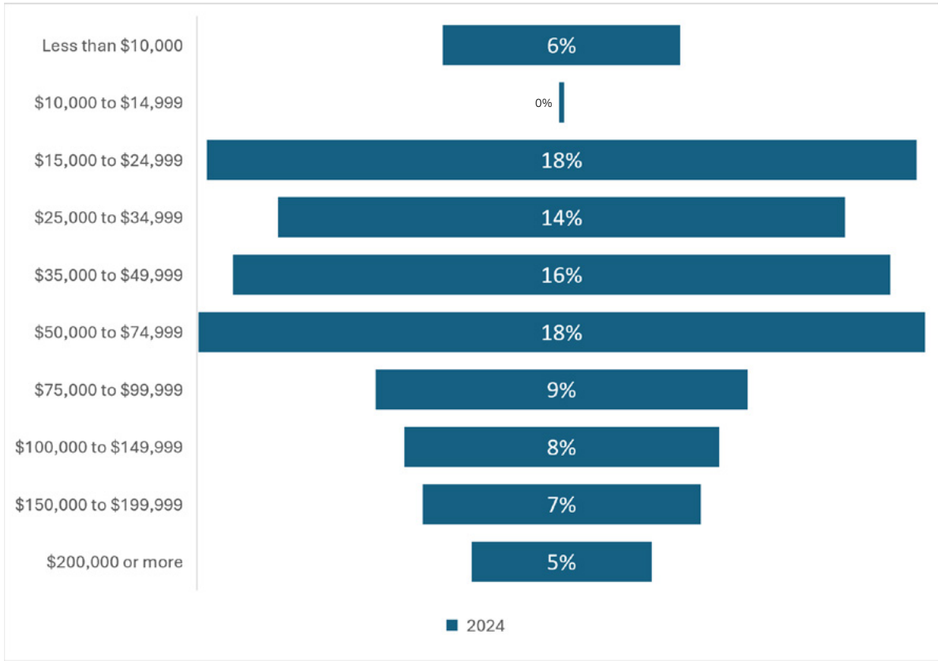


INCOME DISTRIBUTION

The distribution of income shows that roughly 32% of Stone Mountain's population earn between $15,000 - $34,999 while 34% earn between $35,000 - $74,999. The income range of $15,000 - $74,999 represents over two thirds of the income distribution. In comparison, the median income for DeKalb County is $80,644.

Income Pyramid

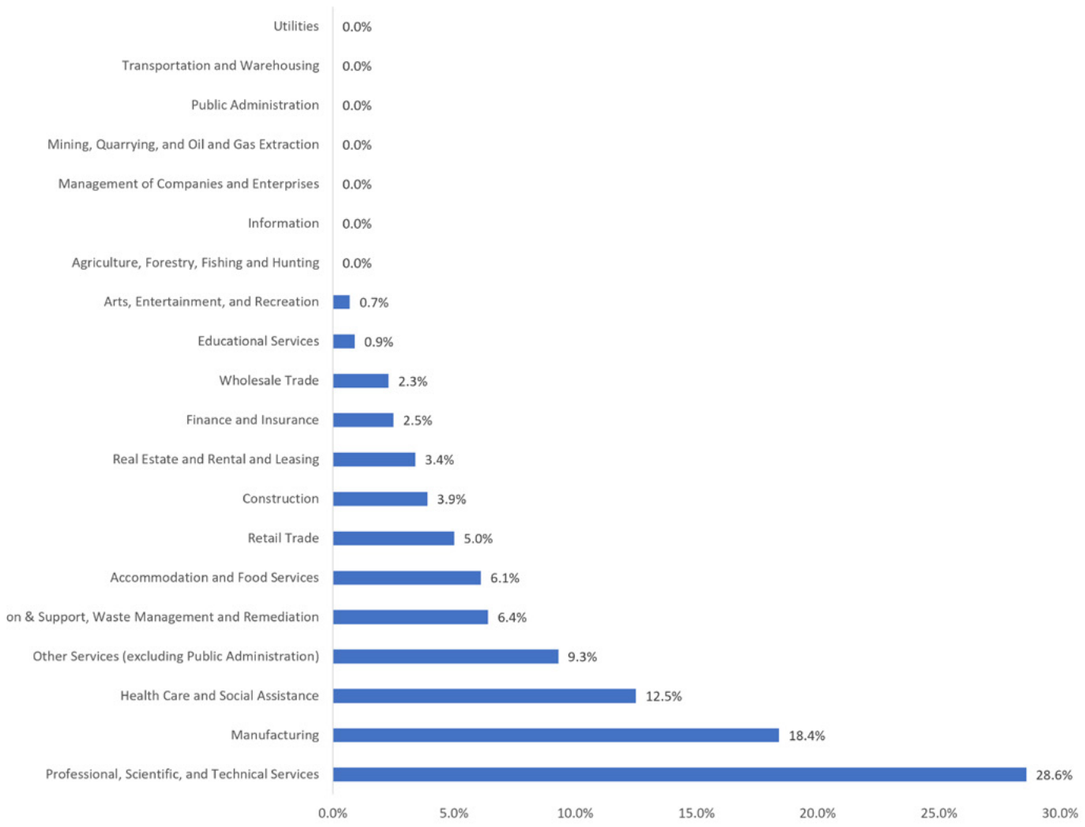
ACS 5-Year Estimates 2024



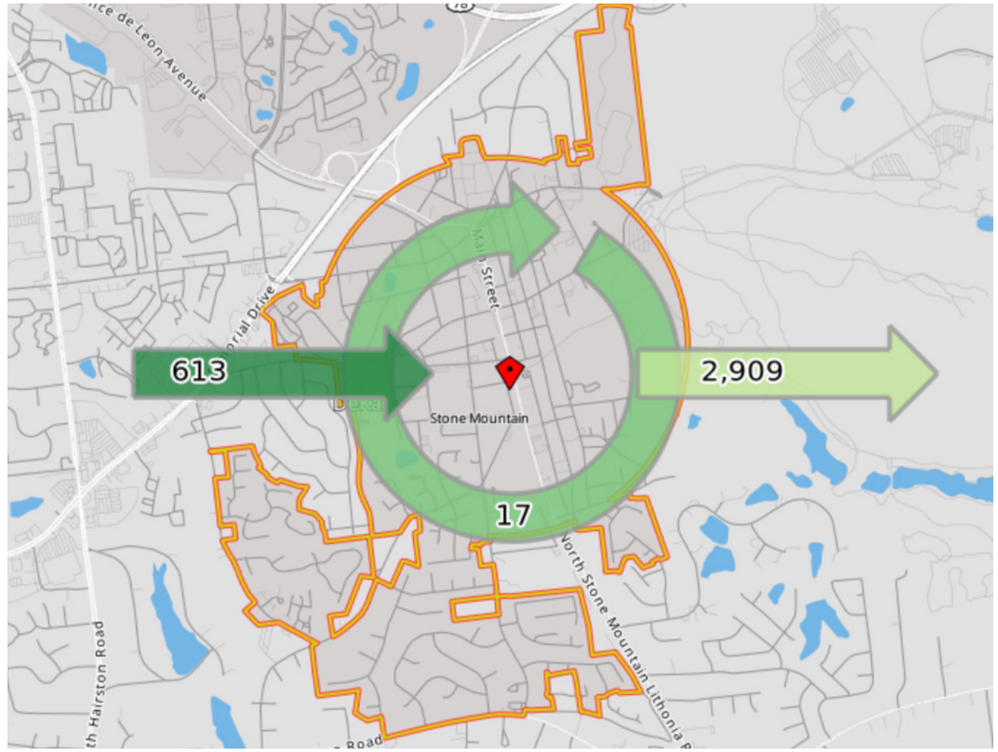
JOB SECTORS

The top three industries in which Stone Mountain residents work are Professional, Scientific, and Technical Services, which employs 21% of the population, followed closely by Educational Services at 20.5%, and finally Accommodation and Food Services at 14%.

Job Sectors
ACS 5-Year Estimates 2024



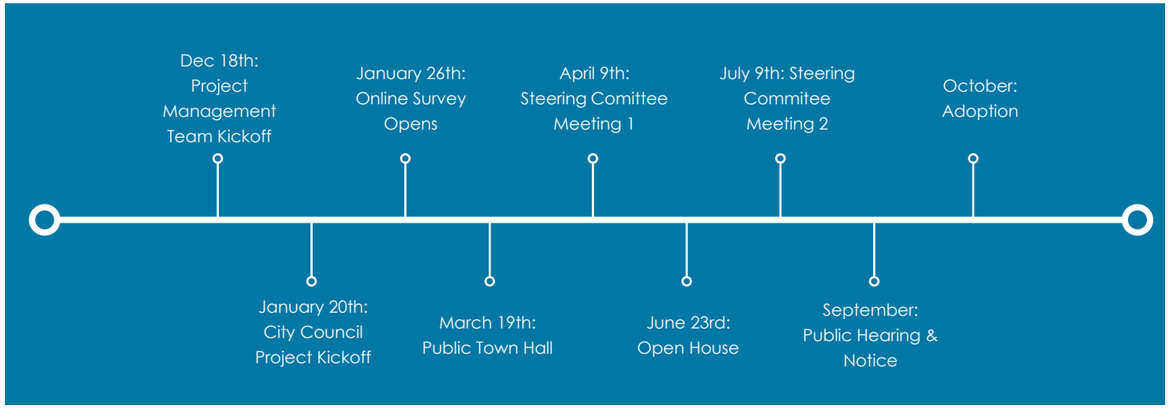
COMMUTING PATTERNS



The above data comes from the Census *On the Map* tool and illustrates work commute patterns. 613 people travel into Stone Mountain for their work, 17 residents are employed inside the city boundaries, and 2,909 residents travel outside of the city for work. The large number of residents who have to travel outside the city for work indicates a mismatch between the jobs available within the city limits and the skills of its residents. The more people who have to travel outside of the city to their jobs, the more congestion this causes on city streets, surrounding arterial roadways, and interstates.

COMMUNITY INPUT

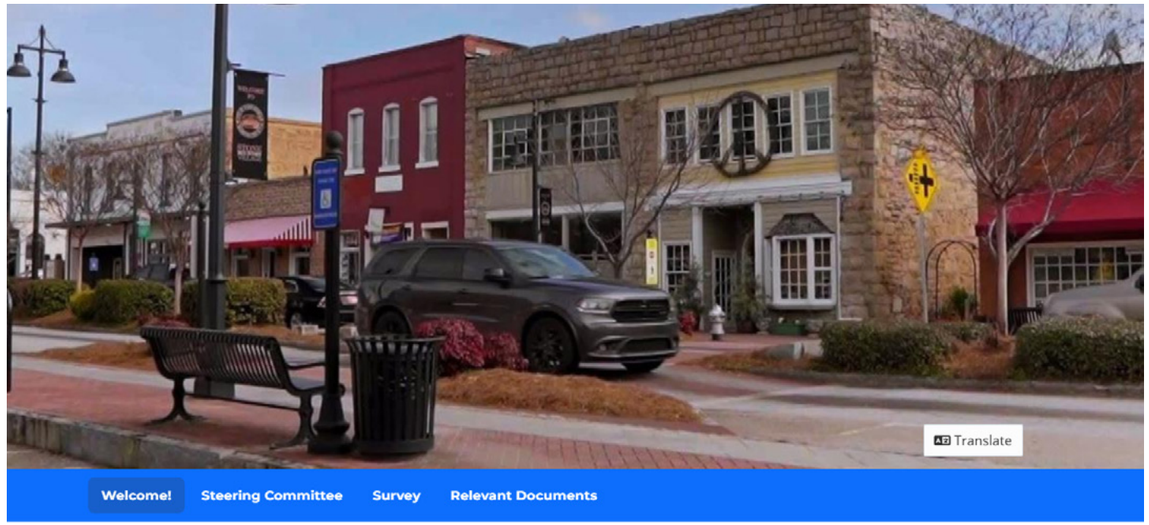
COMMUNITY ENGAGEMENT TIMELINE



COMMUNITY INPUT OPPORTUNITIES

A steering committee comprised of citizens, local business owners, elected and appointed officials, and city staff guided the creation of the 2026 comprehensive plan update. The steering committee met on multiple occasions, providing direction and feedback at key points in the process. In addition to emails sent directly to committee members, the city advertised committee meetings through the city's website and social media.

ARC and the city also hosted an open house on Tuesday, June 23rd at 5380 Studio located in Downtown Stone Mountain. Stakeholders also provided their input on priorities and goals via an online survey on the dedicated comprehensive plan website.



2026 Stone Mountain Comprehensive Plan Update

Public Input Website

SWOT Anlaysis

During the first steering committee meeting that ARC hosted in April, ARC staff led committee members through a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. Following is the feedback received:

Strengths

Strengths focused on Stone Mountain's culture and renewed energy in its civic insitutions.

1. Stone Mountain Park as a major attraction with new ownership bringing fresh energy
2. Active City Council and new elected officials bringing renewed momentum
3. Strong culture, history, and well-preserved character — recognized as one of the best preserved towns in the region; home to two of five historically Black communities in DeKalb County
4. Walkable core with good housing stock and four large parks, plus new playgrounds and updated facilities
5. Vibrant community identity: active arts scene, strong library, robust volunteer base, and civic organizations (Women's Club, Freemasons, community garden)
6. Improving relationships with CSX and DeKalb County; strong inter-city relationships
7. Unique assets no other city has: historic caboose, walking tours, 100+ year-old tree, outdoor gym, wind phone art installation, historic graveyard
8. Highway 78 access; active community communication networks

SWOT Anlaysis

Weakness

Weakness focused on infrastructure and process improvements the city needs to implement.

1. Limited draw to the city itself beyond the Park; 42 MARTA stops to get to downtown Atlanta
2. High Main Street vacancy rates; building renovation costs are prohibitive for most owners
3. Event space underutilized due to logistics and cost (rental fee)
4. 75% of tax revenue comes from residential; high millage rate with little room to increase
5. High turnover in city hall — 4 to 6 city managers in the last 5 years — undermining operational stability
6. Outdated technology: lagging city website, limited digital services, weak public communications and outreach
7. Antiquated ordinances slowing permitting; described as a nightmare for businesses
8. CSX easements complicating building ownership and redevelopment along the rail corridor
9. Placemaking momentum lost post-COVID; schools underperforming; difficulty attracting families
10. Lack of infill development and no clear strategy for MARTA brownfield

Opportunities

Opportunities focus on partnerships and tools to provide residents with updated services and innovative programming

1. Stone Mountain Park's new ownership — potential for a stronger, more intentional city partnership
2. MARTA Reach candidate status and rail corridor activation
3. Mayor's emphasis on tourism; new general administration bringing fresh direction
4. Rebranding opportunity: defining a distinct city identity, gateway signage, and consistent marketing
5. Museum concept to reframe the Stone Mountain narrative and draw new visitors
6. Targeted annexation along Memorial Drive to grow commercial tax base (goal: +5% revenue per year)
7. Infill development and MARTA brownfield redevelopment
8. Digitizing city services, modernizing the website, and publishing available facilities online
9. Stronger community partnerships; leveraging the 10,000+ member Facebook group; restoring live music programming
10. Faster and smoother permitting as a small city; food and business incubator opportunities
11. Educational opportunities — potential for magnet, charter, or mixed public/charter school

SWOT Anlaysis

Threats

Threats focus on changing conditions around and within Stone Mountain

1. Uncertainty about how the new Park ownership views its relationship with the city
2. Historical designation limiting building flexibility and creating ongoing financial upkeep burden
3. Risk of becoming an island city as Tucker and Clarkston expand and close off annexation corridors
4. City's history and current conditions are stigmatized, deterring investment and families
5. Aging underground infrastructure — clay piping and sinkholes already appearing
6. Sales tax reductions and lack of industrial zoning limiting revenue diversification
7. Too many short-term rentals (Airbnbs) crowding out permanent housing options
8. Stone Mountain Park closing its education center, removing a community anchor
9. CSX expanding paid parking lots — unclear what other city-impacting moves may follow

NEEDS & OPPORTUNITIES

From the public input and SWOT analysis with the steering committee, the following needs and opportunities emerged. They have been categorized to fit the elements within this comprehensive plan document.

LAND USE

1. Encourage mixed-use development
2. Explore redevelopment of the MARTA brownfields site
3. Seek easements from CSX to utilize land adjacent to the tracks

ECONOMIC DEVELOPMENT

1. Address high Main Street vacancy rates
2. Create an inviting downtown area
3. Recruit more restaurants, a small grocery store, and other shops to bring in business
4. Encourage sustainable growth
5. Increase access to retail and commercial options
6. Support tourism development
7. Expedite and modernize the city's permitting process

TRANSPORTATION

1. Explore options for redesign of the 5-Way intersection at James B. Rivers Memorial Drive
2. Fund infrastructure improvements across residential communities
3. Increase MARTA connectivity through the MARTA Reach Program

HOUSING

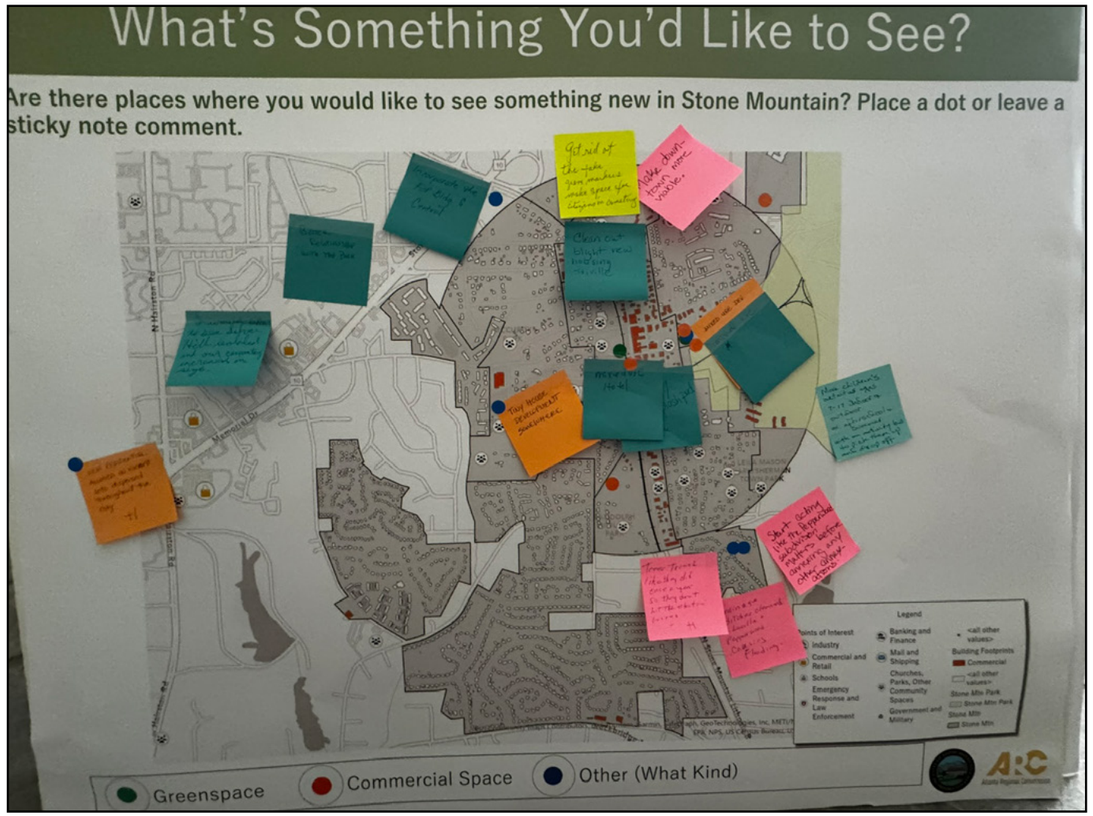
1. Allow alternative housing options like ADUs
2. Address Airbnb housing crowding the market
3. Allow/encourage infill development to increase housing stock and diversity types
4. Implement blight fees

HISTORIC & CULTURAL RESOURCES

1. Improve relationship with Stone Mountain Park
2. Host festivals on the Lawn
3. Recapture placemaking momentum lost during and after COVID
4. Reopen the Stone Mountain Museum
5. Complete and Conduct a Historical Survey to align preservation policies with identified areas.

NATURAL RESOURCES & RECREATION

1. Preserve and expand greenspaces
2. Incorporate children's outdoor activities in greenspaces and downtown
3. Explore adding a splash pad in downtown



STONE MOUNTAIN TOMORROW

PREVIOUS PLANS

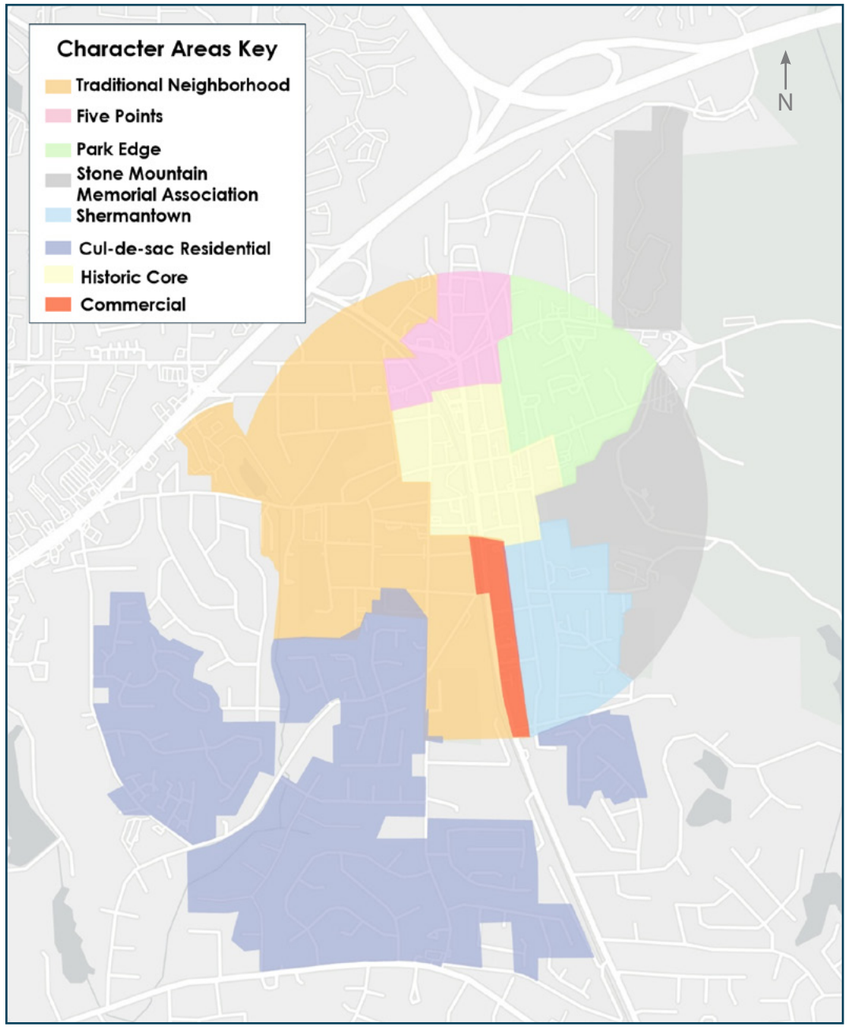
Goals and recommendations found in this section of the plan are influenced by current and previous studies. Below is the list of plans referenced.

1. **2026:** DeKalb County Comprehensive Plan (Ongoing)
2. **2025:** ULI mTap Plan: Downtown Revitalization Strategy
3. **2024 – 2028:** DeKalb County Consolidated Plan
4. **2023:** LCI - Connecting Parks, PATHs, Public Spaces
5. **2022:** DeKalb County Comprehensive Transportation Plan
6. **2021:** Stone Mountain Comprehensive Plan
7. **2020:** Stone Mountain Village Forward Plan (2020)
8. **2019 – 2023:** Consolidated Plan for HUD: Programs and Annual Action Plan
9. **2015:** Stone Mountain Village Neighborhood Improvements Plan

CHAPTER 4

LAND USE

CHARACTER AREA MAP



The Character Area Map is a representation of the community's vision for future development and redevelopment within the city. Each Character Area includes a narrative describing the land uses, desired development patterns, and implementation strategies as well as representative pictures of the type and style of development. It is important to note that the Character Area Map does not change the current zoning of any property but reflects policies that are intended to guide the city's land use decisions for the next five years.

CHARACTER AREAS

The following list of character areas corresponds to the Character Area Map on page 37. Character areas are sub-planning areas that have unique or special characteristics that require special attention in terms of future development. The character areas are listed below and include both a brief description of the area as well as a current picture(s) from those areas. The description also includes an explanation of desired development patterns, implementation strategies, and primary land uses. The City has retained a residential village atmosphere and many homes have been renovated in recent years. According to 2019 ACS estimates, the City is comprised of 2,714 housing units, with almost 50% owner-occupied and about 50% renter occupied. Most of the city is zoned for residential use. During the comprehensive plan process, the character of the residential community was identified as one of the leading reasons that Stone Mountain remains a desirable place to live. The legacy of its early 20th century "rural" resort roots has created a character that is unique among neighboring communities in central DeKalb.

HISTORIC CORE

The Historic Core is the focal point of the city of Stone Mountain. The future of the historic core will encompass physical and economic redevelopment and revitalization in a manner that is sensitive to the area's historic context. New development and redevelopment will increase the burgeoning mix of uses, which includes higher-density residential, retail, and office professional activities. The area is, and will continue to be, the hub of city offices, greenspaces, and links to regional transportation routes. The area will be pedestrian friendly and linked to other city neighborhoods through sidewalk and bicycle routes.







Stone Mountain's connection to the PATH network is another unique characteristic of the Town Center and should be expanded in the future, including more direct connections to greenspace and trail networks as well as linking parks to one another. All of these efforts, accompanied by the addition of sidewalks and creation of other pedestrian-friendly trail/bike routes will link neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. Public restrooms should also be constructed as part of the Main Street revitalization.

New construction in this area should be compatible with existing buildings; heights should be up to 54 feet or 4 stories for buildings facing Main Street and James B. Rivers Memorial Drive.

PRIMARY LAND USES

- Mixed use to include homes, offices, shops, greenspace, institutions, civic offices, and accomodations.
- Residential development reinforcing the traditional town center through a combination of historic home rehabilitation, compatible new infill development, and lofts located over retail spaces.
- Housing density should allow up to 20 units per acre.
- Office development is appropriate, especially as a second story use in historic buildings with ground floor retail.

DESIRED DEVELOPMENT PATTERNS

- Traditional "downtown" with large blocks lined with buildings that meet the street.
- Parking located in civic lots, lots located behind structures or on the street.
- Sidewalks are wide and include amenity areas for street trees, benches, and plantings.
- Roadways should have well marked and signalized crossings for pedestrians and cyclists.
- Support implementation of 2020 Village Forward Plan and 2023 LCI Plan
- Enforce historic district design guidelines and zoning regulations.



COMMERCIAL

Stone Mountain has several commercial areas that are declining and in need of redevelopment to be vital in the future. Comprised primarily of unattractive, vacant, or under-utilized strip shopping centers, these areas are characterized by auto-oriented design that creates a high degree of access for vehicular traffic. An excess of on-site parking and a lack of preserved open space characterize this area.

The designated commercial redevelopment areas are largely located in heavily traveled portions of the city. In order to increase activity in these areas, commercial redevelopment should focus on upgrades to the building and site aesthetics as well as the surrounding transportation network. In the future, these areas will be hubs for commercial and professional activity. Due to their locations, they will be more auto-oriented than the town center commercial areas, yet they will still maintain a high level of pedestrian accessibility.





DESIRED DEVELOPMENT PATTERNS

- Well connected to the major transportation routes they front as well as the residential areas to which they are adjacent.
- In the south Main Street corridor, future commercial development may remain auto-oriented, but there should be greater control on access points and overall aesthetics.
- Manufactured or "Butler" buildings are not appropriate in this area.
- The Memorial Drive area should create a more cohesive fabric for pedestrians, bicycles, and cars.

  Connection of the PATH Trail with Stone Mountain's internal bicycle and pedestrian trails, and coordination with nearby greenspace and the gateway(s) to the city.
- Green spaces should be provided in redeveloped commercial areas.

  Pedestrian seating, plantings, and trees should be incorporated into the site designs for all redevelopment projects, along with landscaping plans for the entrances, facades, and service areas of each building.
- Signage in these areas should be "monumental" in style and include architectural elements and surface treatments that are attractive and cohesive with the architecture of the surrounding structures.

PRIMARY LAND USE

- Commercial uses will dominate in these areas.
- Limited professional (office) and second story residential uses are also appropriate.
- Buildings should vary in height between one and two stories.
- Commercial development intensities should range between 10,000 and 25,000 square feet per acre.
- Pocket parks

CUL-DE-SAC RESIDENTIAL

The Cul-de-sac Residential, or Suburban Residential, character area encompasses much of the southern portion of the City of Stone Mountain. This area is currently, and will continue to be, characterized by larger lot residential development. These neighborhoods are comprised of typical suburban development from the 1970s through 1990s that exemplify the curvilinear street pattern and proliferation of cul-de-sacs and large lot sizes.



Houses have large setbacks from the street and development is auto oriented and does not promote pedestrian activity.
In recent years, some of the subdivisions in this area have experienced decline. Low rates of homeownership and lack of proper maintenance on the existing housing stock are factors contributing to the decline. In the future, the area will remain suburban in feel but redevelopment and rehabilitation efforts should seek to better integrate the area with the rest of Stone Mountain. Accessory dwelling units (ADUs) are appropriate due to the lot sizes and character of the neighborhoods. Small-scale, nodal commercial development will support the residential nature of the area as will the integration of parks and pedestrian facilities. Internal and external connectivity will be promoted (versus current cul-de-sac roadway design) to create alternative transportation routes.

DESIRED DEVELOPMENT PATTERNS

- Revitalize existing housing stock
- Target homeowners at varied price points.
- New single-family detached and attached houses.
- Limit cul-de-sac streets and promote street connectivity when feasible.
- Employ conservation style design to create common open space and recreation amenities
- Rehabilitation efforts should include streetscape improvements, such as sidewalks.

PRIMARY LAND USES

- Detached single-family residences with ADUs allowed
- Limited areas of multifamily housing (apartments) that may be rehabilitated, but should not be expanded in the future.
- Town houses, where appropriate.
- Overall density should stay within a 2 to 4 unit per acre range.





PARK EDGE

The City of Stone Mountain's location adjacent to Stone Mountain Park sets the precedent for open space and recreation amenities within the city. The Park Edge Character Area includes greenspace, recreation, and conservation uses as well as the Stone Mountain Memorial Association properties (Stone Mountain Park). The current development of the city reflects a strong commitment to providing active and passive greenspaces for the benefit of citizens and visitors. The vision for the future of greenspace in the city is the continued enhancement of existing parks and a steady increase in the amount of available active and passive green space. The city will also increase programming in existing greenspaces and seek opportunities to expand programming into new areas. Mixed use development should be allowed along James B. Rivers Memorial Drive.





PRIMARY LAND USES

- Detached single-family residences
- Townhouses, where appropriate
- Mixed use development fronting James B. Rivers Memorial Drive
- Park and Recreation Space, Civic Uses, Walking and Biking Trail Connections

DESIRED DEVELOPMENT PATTERNS

- Expansion, support and maintenance of PATH (bike trail connecting Stone Mountain Park with Atlanta) trails.
- Opportunities for new parks.
- Preserve and program current greenspace.
- Require new development to include greenspaces and/or small pocket parks for residents or development users.
- Adopt conservation subdivision regulations or greenspace set aside requirements.



SHERMANTOWN

Shermantown is the center of African American community and culture in the City of Stone Mountain. The condition of properties varies widely. Dilapidated or declining structures may adversely affect future development. Turning the tide of decline and re-establishing this area as a thriving, more self-sustaining community is the goal of future development and improvement initiatives in this character area. The vision for the future of Shermantown is a vibrant neighborhood where older structures are seamlessly interwoven with context sensitive infill development in safe, pedestrian-friendly arrangements. A healthy mix of residences, small commercial establishments, and institutions such as churches will characterize the area. A new square will create a community gathering space that pays homage to the historic commercial node of the neighborhood.





PRIMARY LAND USES

- Detached single family homes
- Compatible townhome development
- Compatible small multi-family residential development
- Neighborhood serving retail establishments (2,000 sq. ft. or less)
- Parks and open space

DESIRED DEVELOPMENT PATTERNS

- Traditional neighborhood development pattern
- Currently, streets are narrow and laid out in a somewhat irregular grid pattern.
- Houses and lots are small and have narrow setbacks.
- Maintain sidewalks and encourage installation of new ones where appropriate.
- Ensure connectivity of sidewalk network to community amenities.
- Preserve existing single family homes.
- Encourage restoration of aging homes with historic character.
- Promote new single family residential development.
- Develop new multi-family homes with high quality design elements compatible with existing single-family homes.
- Establish pocket parks.

STONE MOUNTAIN MEMORIAL ASSC.

The Stone Mountain Memorial Association (SMMA) is an authority created in 1958 by the State of Georgia to manage Stone Mountain Park (Official Code of Georgia Annotated §12-3-190, "Stone Mountain Memorial Association Act"). A portion of the park's land is located within the city limits of Stone Mountain; however, the SMMA has land use control over this portion. Therefore, this Character Area is not detailed in regards to land use, desired development patterns and implementation strategies, as are the other Stone Mountain Character Areas. This area is highlighted in gray on the "Character Area Map" found on **page 37** of this plan.



TRADITIONAL NEIGHBORHOOD

In Stone Mountain, the stable, traditional neighborhoods are adjacent to the Historic Core in the northern half of the city. These neighborhoods are typically a mixture of older and newer housing. Some of the traditional neighborhoods are located in close proximity to neighborhoods in need of improvement, which could impact them over time if action is not taken to protect the stable areas from encroaching decline. Such actions include reinforcing stability by encouraging homeownership and an emphasis on maintaining or upgrading existing properties. The traditional neighborhood in Stone Mountain is able to seamlessly integrate various institutional uses including Champion Theme Charter School, McCurdy Park, the city Post Office and churches into the residential fabric through use of sidewalk connectivity and appropriately placed parking.

Most of the city's traditional neighborhoods fall within Stone Mountain's designated National Historic Register District, which represents the city's unique history and includes numerous significant architectural resources. The city's historic character will continue to be promoted and preserved through the sensitive treatment of renovations and new development in these neighborhoods.



DESIRED DEVELOPMENT PATTERNS

- Preserve existing single family homes.
- Encourage restoration of aging homes with historic character.
- Promote new single-family residential development with historic character.
- Develop new single family homes on ¼ acre lots or less.
- Allow accessory dwelling units (ADUs)
- Develop new multifamily homes with high quality design elements compatible with existing single-family homes.
- Ensure installation of sidewalks to facilitate pedestrian activity.
- Ensure connectivity of sidewalk network to community amenities.
- Establish pocket parks.
- Strict code enforcement.

PRIMARY LAND USES

- Single-family dwelling units.
- Compatible townhome development.
- The addition of commercial uses into these areas is not appropriate due to the "skinny" street pattern and proximity to other commercial areas of the city.
- Institutional (schools, churches, etc.) and park uses that support a strong sense of community are appropriate

FIVE POINTS

The Five Points Character Area is the main entryway into the city and downtown Stone Mountain, which is designated as the Historic Core on the Character Area Map on page 37. Five Points gets its name from the five way intersection of E. Ponce de Leon Avenue, Silver Hill Road, James B. Rivers Memorial Drive, and Main Street. The future of Five Points should mirror the vision for the Historic Core, with context sensitive physical development, redevelopment, and revitalization. New development and redevelopment projects will increase the mix of uses in the city, which includes higher-density residential, retail, restaurant, and office professional activities. The Five Points area should be the transition into the historic downtown area, including future installation of monumental gateway signage indicating that residents and visitors have "arrived" in the heart of the City of Stone Mountain. Through future intersection improvements, the area will be pedestrian and bicyle friendly and provide a safe link between two active nodes.



FIVE POINTS

The installation of gateway signage at Five Points is an opportunity for the city to announce and celebrate its historic Main Street. A gateway and other improvements in this area will provide a positive first impression and facilitate access into the Historic Core. The image below is taken from the 2020 Village Forward Downtown Master Plan. It is intended to be representative of how a future gateway into downtown could be designed.

PRIMARY LAND USES

- Should include a monumental sign made of durable, high quality materials which is attractively designed. Potential design concepts are included in the 2020 Village Forward Plan.
- Gateway sign should be surrounded by special landscaping treatments that create a formal entry into the Historic Core and are clearly distinguishable from the surroundings.
- Special sidewalk and/or pavement treatments can be used to help establish gateways.
- Mixed use to include residential, offices, retail, restaurants, and greenspace.
- Residential development reinforcing the traditional town center through a combination of historic home rehabilitation, compatible new infill development, and lofts located over retail spaces.
- Housing density should allow up to 20 units per acre.
- Office development is appropriate, especially as a second story use in historic buildings with ground floor retail.

DESIRED DEVELOPMENT PATTERNS

- Blocks lined with buildings that meet the street.
- Parking located in lots located behind structures or on the street.
- Wide sidewalks with amenity areas for street trees, benches, and plantings.
- Roadways should have well marked and signalized crossings for pedestrians and cyclists.
- Support implementation of 2020 Village Forward Plan and 2023 LCI Plan vision for the area.

PREVIOUS RECOMMENDATIONS

LCI 2023 Recommendations:

- **Catalytic Activation Focus**: Future land uses to shift from purely structural mapping to a layered focus on activating four specific catalyst sites situated as key gateways along the Main Street corridor.
- **Mixed-Use Frontage Extensions**: Promote expanding the active, pedestrian-oriented footprint of the historic downtown core outward along Main Street toward James B. Rivers Memorial Drive to the north and Lucile Avenue to the south to support business growth.
- **Preserving Residential Fabric**: Reaffirm a commitment to maintaining existing stable single-family residential zoning while ensuring that any incoming multi-family housing or infill matches traditional neighborhood scale, setbacks, and local character.

2021 Comprehensive Plan Recommendations

- **Future Framework**: Make development decisions over the next 20 years that are systematically guided by a Future Land Use Map paired alongside a specialized Character Area Map.
- **Mixed-Use Integration**: Emphasized traditional downtown arrangements featuring multi-story structures (up to 2–3 stories) that support ground-floor commercial shops with residential lofts or office space located directly above.
- **Core Densities**: Land use inside the historic town center should allow for compact residential infill and rehabilitation up to a density of 12 units per acre.

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CHAPTER 5

ECONOMIC DEVELOPMENT

Residents' main concern for the city is economic development. Throughout engagement, the priority focused on actions that work to lower the barriers for small business ownership and revitalize the main street commercial corridor. The permitting and renovation process for Main Street buildings consistently came up as a barrier to rehabilitation. Current feedback and previous documents stress a need to balance the type of commercial wanted: one that serves neighborhood needs along with its proximity to a popular tourist attraction.

Previous studies provide economic development strategies that the city can build upon. The 2021 Comprehensive Plan recommendations are still relevant to what Stone Mountain residents want to see.



Source: City of Stone Mountain

CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Economic Development goals:

1. **Streamline Permitting & Business Onboarding**: Overhaul and digitize the city's antiquated permitting and zoning processes. Establish a clear, expedited "one-stop-shop" intake process for small businesses and building renovations along Main Street to lower entry barriers.
2. **Implement Blight Ordinances & Code Enforcement:** Enforce vacant property fees, blight taxes, and proactive code enforcement on dark or abandoned commercial storefronts on Main Street to compel property owners to rehabilitate, sell, or lease underutilized structures.
3. **Pursue Targeted Annexation along Memorial Drive:** Execute a commercial annexation strategy targeting property toward the Memorial Drive commercial corridor (nearing Clarkston and Tucker). This will capture new commercial tax revenue and expand the commercial tax base beyond the current 75% residential burden.
4. **Incentivize Downtown Commercial Catalyst Sites**: Partner with the Downtown Development Authority (DDA) to acquire and redevelop key catalyst parcels through adaptive reuse, density credits, and public-private partnerships to attract locally owned restaurants, a revenue generator, and a community grocer.
5. **Capture Stone Mountain Park Tourism:** Modernize downtown marketing, gateway directional signage, and cross-promotions to capture spending from the estimated 4 million annual visitors entering neighboring Stone Mountain Park.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Local Retail Recruitment: Prioritizes filling empty downtown storefronts by recruiting locally owned, community-serving retail businesses and establishing standardized, consistent business operating hours.
2. Target Clusters: Focuses external recruitment on designated high-wage industry clusters: Entrepreneurial Networked Professionals, Independent Artists/Performers, Technical Consulting, Motion Picture Production, and Computer Gaming.
3. Park & Commuter Synergy: Promotes strategies to capture revenue from the 4 million annual visitors traveling to adjacent Stone Mountain Park, alongside attracting employees from the nearby Stone Mountain Industrial Park.
4. Financial Incentives: Outlines near-term work goals to fully certify a Tax Allocation District (TAD), issue civic development bonds, and secure a state Opportunity Zone designation to foster business growth.

PREVIOUS RECOMMENDATIONS

ULI Mini Technical Assistance Panel (mTAP)

The Urban Land Institute's Center for Leadership Class of 2025 created a downtown revitalization strategy as one of its capstone projects.

This report was done as a mini technical assistance panel exploring three main goals for Stone Mountain:

1. Developing a property acquisition strategy, including identifying potential funding sources, guidance for investor/developer attraction, and incentive structuring.

2. Assistance in identifying potential highest and best uses for key catalyst parcels within Stone Mountain's downtown corridor.

3. Developing a strategy to partner with investors and developers to revitalize these buildings so that we can bring new businesses and additional tax revenue to our city.

Recommendations assume that the City of Stone Mountain and the DDA would acquire and redevelop properties to lease or sell. The study examined economic scenarios, created pro formas, and conducted site analysis for three properties.

Additional Strategies include:

- Up Zoning – the process of allowing for higher density development by changing the zoning pattern
- Adaptive Reuse – repurpose vacant and outdated existing structures for other, more desirable uses
- Offset strategies – allow for more intense development through density credits or land swap.

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces Leveraging Regional Tourism:

Capitalizes directly on the 4 million annual regional visitors traveling to neighboring Stone Mountain Park by building physical trail links and placing inviting downtown entries to systematically channel visitor foot traffic and bike spending into local commercial districts.

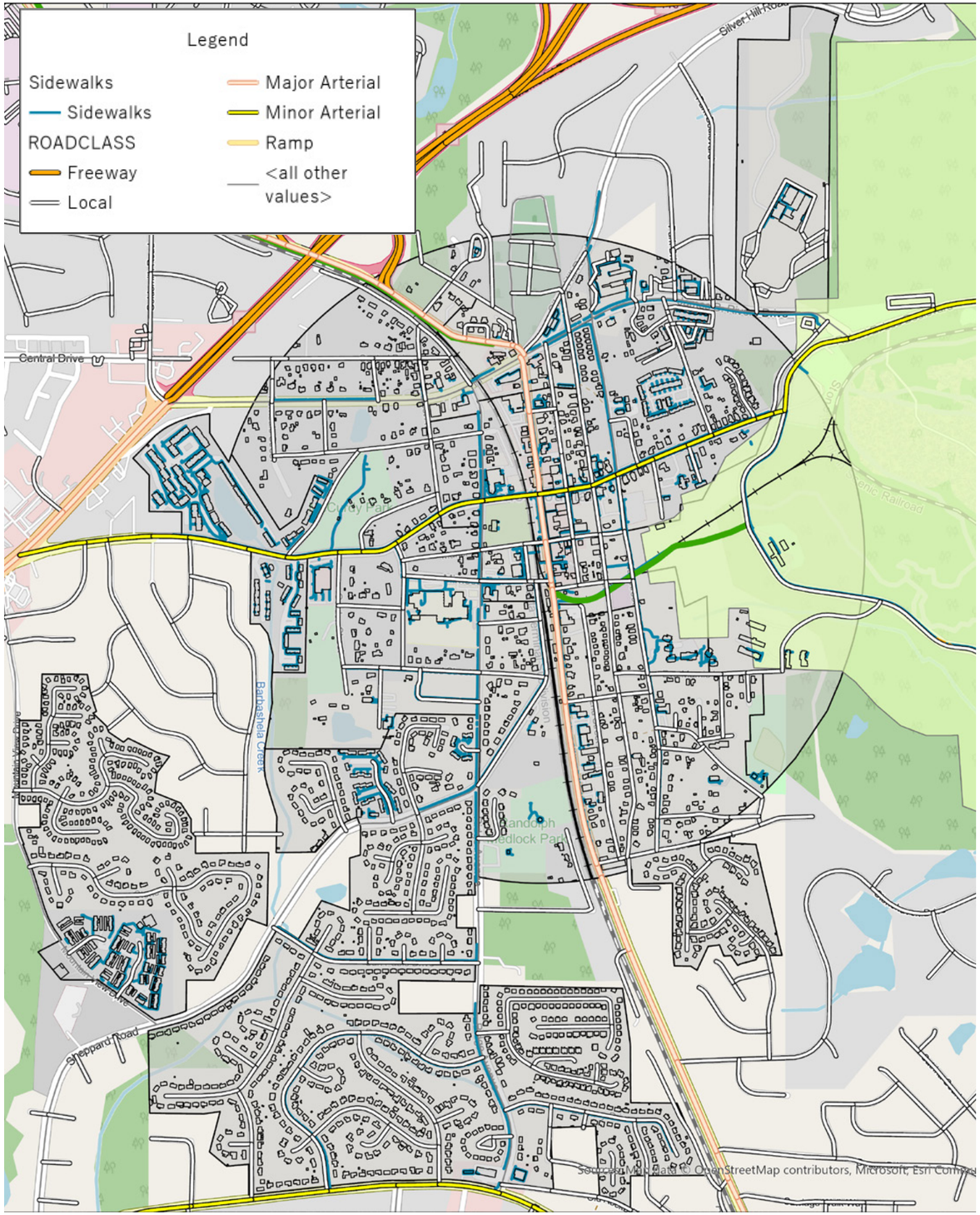
Activity-Based Revenue Generation: Outlines localized financing models using public art markets, pop-up events at the Baptist Lawn, corporate sponsorships, and a specialized Placemaking Reserve Fund to support small businesses.

Zoning Incentives for Placemaking: Proposes commercial overlay zoning incentives that allow private real estate developers to fulfill open space rules by directly funding public streetscape amenities, seating, and local artwork.

CHAPTER 5

TRANSPORTATION

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Transportation Statistics

ACS 2024

75% Travel to work Alone

13% Carpool

3.2% Use Public Transportation

1.5% Use Taxis/ Rideshares

6.7% Work From Home

The Census data above shows the breakdown of how residents get to work.

The online survey and open house asked a few key questions about known transportation issues. Residents focused on redesigning the five-point intersection at James B. Rivers Memorial Drive and generally asked for infrastructure improvements throughout the city. Few mentioned how MARTA buses are inaccessible. Many respondents in the survey and open house asked for increased walkability and expanded multimodal transportation options to make the downtown area more viable. However, residents de-prioritized the 2021 comprehensive plan's goal of "Safe, Convenient Transportation System for All Modes."

At the open hose, residents were also asked where they live and where they work (if applicable) in Stone Mountain. Census data shows a majority of residents work outside of the city, with most earning less than the median income of DeKalb County.

CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Transportation goals:

1. **Redesign the "Five Points" Intersection:** Prioritize the redesign and signalization/intersection overhaul of the "Five Points" choke point at James B. Rivers Memorial Drive to reduce bottlenecks and improve safety for vehicles and pedestrians.
2. **Close the Regional PATH Trail Gap:** Complete the missing half-mile gap of the PATH Foundation trail through downtown, utilizing the recommended 2nd Street alignment (converting it to a single-lane road with a protected 10-foot multi-use path).
3. **Resolve the Southern Rail Corridor Divide:** Apply for federal grants (such as Reconnecting Communities) to construct a dedicated pedestrian/cycling overpass over the CSX tracks, while converting existing crossings (e.g., Lucile Avenue) into safe public crossings with pedestrian beacons.
4. **Implement Neighborhood Traffic Calming:** Install context-sensitive traffic calming (speed humps, curb extensions, signalized crosswalks) along residential cut-through corridors such as Ridge Avenue and 4th Street to curb commuter bypass traffic.
5. **Enhance Multimodal & Transit Connections:** Redesign West Mountain Street and James B. Rivers Drive into Complete Streets featuring minimum 6-foot sidewalks and bike lanes. Collaborate with MARTA to improve stop accessibility and explore MARTA Reach micro-transit options. Enhance multimodal accessibility and parking for golf carts, bicycles, and EV's.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Main Street Operations: Deploy a dedicated traffic infrastructure study to improve vehicular operations, balance traffic flow, and systematically lower congestion bottlenecks during standard commuter peak hours on Main Street.
2. Cut-Through Mitigation: Implement context-sensitive traffic calming measures directly within historic neighborhoods to block heavy commuter cut-through traffic bypasses.
3. Pedestrian Signalization: Tackles citywide multi-modal safety by installing updated pedestrian crosswalk warning light systems and wide sidewalk infrastructure. Active Trail Extensions: Accelerates continuous expansions and community path connectors into the regional PATH bicycle trail network.
4. Regional Transit Articulation: Coordinate with the DeKalb County Transit Master Plan to champion an aspirational Arterial Rapid Transit (ART) bus service line extending along Memorial Drive.
5. The City of Stone Mountain recently finished an LCI study in 2025 titled: Connecting Parks, Paths, and Public Spaces. Its goals were to:
    1. Create a connected bicycle and pedestrian friendly green network that connects neighborhoods to the city's park and public spaces
    2. Study Connectivity options to the current half-mile gap in the PATH trail through the center of the city
    3. Assess Existing Infrastructure and Identify needs (bike, parking, sidewalks, crossings, and park amenities)

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces

Closing the Regional PATH Trail Gap: Establish the completion of the final, missing half-mile gap in the regional trail network as the city's highest priority. It selects a 2nd Street alignment over other alternatives, converting the current two-way road into a single-lane, one-way street with a dedicated 10-foot multi-use path separated from vehicles by a rollover curb and planting buffer.

T**he Southern Railroad Crossing Divide:** Addresses a major physical barrier where an active CSX railroad bisection leaves southern neighborhoods with over a one-mile gap without public crossings. It proposes a phased local connection strategy:

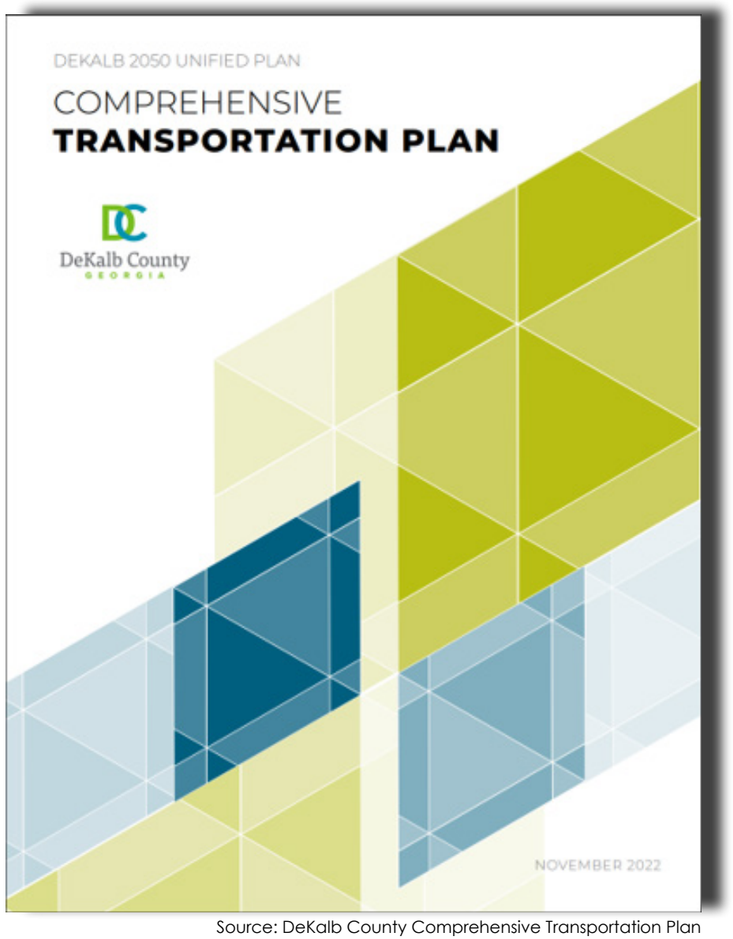
- Phase 1 (Immediate): Convert an existing private rail crossing at Lucile Avenue into a public crossing paired with a mid-block crossing and pedestrian warning beacons.
- Phase 2 (Long-Term): Securing a federal Reconnecting Communities grant to construct a dedicated pedestrian and cycling bridge directly over the tracks.

Complete Streets Access: Prepare multi-modal streetscape redesigns for James B. Rivers Memorial Drive and West Mountain Street, incorporating 6-foot minimum sidewalks, dedicated bicycle lanes, and advanced bus shelters with built-in public art.

PREVIOUS RECOMMENDATIONS

DeKalb Comprehensive Transportation Plan (CTP)

As part of DeKalb's unified 2050 plan, a comprehensive transportation plan was conducted in 2022. This plan's strategy specifically incorporates a "Universe of Projects" to assist with the development of a recommended project list. Because of this, there's an overlap in many of the plan's goals and identified projects with Stone Mountain's LCI study areas and Comprehensive Plan goals.



Source: DeKalb County Comprehensive Transportation Plan

CHAPTER 7

HOUSING

Housing was a moderate priority for residents throughout engagement. Most residents want to see modern, affordable housing options such as ADUs. They would also like to see housing as part of traditional mixed-use development in downtown to address vacant and blighted property in the form of residential units above ground level retail, restaurants, and services. Along with affordable housing development, residents would like the city to implement an expedited permitting process for all development and building, but especially for building renovation and rehabilitation projects.



CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Housing goals:

1. **Legalize Alternative & Missing Middle Housing**: Update zoning codes to remove minimum lot sizes and permit Accessory Dwelling Units (ADUs), triplexes/quadplexes, townhomes, and tiny home infill developments to increase overall housing diversity.
2. **Encourage Mixed-Use Upper-Story Residential**: Promote zoning that allows residential lofts and apartments located above ground-floor retail and dining spaces along Main Street and surrounding downtown character areas.
3. **Neighborhood Stabilization**: Focus code abatement and infill revitalization on vulnerable pockets in the Cul-de-sac and Traditional Residential zones, ensuring new infill matches existing architectural scale and setbacks.
4. **Strengthen Homeownership & Anti-Displacement Measures**: Leverage DeKalb County housing programs and Community HOME Investment Program (CHIP) grants to help fixed-income homeowners restore aging homes while establishing owner-occupancy assistance to reduce cost burdens.

HOUSING SNAPSHOT

Census data shows that 75% of renters are cost-burdened and 42% of homeowners are cost-burdened. This is backed further by the ARC's Metro Atlanta Housing Toolkit, found on the next page. The City of Stone Mountain is considered at risk of becoming a rapidly changing neighborhood due to its mostly at-risk residents. The focus on smaller and denser housing types offers opportunities to increase affordability and make the city more resilient to rapid change.

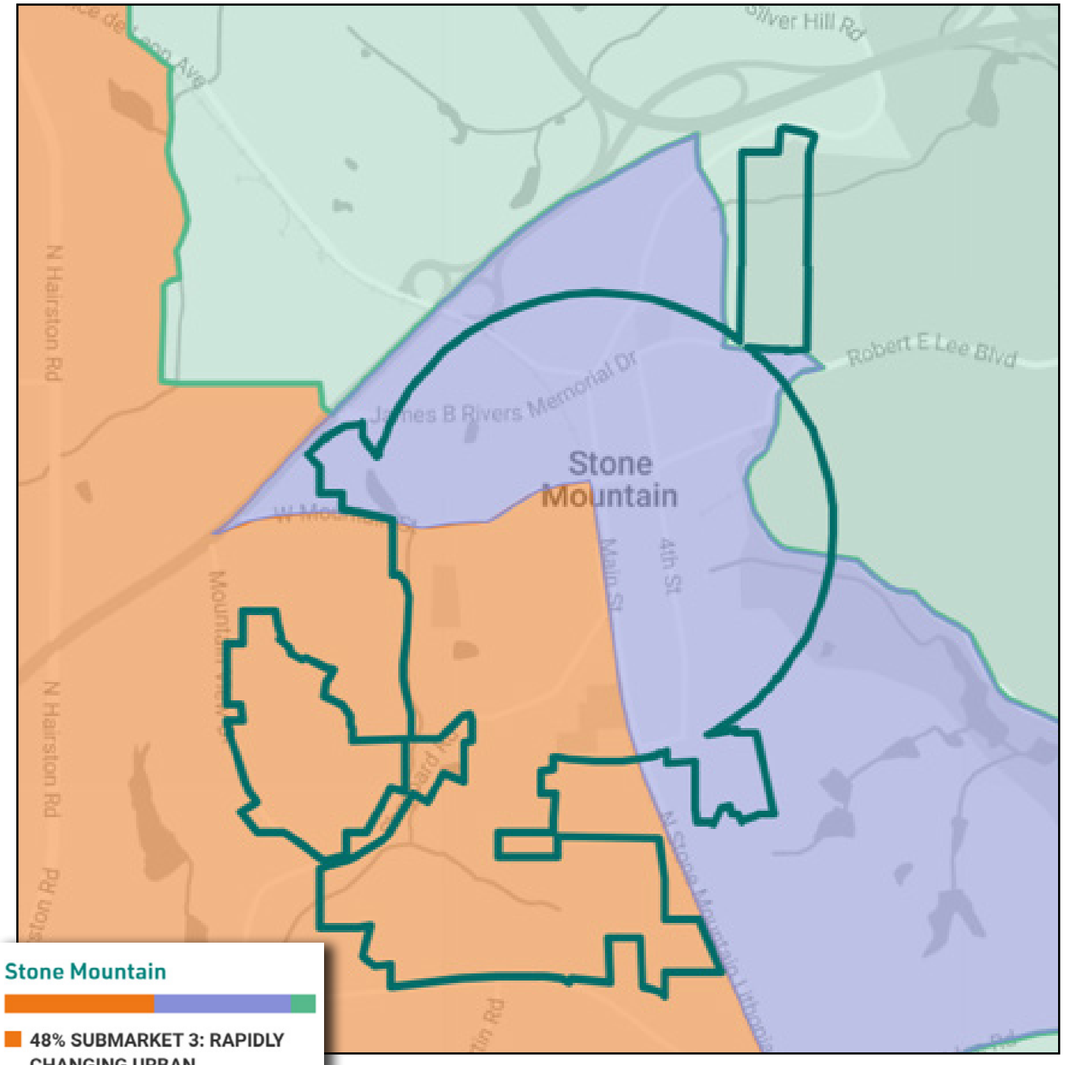
2,714
Housing Units

88%
Occupancy

49.8%
Owner Occupied

$206,400
Median Home Value

HOUSING SNAPSHOT



PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Addressing Blight: Establishes targeted local ordinances, strict code enforcement, and code abatement options to clean up unsafe vacant properties, buildings, and lots.
2. Rehabilitation Funding: Mandates creating housing redevelopment plans utilizing the state's Community HOME Investment Program (CHIP) to assist fixed-income or aging residents with home renovations.
3. Tenure Stabilization: Seeks to balance renter-to-owner ratios by actively creating programs that facilitate long-term homeownership, particularly targeting young incoming families.
4. Preserving Affordability: Commits to equitable housing expansion that protects organic affordability while safely boosting home values via proactive neighborhood branding.

DeKalb County's Comprehensive Housing Plan

DeKalb County's first ever comprehensive housing plan is underway. The County has identified five top priorities from stakeholder engagement including:

1. Reducing housing cost burdens, followed by preserving existing affordable housing.
2. Desired housing types are not available
3. Preference for single-family housing but open to small-scale multifamily options
4. School quality is influential to where people want to live
5. Develop homes affordable to buy on less than $100,000 a year

Although a moderate priority, many of the identified goals in DeKalb's Comprehensive Housing Plan align with feedback heard during the city's comprehensive planning process. Stone Mountain should look to leverage alignment between county and city officials to preserve and expand housing affordability within its boundaries.

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. Affordable Housing Protection: Integrates specialized affordable housing and inclusive economic analyses explicitly to mitigate resident displacement and protect long-term affordability as new infrastructure investments arrive.
2. Neighborhood Equity Links: Focuses urban reinvestment toward the city's southern neighborhoods to ensure vulnerable or lower-income residents gain reliable, non-vehicular access to municipal assets.



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CHAPTER 8

HISTORIC, ARTS & CULTURAL RESOURCES

CURRENT RECOMMENDATIONS

Historic and cultural art resources were a moderate policy priority for residents. Many of the recommendations from the 2021 Comprehensive plan are still relevant. Historic preservation should be emphasized along Main Street and in Shermantown.

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Historic and Arts/ Cultural Resources goals:

1. **Restore and Reactivate the Historic Train Depot:** Complete structural capital improvements on the historic train depot to fully transform it into an active visitor welcome center, transit hub, and local history museum.
2. **Preserve and Elevate Shermantown**: Protect the cultural heritage and physical structures of Historic Shermantown. Develop a designated "Shermantown Square" to serve as a community gathering space, local marketplace, and historical focal point.
3. **Enforce Local Historic District Guidelines**: Maintain strict architectural design guidelines via the Historic Preservation Commission to restrict non-contextual exterior modifications or modern structural materials (such as metal "Butler" buildings) in the core historic district.
4. **Expand Public Arts & Civic Events**: Partner with ART Station and local artists to fund interactive public art installations, murals, dynamic crosswalk art, and seasonal event programming on Lawn on the Main and Main Street.
5. **Conduct a Historical Resource Survey:** Conduct a Historical resource survey that identifies, records, and evaluates buildings, structures, sites, and landscapes within the City of Stone Mountain. This will update and develop historic preservation codes that will infrom goals listed above.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Preservation Enforcement: Restricts modern, uncharacteristic building materials in the historic center (such as manufactured or "Butler" metal buildings) by strictly enforcing local Historic Preservation Commission design guidelines.
2. Train Depot Renovation: Allocates capital funds to continue a multi-stage structural restoration of the Historic Train Depot, cementing its adaptive reuse as a community museum, meeting space, and public welcome center.
3. Arts Partnerships: Directly funds structural upgrades to the prominent downtown multi-disciplinary arts facility, ART Station, while executing public art programming to support local creators.
4. Honoring Cultural Significance: Explicitly requires that all future infill construction and development projects respect and pay homage to the city's unique history, including the African-American community and culture centered in historic Shermantown.



Source: City of Stone Mountain

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. Thematic Public Realm Art: Collaborate with local groups like ART Station to deploy an annual, funded public art stream featuring murals, sculptures, dynamic asphalt art, and interactive storytelling walls reflecting the city's unique railroad and cultural history.
2. Train Depot Integration: Continue to advance the ongoing gateway program and complete structural renovations to the Historic Train Depot, locking it in as an active visitor center and core trailhead hub.
3. Celebrating Diverse Neighborhoods: Mandate that new public spaces, gateway kiosks, and art panels permanently celebrate and elevate the local voices and historic narratives of the community.

CHAPTER 9

NATURAL RESOURCES AND SUSTAINABILITY

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CURRENT RECOMMENDATIONS

Natural resources were a top priority for residents. According to the survey, preserving greenspace was the second highest priority. Feedback also called for more greenspace activation, with residents asking for outdoor recreation and programs for children. From the 2021 Comprehensive plan, many of the policy recommendations are carried over and are built upon by the 2023 LCI study.



Source: City of Stone Mountain

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Natural Resources and Sustainability goals:

1. **Establish the Downtown "Green Loop":** Implement a continuous multi-use Green Loop trail featuring marked 8-foot-wide paths to seamlessly connect downtown, local neighborhood parks (VFW, McCurdy), and Stone Mountain Park.
2. **Develop Active Outdoor Amenities for Youth:** Expand children's recreational infrastructure across existing greenspaces, including the addition of a downtown public splash pad/water feature and interactive outdoor play equipment.
3. **Incorporate Green Infrastructure & Open Space Mandates:** Require an appropriate dedication of open space/greenspace for all commercial redevelopment, depending on the scale and/or size of the property. Encourage pervious paving, bioswales, and rain gardens to manage stormwater runoff and mitigate urban heat.
4. **Protect Tree Canopy and Environmental Buffers:** Adopt conservation-style subdivision regulations that enforce tree canopy retention and safeguard local stream corridors (such as Barbashela Creek) from impervious surface runoff.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations:

1. Green Open Spaces: Enforces strict environmental zoning policies, including an automated requirement that a minimum of 20% open space be completely retained on all newly developed transitional commercial lots.
2. Park & Trail Connectivity: Replaces large-scale environmental trail plans with hyper-focused, viable path linkages that naturally connect local community parks (like linking VFW Park and McCurdy Park).
3. Conservation Design: Mandates the implementation of conservation style subdivision regulations or green space set-asides to seamlessly protect urban tree canopies.
4. Stream & Resource Restoration: Identifies the widespread threat of impervious concrete surfaces on natural streams (such as Barbashela Creek) and outlines long-term policies for direct stream restoration.

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. The Green Loop: Replace previously canceled environmental stream trail concepts with a continuous, citywide Green Loop. A minimum 8-foot-wide multi-use pedestrian and bicycle trail network designed with an identifiable green sidewalk band to seamlessly connect local parks.
2. The Baptist Lawn Facility: Dedicate a key vacant downtown property for transformation into a green, special-use public space equipped with native vegetation, planting beds, and water feature access to filter local runoff while minimizing urban heat.

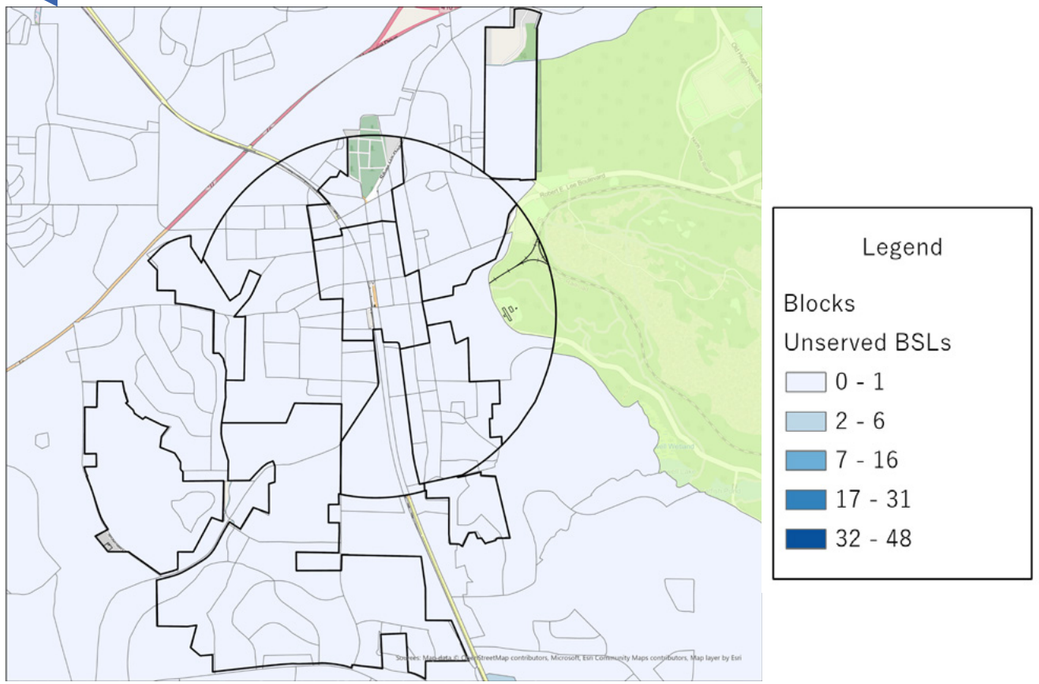


Source: City of Stone Mountain

CHAPTER 10

BROADBAND

STATUS



According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in DeKalb County were unserved by broadband as of 2025. The visual above illustrates that all of Stone Mountain is served by broadband. To further attract people and businesses to Stone Mountain's commercial corridors, the city should consider offering municipally provided WI-FI service.

The City should also consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.

CHAPTER 11

REPORT OF ACCOMPLISHMENTS

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Housing								**Completed, Underway, Postponed, Cancelled**
Create ordinance and enforcement plan to address blight.	X	X				City	Staff Time	Completed
Create redevelopment plan for housing in conjunction with planned future Community HOME Investment Program (CHIP) application submittal.	X	X				City	CHIP funding	Cancelled: The City was unable to complete this initiative due to staff turnover within the Community Development Department and the resulting transition in departmental responsibilities and priorities.
Economic Development								
Certify TAD and issue bond.	X	X	X			City	$25,000	Underway
Pursue designation as a State of Georgia Opportunity Zone for Westgate.	X	X	X			DDA, GA DCA	Staff Time	Cancelled: The City prioritized other strategic initiatives, including land acquisition and redevelopment efforts.
Continue dialogue with DeKalb County and Carl Vinson Institute of	X	X				City	Staff Time	Underway
Recruit a major grocery store chain.	X	X	X			City, DDA, Private	Staff Time	Postponed: The City is actively identifying suitable properties and potential grocery retailers to determine viable opportunities for attracting a major grocery store to the community.
Develop property maintenance enforcement and abatement options for buildings in downtown district	X	X	X			City	Staff Time	Cancelled: Additional research and coordination with neighboring municipalities is ongoing to identify effective property maintenance enforcement and abatement strategies that can be appropriately implemented within the Downtown District.

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Natural and Cultural Resources								
Provide targeted connections between parks, e.g., connect VFW and McCurdy Park. Plan for major street crossings, traffic control devices, etc.	X	X	X	X	X	City	General fund	Underway
Community Facilities								
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	General fund	Underway
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Staff Time, DDA	Underway
Develop plan to utilize the Pavilion property and make it available as a community gathering place.	X	X				City, DDA, Private	Staff Time	Underway
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for	X	X	X	X	X	City, DDA, Grants	$1,500,000	Underway
Transportation								
Continue restoration of granite curbing.	X	X	X	X	X	City, Private	General Fund, Private Funds	Cancelled: The City is pursuing additional funding opportunities to support and complete the continued restoration of granite curbing throughout the community.
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	$80,000	Underway
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X	X	X	City, CSX	$158,000	Underway
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, General Fund	Underway
Implement parking plan using recent Parking Study as guide.	X	X				City	Staff Time	Underway

CHAPTER 12

COMMUNITY WORK PROGRAM

Community Work Program for 2027-2031

Project	2027	2028	2029	2030	2031	Responsibility	Cost Estimate	Funding Sources
Environment and Natural Resources								
Update City Code – Establish commercial greenspace requirements and implement commercial open space and green infrastructure standards	X	X				City	Existing Staff Resources	EPA Grants, GEFA State Revolving Fund
Construct Downtown Splash Pad & Outdoor Youth Amenities to expand children's recreational infrastructure	X	X	X			City	Estimated $250,000 - $1,000,000	LWCF Grants, Local Sponsorships, DDA, SPLOST
LCI Study Reccomendation: Prioritize Lawn on Main as a pilot event space for events, markets, and festivals as a model for other identified sites.	X	X	X			City	Staff Time	AARP Community Challenge Grant, CDBG, General Fund
Transportation								
Redesign "Five Points" Intersection, the intersection of James B. Rivers Drive and Main Street to improve pedestrian and vehicular experiences, using complete street principles	X	X	X	X	X	City	Estimated $1.8 - $4.2M	GDOT, DeKalb County, ARC, SPLOST, Georgia Transportation Infrastructure Bank (GTIB)
Close PATH Trail Gap via 2nd Street Alignment by developing a complete street and 10-foot wide multi-use path with buffer landscaping	X	X	X	X	X	City + PATH Foundation	Estimated $2M	PATH Foundation, TAP Grants, DeKalb County, SS4A, SPLOST
Establish a Downtown "Green Loop": A phased development pattern that establishes a continuous citywide multiuse path linking key public spaces	X	X	X	X		City + PATH Foundation	Costs vary with each phase	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP), DNR, TIP, DeKalb County, TAP, SS4A, County SPLOST
The Southern Railroad Crossing Divide: Addresses a major physical barrier where an active CSX railroad bisection leaves southern neighborhoods with over a one-mile gap without public crossings	X	X	X	X	X	City,CSX	Estimates range from $150k to $5M, depending on type of crossing (at grade, underpass, pedestrian bridge, etc.)	ARC, LCI, Local Budget
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	Estimated $80,000	General Fund, PATH Foundation, SPLOST
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X			City, CSX	Estimated $158,000	General Fund, CSX, Grants, SPLOST

Project	2027	2028	2029	2030	2031	Responsibility	Cost Estimate	Funding Sources
Housing/Community Development								
Update Zoning for ADUs & Missing Middle Housing to expand housing options for future residents	X	X	X			City	Existing Staff Resources	General Fund
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan to enhance a cohesive placemaking effort	X	X	X	X	X	City, DDA, GDOT	$32,832 Existing Staff Resources	DDA
LCI Study Reccomendation: Establish a Placemaking Reserve Fund, dedicate an annual budget or percentage of funds to maintain and activate spaces	X	X	X	X	X	City	Staff Time	Finance Department, City Council, TSPLOST
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X			City, Grants	Estimated $1,500,000	SPLOST
Economic Development								
Streamline Permitting & Business Onboarding	X	X				City	Staff Time	General Fund
Enforce Blight Ordinances & Code Enforcement	X	X				City	Staff Time	General Fund
Target Commercial Annexation & Continue Dialogue with DeKalb County and Carl Vinson Institute of Government regarding countywide plan for annexation	X	X	X	X	X	City/County	Staff Time	General Fund
Maintain Certified TAD	X	X	X	X	X	City/County	Staff Time	General Fund
Attract a quality grocery store operator to establish a location within the City	X	X	X	X	X	City,DDA	Staff Time	General Fund
Historic Resources/Placemaking								
Develop "Shermantown Square" & Cultural Preservation	X	X	X	X	X	City	Staff Time, HPC	General Fund
Community Facilities								
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	$230,000 - $360,000	General Fund

APPENDIX

330-503639 12/11,12/18
City of Chamblee
++2026 Meeting Calendar for the Mayor and City Council++
Regular meetings are held on the third Tuesday at 6:00 pm with the Work Session held the preceding Thursday at 6:00 pm of each month. Meetings are held at the City of Chamblee City Hall, 3518 Broad Street, Chamblee, GA 30341 in the City Council Chambers.

January 15 (Work Session) and 20 (Council Meeting)

February 12 (Work Session) and 17 (Council Meeting)

March 12 (Work Session) and 17 (Council Meeting)

April 16 (Work Session) and 21 (Council Meeting)

May 14 (Work Session) and 19 (Council Meeting)

June 11 (Work Session) and 16 (Council Meeting)

July 16 (Work Session) and 21 (Council Meeting)

August 13 (Work Session) and 18 (Council Meeting)

September 10 (Work Session) and 15 (Council Meeting)

October 15 (Work Session) and 20 (Council Meeting)

November 12 (Work Session) and 17 (Council Meeting)

December 10 (Work Session) and 15 (Council Meeting)

330-503640 12/11,12/18
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012
The vehicles subject to liens as stated above are identified as:

++Nissan 2011 Altima 1N4AL2AP2BN439781++ TAG# SFK9636 GA

Chevrolet 2016 CRUZE LIMITED 1G1PE5SB5G7171073 TAG# <unknown>

Chevrolet 2014 CRUZE 1G1PC5SB1E7441581 TAG# X4647 FL

Nissan 2011 Sentra 3N1AB6APXBL622949 TAG# LAD1955 NC

Kia 2011 SOUL KNDJT2A15B7736165 TAG# DL01F82 GA

Toyota 2002 Avalon 4T1BF28B52U224302 TAG# SGH2485 GA

Ford 2012 FUSION 3FAHP0HA7CR267531 TAG# SAN6825 GA

Nissan 2012 Altima 1N4BL2AP7CC138036 TAG# <unknown>

Mercedes Benz 2009 GL CLASS 4JGBF71E59A510809 TAG# P7024732 GA

Hyundai 2016 Sonata 5NPE34AF6GH311968 TAG# P7065817 GA

Chevrolet 2000 Suburban 3GNEC16T0YG224839 TAG# AZB3494 GA

Nissan 2018 Sentra 3N1AB7AP0JY272965 TAG# SIX6546 GA

Nissan 2004 Maxima 1N4BA41E54C859621 TAG# CUL7094 GA

BMW 2012 3-Series WBA3A5C54CF349966 TAG# <unknown>

Nissan 2014 Altima 1N4AL3APXEC123972 TAG# <unknown>

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

678-210-0245

330-503641 12/11,12/18
Public Notice
VEHICLE(S): ++2013 BMW 5 2 8 i VIN:WBAXG5C55DDY33089; 2014 CHRYSLER 300 VIN:2C3CCAAG4EH378089; 2016 MERCEDES GLA 250 VIN:WDCTG4GB8GJ212604++

You are hereby notified, in accordance with OCGA 40-11-19(b)(2), that the above-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at 2455 ELLENWOOD, GA. Anyone with an ownership interest in this vehicle should contact the following business immediately.
MAINSOURCE TITLE SERVICES LLC
8735 Dunwoody Pl Ste 11043
Atlanta, GA 30350
(229) 290-4900

330-503648 12/11,12/18
PUBLIC NOTICE OF ABANDONED MOTOR VEHICLE
State of Georgia County of DeKalb
Notice is hereby given that the undersigned, pursuant to the Georgia Abandoned Motor Vehicle Act (O.C.G.A. § 40-11-1 et seq.), has taken possession of the following abandoned vehicle:

Year: 2012
Make/Model: MERCEDES C 300
Vehicle Identification Number (VIN): WDDGF8BB3CF910033
License Plate: SFF2332
Color: SILVER

Year: 2021
Make/Model: RAM 1500
Vehicle Identification Number (VIN): 1C6SRFJT8MN773521
License Plate: CZN1320
Color: BLUE

Year: 2023
Make/Model: HONDA CIVIC
Vehicle Identification Number (VIN): 2HGFE2F5XPH533362
License Plate: N/A
Color: BLUE

Year: 2010
Make/Model: MERCEDES C CLASS
Vehicle Identification Number (VIN): WDDGF5EB5AF477998
License Plate: CSF7319
Color: GRAY

Year: 2020
Make/Model: DODGE CHARGER
Vehicle Identification Number (VIN): 2C3CDXGJ7LH160468
License Plate: N/A
Color: WHITE

Year: 2024
Make/Model: KIA K5
Vehicle Identification Number (VIN): 5XXG64J22RG260514
License Plate: CZU2322
Color: GRAY

Year: 2008
Make/Model: MERCEDES R350
Vehicle Identification Number (VIN): 4JGCB65EX8A068404
License Plate: CWQ3395
Color: LIGHT BLUE

Year: 2022
Make/Model: TOYOTA COROLLA
Vehicle Identification Number (VIN): JTDS4MCEXNJ096524
License Plate: SHL6152
Color: SILVER

Year: 2013
Make/Model: DODGE CHARGER
Vehicle Identification Number (VIN): 2C3CDXBG7DH502241
License Plate: DBI1447
Color: WHITE

Current storage location:
7043 Rogers Lake Rd, Lithonia, United States
Owner/lienholder or interested parties must pay all towing, storage, and related fees by:
January 2, 2026
Vehicle holder contact information:
Address: 7043 Rogers Lake Rd, Lithonia, GA 30058
Phone: (404) 508-0246
Email: liahw@southdekalbtowing.com
If the vehicle is not claimed by the above deadline, it will be sold or disposed of in accordance with Georgia law.
Date of Publication:12-11-2025
Name of Business/Individual Filing Notice:South DeKalb Towing, Inc.
++2012 MERCEDES C 300 (VIN): WDDGF8BB3CF910033++

330-503650 12/18,1/8
City of Stone Mountain
NOTICE TO THE PUBLIC
The City of Stone Mountain Mayor and Council will hold an initial public hearing regarding the City's 2025 Comprehensive Plan Update at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083, on **++January 20, 2026, at 6:30 P.M.++**
The purpose of this hearing is to brief the community on the process to be used to develop the plan update and opportunities for public participation in plan development, as well as to obtain input on the proposed planning process.
All interested parties should attend. Questions should be directed to Tamaya Huff, Planning Manager, at thuff@stonemountaincity.org or (770) 498-8984.

330-503694 12/18,12/25
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012
The vehicles subject to liens as stated above are identified as:

++Chevrolet 2013 CRUZE 1G1PA5SH3D7153196 TAG# E5033446 GA++

Kia 2018 Optima 5XXGT4L3XJG211726 TAG# SHE0633 GA

Hyundai 2018 Sonata 5NPE24AF8JH641279 TAG# <unknown>

Ford 2010 FUSION 3FADP0L32AR427836 TAG# SLK9579 GA

Chevrolet 2004 Aveo KL1TJ62624B251084 TAG# <unknown>

Chevrolet 2014 Malibu 1G11B5SL4EF121792 TAG# <unknown>

GMC 2022 Yukon 1GKS1AKD1NR344424 TAG# CUV1290 GA

Ford 1998 E250 Vans 1FTPE24L5WHB94583 TAG# <unknown>

Mazda 2010 MAZDA3 JM1BL1H59A1131106 TAG# VK3J0B MO

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

330-503699 12/18
PUBLIC NOTICE
The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, January 6, 2026, at 6:30 p.m. in order to discuss and to hear public input on a variance to accommodate a rear deck and addition (parcel ID: 18-089-18-022) located at ++1082 New Gibraltar Square++ The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

330-503844 12/18
PUBLIC NOTICE
This is what homeowners face when fighting for their homes. The owner will not receive a trial by jury. In a case the was tried on 12-3-2025; case number 25CV8596-8; Donna Lindsey v. Brenda Hines; Judge Nora L. Polk violated Brenda Hines civil rights; the true and legal owner of 2212 Cloverdale Drive, Atlanta, Ga. 30316; in DeKalb County. The United States Supreme Court held that..."every action recognized in 1791 for the recovery of possession of property carried with it the right to jury trial." Pernell v. Southall Realty, 416 U.S. 363, 94 S. Ct. 1723, 40 L.Ed.2d 198 (1974). Judge Polk failed to follow the rule of law that states in the 14th Amendment of the U.S. Constitution and article one, paragraph one of the Ga. State Constitution..."No one shall be denied the right to life, liberty or property without due process of law"(a trial by jury). Under federal law this is a violation of 18USC3571. The penalty for this is $250,000 per charge; under federal law. This is the second time that the defendant, Brenda Hines has had her rights violated. In 2016, DeKalb Co. Superior Court held a secret trial against her and never informed her of the trial and made the decision to steal her home that she did not even have a mortgage on.
This is a pattern of judicial misconduct in the courts of not just DeKalb but all over the State of Ga. and in other states. Judge Polk continued her abuse of the defendant by not letting her expert witness; John Fisher to testify in her behalf about the fraud applied against her. Ms. Hines has legal documents with Governor Brian Kemp's name on them and the clerk of the superior Court of DeKalb with a sworn affidavit by the county from their Superior court records stating that she is the true and legal owner of said real property. She has a land grant dated 1-28-2018 stating that she is the true owner of the land. All of these documents are on file in the court house records and on display in the court house of DeKalb County for ALL to see. Mr. Fisher is a top expert in the State of Ga. on land grants, proof of ownership and acknowledgement of deeds. Mr. Fisher was told by Judge Polk to leave the court room.
Judge Polk held the trial without a jury or was suppose to have a grand jury convene in order to see if there is enough evidence to go to trial. The right to jury trial on appeal is expressly given in O.C.G.A. 5-3-30 which states, "[a]ll appeals to superior or state court shall be tried by a jury..."therefore, the appellants are not being denied a jury trial, but instead, only endure a procedural delay in the magistrate court before receiving a jury trial on appeal to the state or superior court. Hill v. Levenson, 259 Ga. 395, 396, 383 S.E. 2d 110-111-12 (1989). Only Superior Court has exclusive jurisdiction in matters of equity.
If you are a victim of Mortgage Identity Theft; know that all of the foreclosure documents and claims of foreclosure were forged! Now comes the time that these victims/Plaintiffs are suing and filing for the return of their homes and monies in federal courts as due each of them and every federal agency as it applies to each of them. We are victims of mortgage identity theft and numerous cases of fraud and deception, including judicial misconduct, misprision of felony and violations of oaths of offices by judges and enforcement officials. All of these victims have been subject to denial of a trial by jury. As per the U.S. Constitution and the Constitution of the State of Georgia (Ga. Constitution, Article One Paragraph One; "No one shall be denied life, liberty or property without due process of law [trial by jury]"). Not a single one of these victims have received due process of law as the courts and judges in this state and other states will not allow the case to get in to a court of record. Also known as Superior Court. And if they do allow this to happen, a grand jury must convene to determine if there is enough evidence to have a trial. We have had secret court decisions and trials where the defendant; herein the homeowner/victim is NEVER notified of a trial.
Fraud on the courts of DeKalb County was filed, by John Fisher on 12-6-2018, under Superior Court case number 14CV1230. The D.A. of DeKalb Co. has yet addressed this case. This group also met with the Honorable Sherry Boston, D. A. of DeKalb County on 1-24-2017; 4 days after she was sworn in. Our group filed a court subpoena for D.A. Boston to appear in a magistrate court case on 4-30-2024; of which she failed to appear. We even contacted her 2 weeks before the trial to let her know that all we needed for her to do was to state that she was aware of foreclosure auction fraud and bid rigging in DeKalb Co. per newsletters from the U.S. Department of Justice and that we had had a meeting with her to the effect. (Our group gets the same reports from the DOJ because we are a part of the federal task force on fraud). We gave her a list and,documents showing fraud of 30 persons in this group. Police reports have been filed ever since 5-22-2013; case number 13-055122. This includes other cases in Valdosta, Ga, 20151003777, in Henry County; case number 09021537 and FBI case number 329FAT2175733. This group is the Ga. Coalition for Fair Housing Justice and Eviction Support Group. We were formed after we were failed by The National Action Network, the NAACP, the SCLC, Operation Push and other civil rights groups to help us. We have the documents to prove this.
Victims of mortgage fraud cases are statutorily entitled to restitution, 18USC3663 (A) (2009). The actions of these fraudsters and criminal actors have caused unrepairable emotional harm and these victims are due to be made whole as much as humanly possible. These criminal actions constitute SLAVERY: (forced compliance to contracts not held); 18USC3571; as mortgage identity theft is a federal crime. On February 9, 2012; then Attorney General Sam Olens of Georgia, joins the $25 Billion Federal-State Settlement with the Nation's Five Largest Mortgage Servicers. Ga. received right at $1 Billion to address its foreclosure issues. As of this date, they have not paid out one penny. This settlement was for IMMEDIATE RELIEF to distressed and wrongfully foreclosed homeowners. Our group on April 12, 2018; 13 years ago; had a meeting with Assistant State Attorney General, the Honorable Gregory Lohmeier about this issue and provided to the AG Office a list of over 80 homeowners that were victims. This list was published on 10-22-2020 in the legal pages of the Champion Newspaper. Attorney General Chris Carr was asked to be at this meeting and other meetings that we have requested but has failed to respond. These homeowners have been denied due process of law and all of the provisions of the United States Constitution (violation of 18USC3571). Said acts are also in violation of Title 18USC241. These rights are based on Natural Law, hence invariant and not subject to human opinion or prosecution. Where is our money for being victims of mortgage identity theft; a federal crime?
We have over 18 attempts to meet with Governor Brian Kemp, D.A. Fani Willis of Fulton Co. and other officials. I have been in front of the Fulton Co. commission and the city council of Atlanta. I have been interviewed by the DOJ six times, the IRS twice, the U.S. Attorneys Office in Washington DC (interviewed by Attys Daniel Mostetler and Ian DeWaal), the Security and Exchange Commission. In 2023 we asked the Governor under OCGA 45-15-18 to have the State Attorney General to investigate these issues.
Homeowners are issued dispossessory warrants and improper warrants (in violation of 18USC3571) that they are NEVER shown or are NEVER signed by a judge and forced into magistrate court that DOES NOT HAVE JURISDICTION while they are still the owners of their homes and listed as tenants in their own houses that they still own at the time of court. Most of the people in this group houses NEVER ARE LISTED ON A FORECLOSURE LIST; and are sold in secret on the side at the auctions on the side or the internet. The buyer then purchases a deed under power or a sold foreclosure deed; in which the language never said a foreclosure has happened, from an agent or attorney. The homeowner's name is listed under an attorney in fact for the purpose of using that person's name to steal the usage rights of that stolen house.
The Supreme Court of Georgia never signs the order to move cases back to the Magistrate Court that has no jurisdiction and lets the Clerk, Thersa Barnes sign orders to evict home owners without due process of law. In 2020 I pointed this out to then Chief Supreme Court Justice Harold Melton, who stepped down on 6-30-2021.
This allows them to steal your equity, use it to even pay off judges, law enforcement officials and clerks as the finances of the house is used to continue the fraud. The market value of the house is then raised again to allow them to steal more money as they use your equity and profits to pay for your own foreclosure; which by the way NEVER HAPPENED. "Where one person without lawful authority sells and conveys as his own the land of another person and receives the consideration paid therefore, such PRENTENTED SALE AND CONVEYANCE WILL NOT OPERATE TO DIVERT THE TITLE OF THE OWNER, NOR WILL THE PURCHASER DERIVE ANY TITLE...Crews v. Heard, 7 Ga. 60,21 R.C.L., 923."
These homeowners have Federal Patents and Land Grants, Acknowledgements of their Warranty Deeds with Governor Brian Kemp's name on them, the Secretary of State, the clerk of the court county where the home is located with signed affidavits by the clerk and seals of the State of Ga. certifying

2026 Comprehensive Plan Update

Initial Public Hearing

Stone Mountain City Council Meeting

January 20, 2026

Agenda

- Why plan?
- State requirements
- Approach and roles
- Next steps

Why plan?

- Develop and refine community vision
- Promote understanding of local issues
- Preserve and improve quality of life
- Protect private property rights
- Strategically support community needs
- Coordinate decision-making and resource allocation
- Look beyond day-to-day services
- Guide growth and development



…and in Georgia…

- Because the state requires it
  - Compliance with DCA Local Planning Rules → Qualified Local Government (QLG) Status
  - QLG Status → Access to certain Funding and Assistance Programs

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Required Plan Elements

Required for all plans

VISION & GOALS

NEEDS & OPPORTUNITIES

COMMUNITY WORK PROGRAM

BROADBAND

Required for some plans

CIE

LAND USE*

ECONOMIC DEVELOPMENT

TRANSPORTATION*

HOUSING*

Asterisk* = Required for Stone Mtn

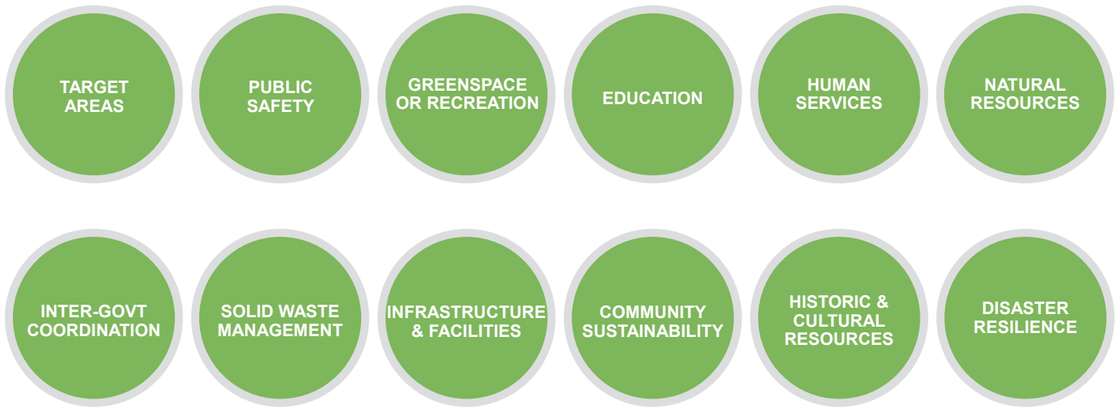
***Underlined* = Required to be updated every 5 years**

Per pp.7-12 of DCA rules at Chapter 110-12-1-.03

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Optional Plan Elements



Elements RC is Required to Assist With*

- Needs and Opportunities
- Broadband
- Vision/Goals
- Report of Accomplishments (ROA)
- Community Work Program (CWP)

**Per p.6 of DCA rules at Chapter 110-12-1-.03(7)(b)*

**These items are <u>required</u> of the RC, but ARC's scope of work includes more*

ONE great REGION ARC

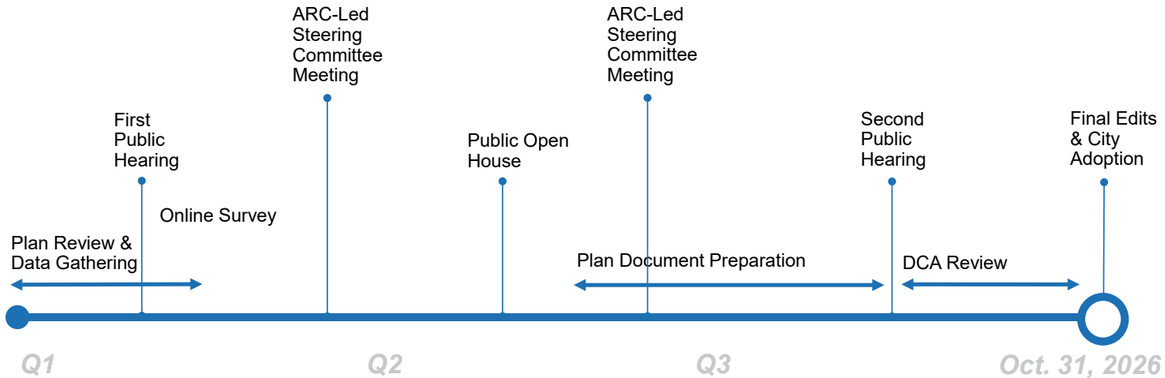
Approach – ARC Roles

- Support DCA-required public hearings (like this one)
- Develop/manage online public engagement portal and survey
- Facilitate two Steering Committee meetings
- Facilitate one general public engagement event
- Use input gather to update key elements and produce draft plan
- Implement any revisions required by DCA following state review
- Provide final plan and other documents

Approach – City Roles

- Host ARC on tour of community
- Provide key information
- Manage Steering Committee
- Manage public awareness for events and meetings
- Provide locations for in-person meetings
- Conduct additional engagement beyond ARC scope, if desired

Next Steps – Tentative Schedule



***Note 1*: Final dates will be publicized on Project Website (will link to City Website) as they are confirmed**

***Note 2*: City staff will lead additional Steering Committee meetings during Q1**

Helpful Resources for Local Planning

DCA Main Page

https://dca.georgia.gov/community-assistance/coordinated-planning/local-planning

DCA Governing Statutes and Regs (incl. Local Planning Rules)

https://dca.georgia.gov/community-assistance/coordinated-planning/governing-statutes-regulations-and-guidance

DCA Due Dates, Status, and Other Resources

https://apps.dca.ga.gov/dcacommunity/default.aspx/default.aspx

Questions?

Ranata Mattison
RMattison@atlantaregional.org

Stone Mountain Comprehens
Update

Steering Committee Meeting #1 I April 9, 2026

Agenda

- Introductions & Overview
- Data Trends
- Summary of Stakeholder Committee Work
- Strengths, Weaknesses, Opportunities & Thre
- Next Steps



Introductions & Overview

Why do we plan?

- One of the fundamental responsibilities of local government is planning - **How a community shapes and guides growth and development**.
- Updating the comprehensive plan offers communities the opportunity to **look beyond the execution of day-to-day services** and **consider where they want to be in the next five years** – as well as **what has to be done to get there**.



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Required Elements

REQUIRED FOR ALL

VISION & GOALS

NEEDS & OPPORTUNITIES

COMMUNITY WORK PROGRAM

BROADBAND

REQUIRED FOR SOME

CIE

LAND USE*

ECONOMIC DEVELOPMENT

TRANSPORTATION*

HOUSING*

See pp. 7-12 of DCA rules at Chapter 110-12-1-.03

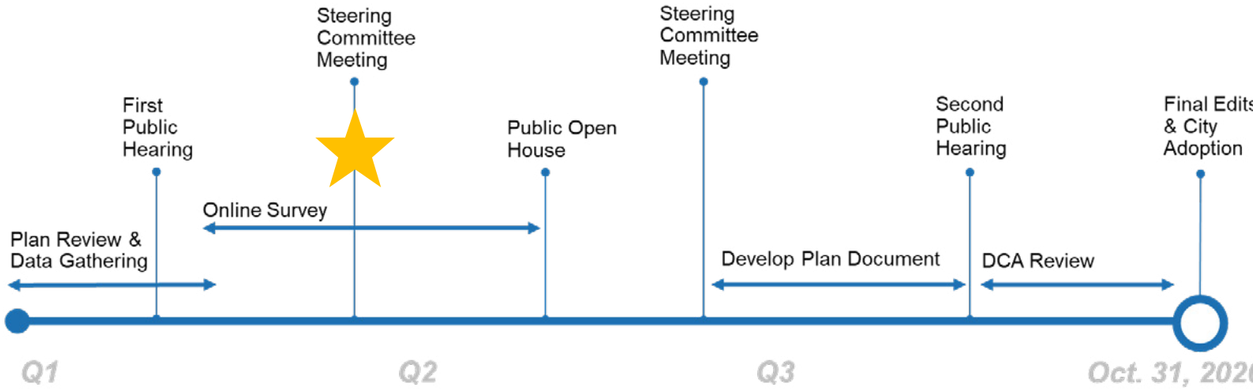
** = Required for Stone Mountain*

Underlined = Required to be updated every 5 years

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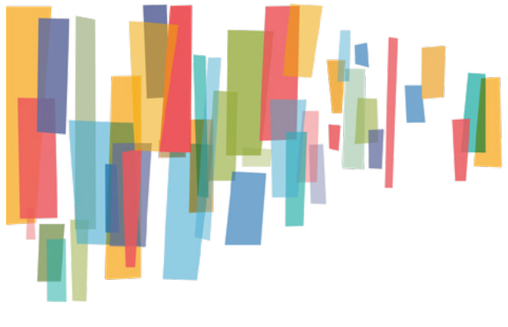
ARC

What is the timeline?



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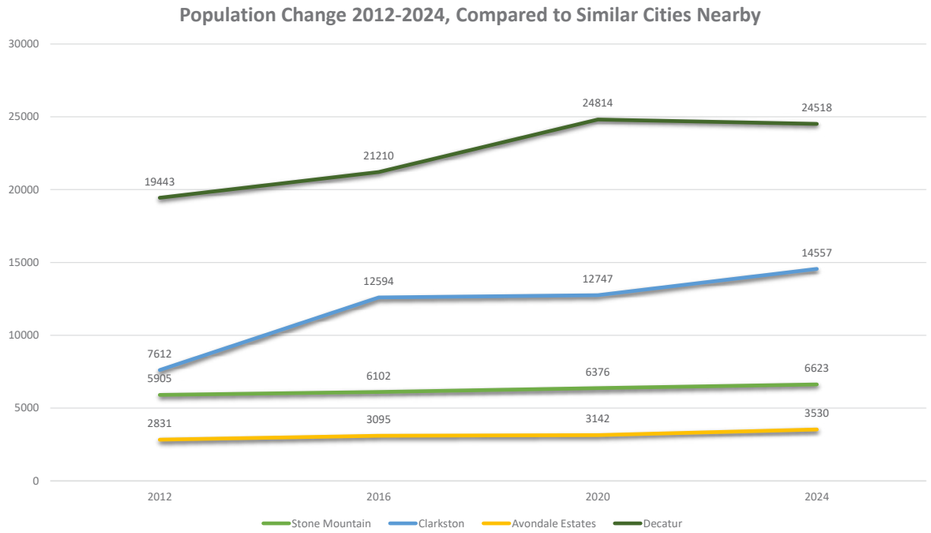


Data Trends

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Population Change



Stone Mountain has seen steady, incremental growth over the past decade. Between 2012 and 2024, the population rose from 5,905 to 6,623. While this growth is more moderate than some neighboring cities like Clarkston or Decatur, it demonstrates a consistent upward trend for the community.

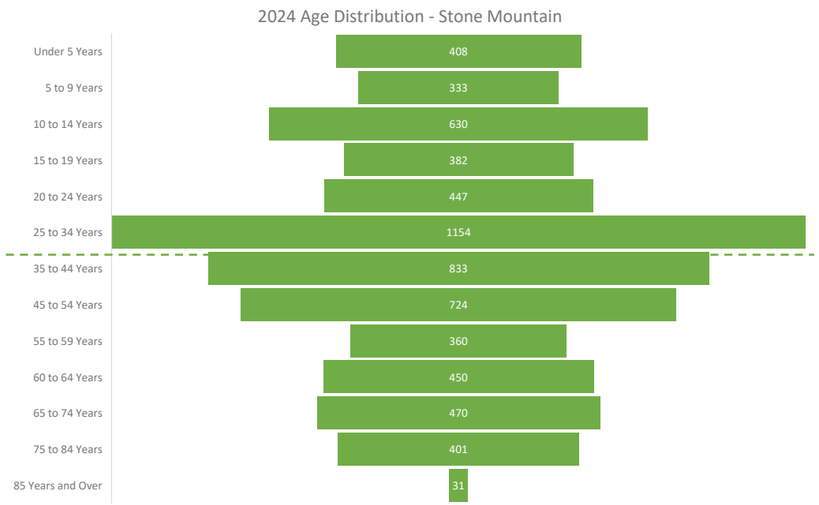
Race Distribution

The city's demographic makeup is evolving. Since 2021, the White and Black populations have seen slight decreases. Conversely, there has been a notable increase in residents who identify as Asian or as being of two or more races, reflecting an increasingly diverse community.

Age Statistics

Stone Mountain's demographic profile is trending younger, with a median age of 34.9. While the city maintains a balanced population—with nearly half of residents aged 35 or older—the largest single age group is now young adults aged 25 to 34. Additionally, with over 26% of the population under age 20, there is a clear and growing presence of young families and early-career professionals within the community.

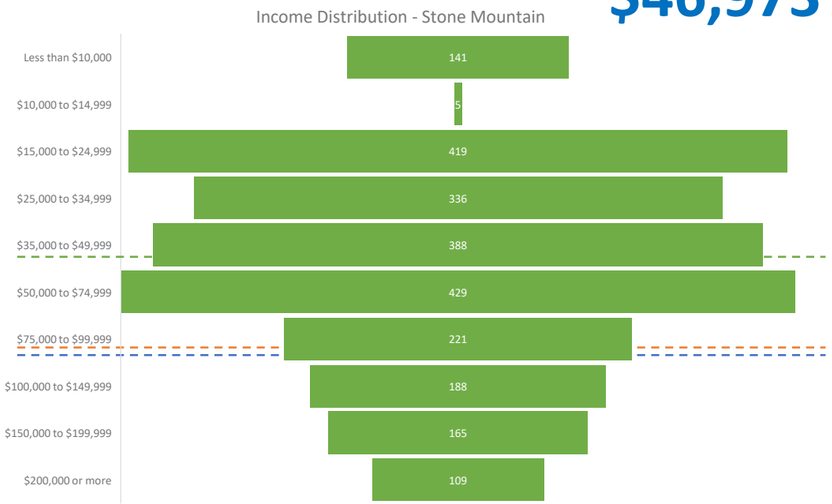
Median Age: 34.9



Income Statistics

City Median Income

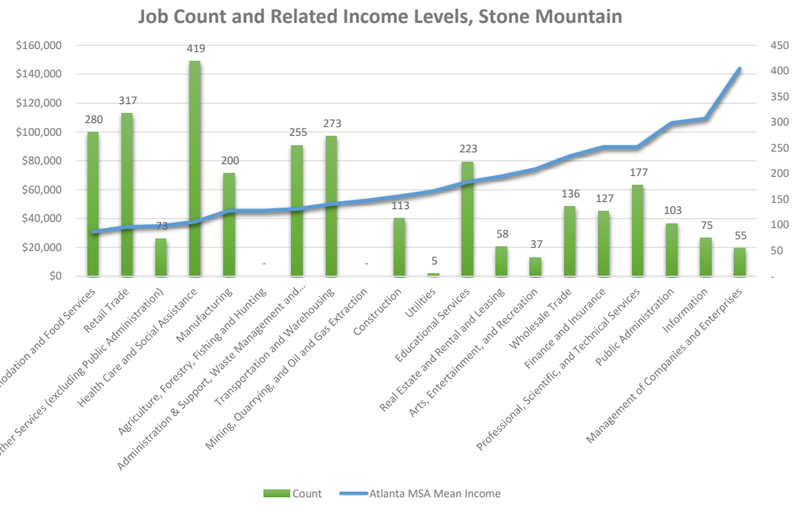
$46,973



The income distribution in Stone Mountain highlights a community with a strong middle-income presence, as over 25% of households earn between $35,000 and $74,999. While there is a notable concentration of households in the $15,000 to $24,999 range, the city has seen growth in higher-income brackets, including the recent emergence of households earning $200,000 or more. This spread contributes to a median household income that, while rising, remains below the broader regional averages of DeKalb County and the Atlanta MSA.

- Stone Mountain Median Income
- Dekalb County Median Income
- Atlanta MSA Median Income

Industries Distribution



The local workforce has shifted toward professional and service-oriented sectors. While residents previously worked primarily in retail and food services, the most prominent industries for Stone Mountain residents now include educational services, health care, social assistance, and manufacturing

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Housing Statistics

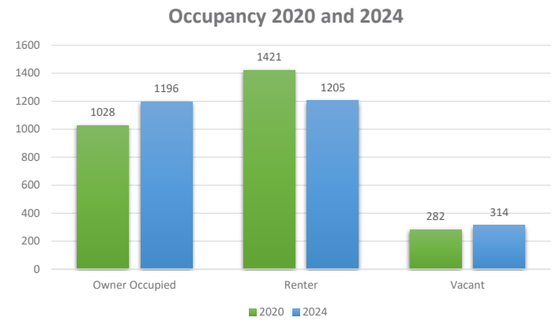
2024 Median Home Value: $206,400

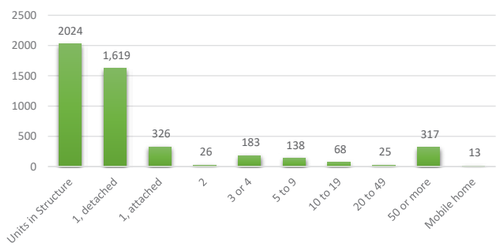
2020: $128,300

2024 Median Mortgage: $1,420

2024 Median Rent: $1,540

2020: $1,105





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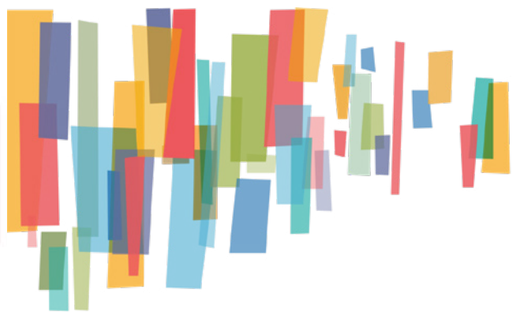
Housing Overview

39.8% of Householders Live Alone

2.76 People per Housing Unit

73.9% Renters Cost Burdened
1,205 Occupied Rental Units

50.2% Live in Renter-Occupied Units
49.8% Live in Owner-Occupied Units



5.3% Homeowner Vacancy Rate
5.7% Rental Vacancy Rate

90.6% of Homes Built Prior to 2000
9.4% of Homes Built 2000 or After

71.6% Live in 1-Unit Structures
28.4% Live in 2+Unit Structures

Owner Cost Burden (2023)
782 units with a Mortgage
414 without a Mortgage

Source: 1-year ACS, 2023 | 5-year ACS 2023, CoStar 2024 Multifamily Data

Summary of Previous Steering Committee Work

Top 10 Goals

- Preserve affordable housing
- Identify housing needs
- Establish housing stability policies
- Allow and incentivize innovative housing types
- Leverage funding for preservation
- Grants
- Connect neighborhoods
- Improve pedestrian and bicycle facilities and connectivity
- Repair sidewalks
- Signage

Top 10 Needs and Opportunities

- Support programs to facilitate business and home ownership
- Explore grants and opportunities and partnerships
- Improve sidewalks and multimodal facilities
- Dsyfunction operation @ 5way and inadequate traffic (improve signage @ left turn)
- Coordinate with GDOT to find improvements on JBR
- Improve connection to city shuttle with Stone Mountain Park
- Challenges with permitting process – digitize it, permit expediting process
- Support development and tourism and increase visitors to the Ciy
- Incorporate pedestrian safety in scoping/desired paths
- Golf cart parking

Top 10 Workplan Items

- Explore grants and opportunities for partnerships
- Improve signage and connectivity
- Widen sidewalks, improve pedestrian crossings, interactive public art installations
- Expedited permitting / dedicated staff for permitting / building review and revise permitting and digitize permitting process
- Increase fees for blight
- Coordinate with MARTA to improve the indirect train station downtown and SMP connectivity
- Update guidelines for historic preservation
- Implement previous studies
- Updating 2016 annexation plan
- Add golf cart, bicycle, EV parking, and EV charging



SWOT Analysis

Strengths, Weaknesses, Opportunities, Threats

SWOT Activity

On giant Post-it notes, we will dive into the strengths, weaknesses, opportunities, and threats that the City faces from the perspective of the Steering Committee



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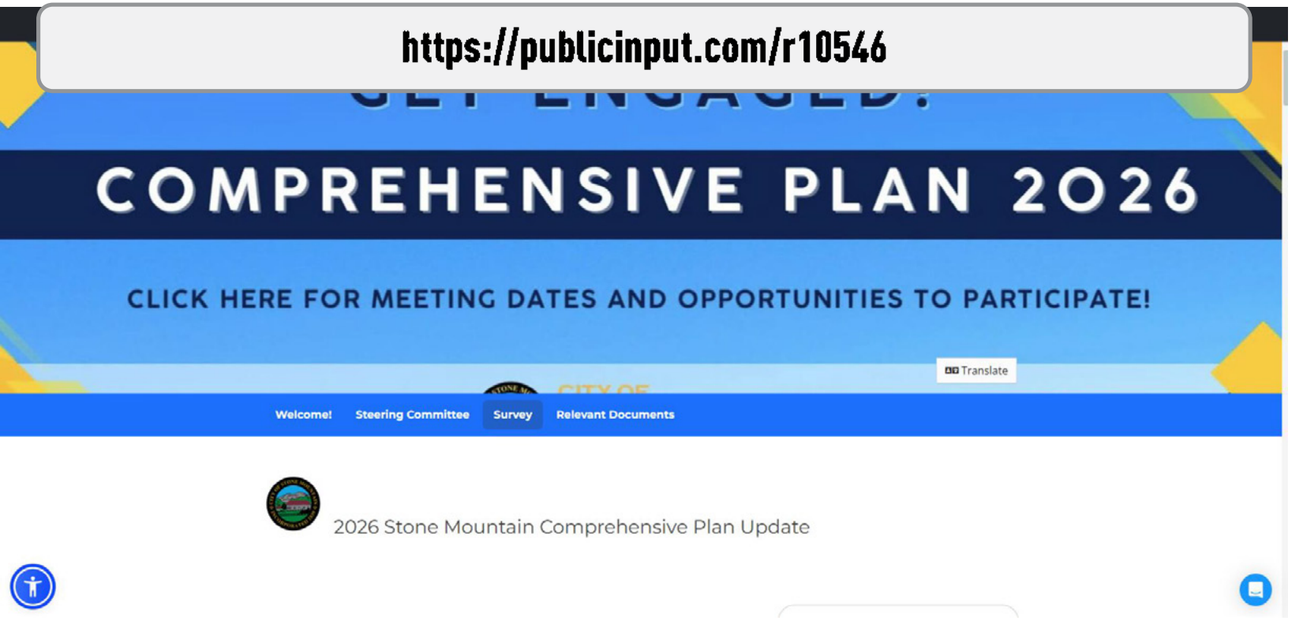
Next Steps

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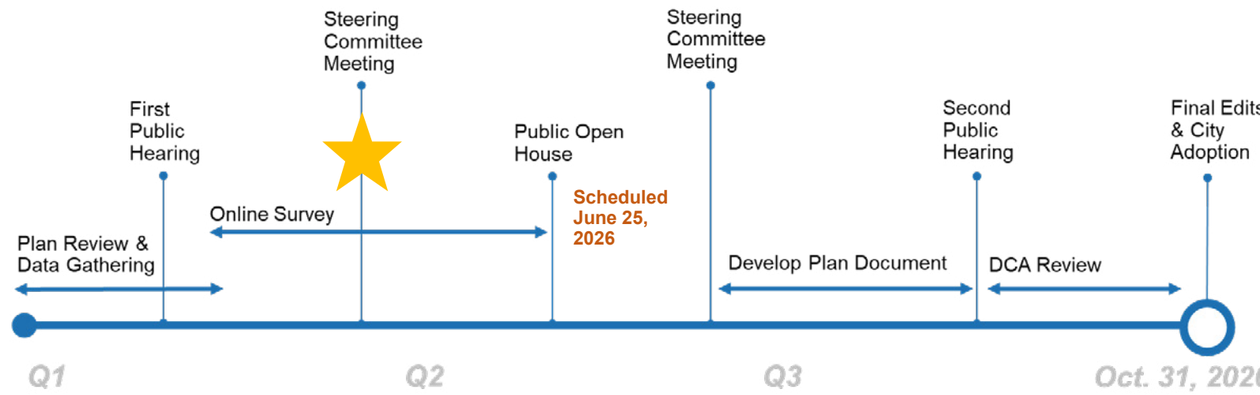
ARC

Help us spread the word!

https://publicinput.com/r10546



What is next?



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Before you go…

Any questions?

Thank You

CITY OF STONE MOUNTAIN COMPREHENSIVE PLAN UPDATE PUBLIC MEETING

Hosted by : Atlanta Regional Commission

The Atlanta Regional Commission will be hosting a public meeting to gather community input regarding the City's Comprehensive Plan Update.

Date: Tuesday, June 23rd, 2026
Time: 5:30 PM
Location: 5380 Studios

Atlanta Regional Commission

2026 Comprehensive Plan Update
Community Open House
June 23, 2026

Name	Email Address
Elaine Vaughn	[redacted]
Jody Norwood	
Tammy Norwood	
Geri Fullerton D. Burns	
E. Teen G Ryan Smith	
Pamela Winston	
Kay Nunez	
Denise Glenn	
Kimmy Rankin	
Denise Phillips	
Rusty Hamby	
SHARON FRIERSON	
CLINT MONROE	
[illegible]	
Shani Linder	
Valnisii Das Jacksan	
Jelani Linder	
Cordero Vigil	
Wanda Bass	
Rhea Dlw OTHERSpeaks	

This sign-in sheet is for internal record keeping purposes for the City of Stone Mountain and ARC.
Your information will not be shared with any outside parties.

Stone Mountain Website Draft Posting

2026 Comprehensive City Plan ▲ — 4 documents

- Comprehensive Plan Stakeholder 3172026.xlsx
- SC1 CoSM.pdf
- Stone Mountain SC Summary April9.docx
- 8.26.26 - CoSM Comp Plan Draft

2021 Comprehensive City Plan ▼ — 6 documents

2016 Comprehensive Plan ▼ — 3 documents

Proposed 2026 Comprehensive Plan Update ▼ — 1 document



2021 Vision Statement

Please use a sticky note or comment card to let us know if this still reflects your vision of Stone Mountain.

The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play and prosper together.

2021 Goals

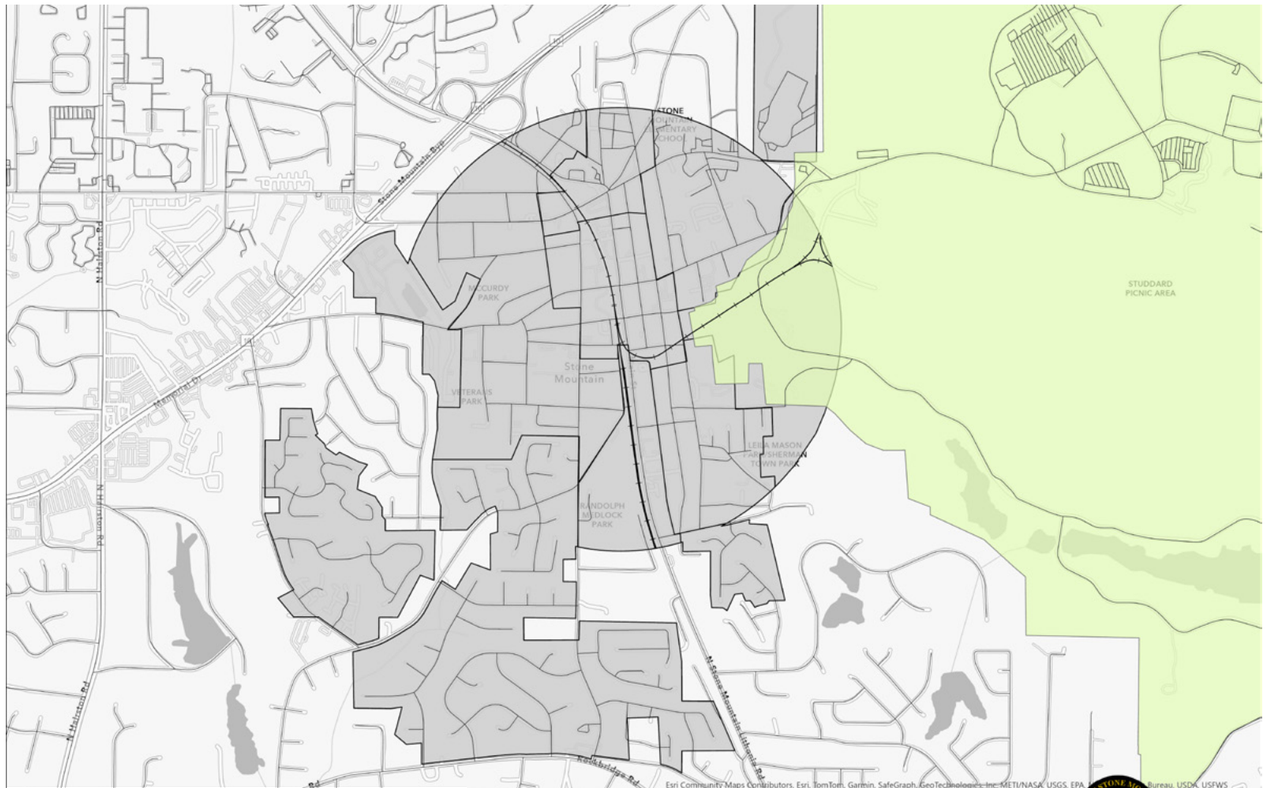
What matters most to you? Place a dot on your top two priorities.

1. Vibrant downtown and resilient neighborhoods
2. Strong, connected business environment
3. Positive reputation and image
4. High-quality community appearance with local character
5. Growing resident population
6. Safe, convenient transportation system for all modes

Atlanta Regional Commission

Atlanta Regional Commission

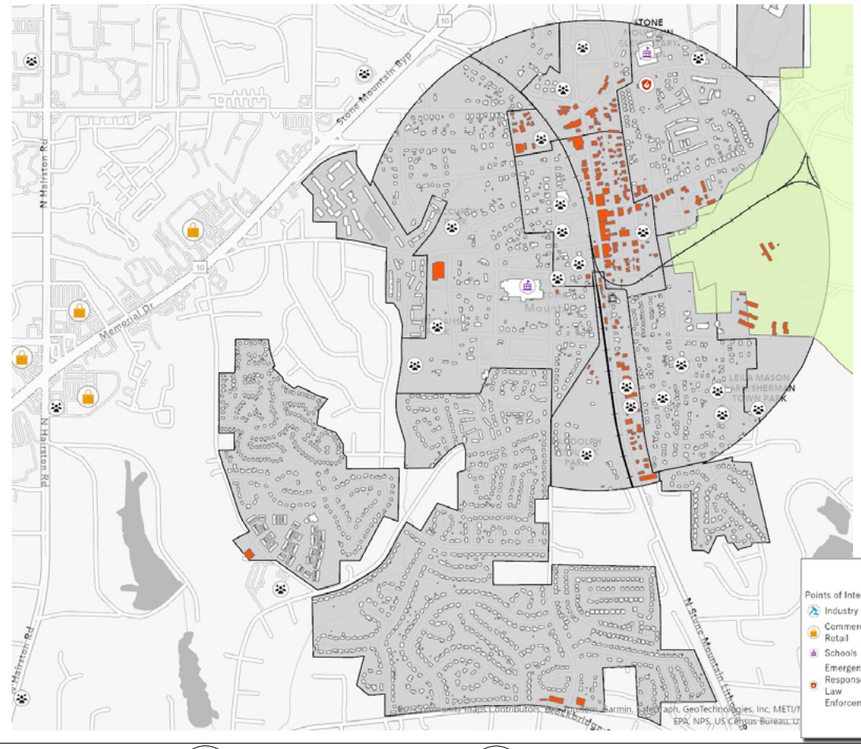
Where do you live or work in Stone Mountain?



Live Work

What's Something You'd Like to See?

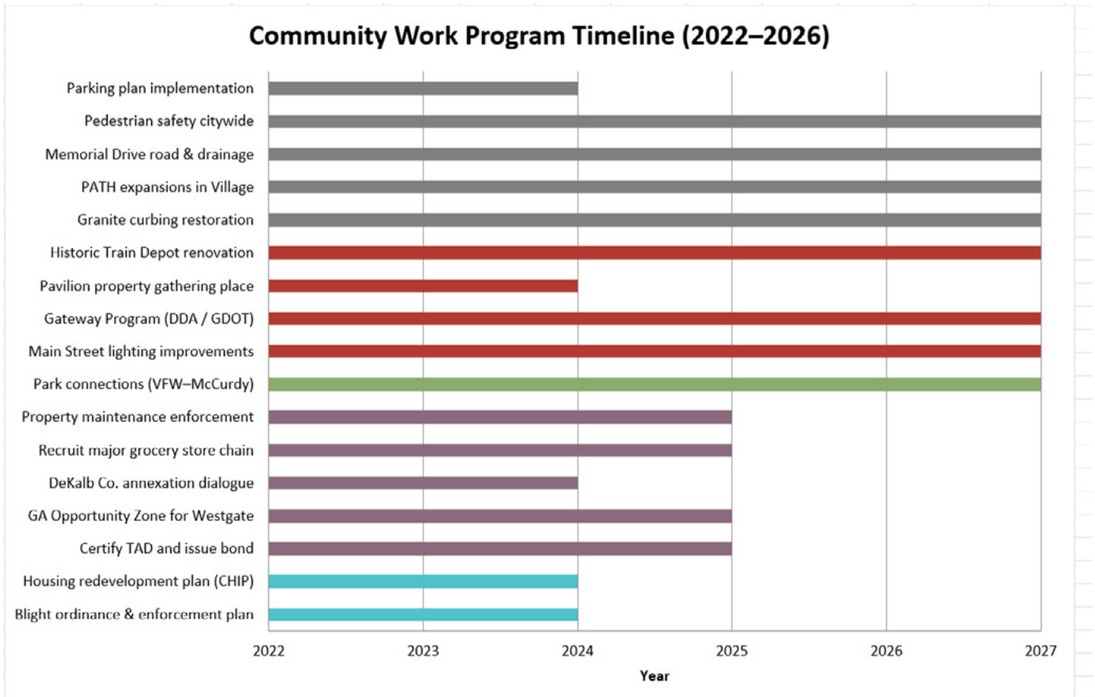
Are there places where you would like to see something new in Stone Mountain? Place a dot or leave a sticky note comment.



Greenspace Commercial Space Other (What Kind)

2021 Community Work Program

Many of these plans are underway!



Transportation | Development | Parks & Rec | Economic Development | Housing

Proposed 2026 Needs and Opportunities

Vote for your top 5 priorities from the following two boards:

Support Programs to Facilitate Business and Homeownership

Explore Grants, Opportunities, and Partnerships

Improve Sidewalk & Multimodal Facilities

Dysfunction at the 5-way Intersection

Coordinate with GDOT to Improve Jones Bridge Road

Atlanta Regional Commission

Proposed 2026 Needs and Opportunities

Vote for your top 5 priorities from the two boards:

Improve Connection to City Shuttle with Stone Mountain Park

Modernize and Expedite the Permitting and Renovation Process

Support Development and Tourism to Increase Visitors to the City

Incorporate Pedestrian Safety in Scoping and Finding Desired Paths

Golf Cart Parking

Prioritizing a Future Scenario

From the Steering Committee, three scenarios came forth that we wanted to see how residents felt about prioritizing. Rank the following options from Least (1) to Most (3) desirable for the city to prioritize.

*This is not binding. It is a way to gauge preferences and sentiment.

Options and Scenarios	Ranking
Annexation Strategy The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.	
Future Land Use & Permitting The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.	
Catalytic Projects The city should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies.	

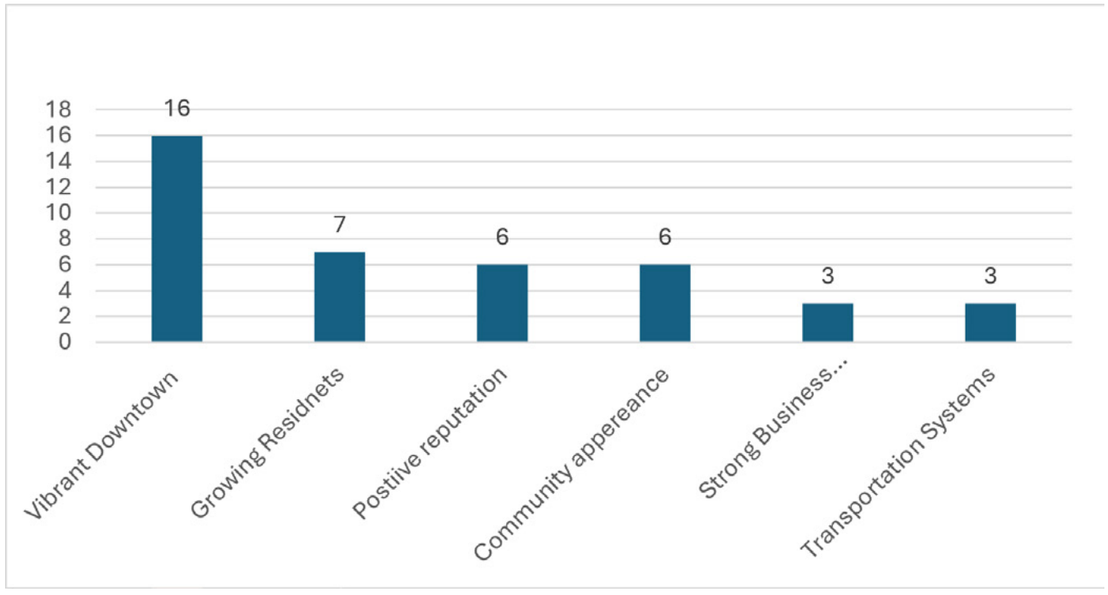
Open House Results

2021 Vision Statement Responses

1. Council Wrote a New Vision Statement in January
2. As Long as council is here this will not happen. Look at the millage
3. This still reflects our vision as Stone Mountain
4. Seems a little generic

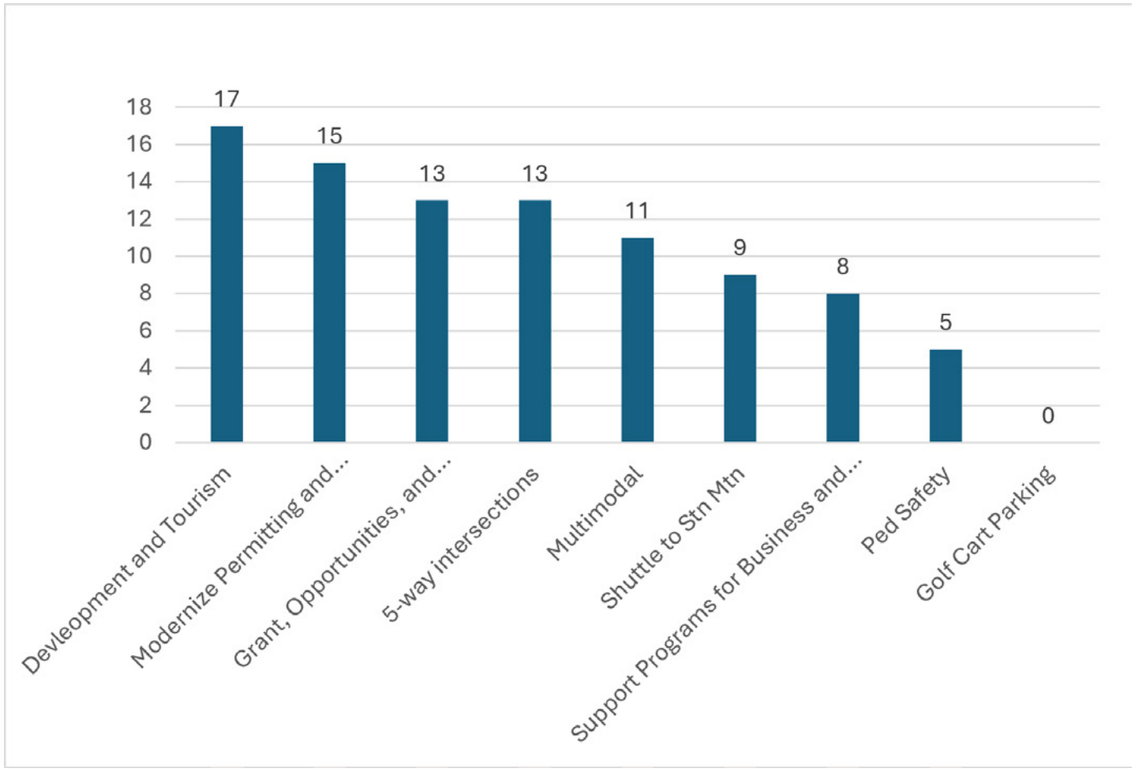
Top Two Priorities from 2021 Goals

The top priority is a vibrant downtown. Without clear indication for 1st or 2nd priority, the next three categories could be interchangeable in terms of priority. However, all feed into a a vibrant downtown.

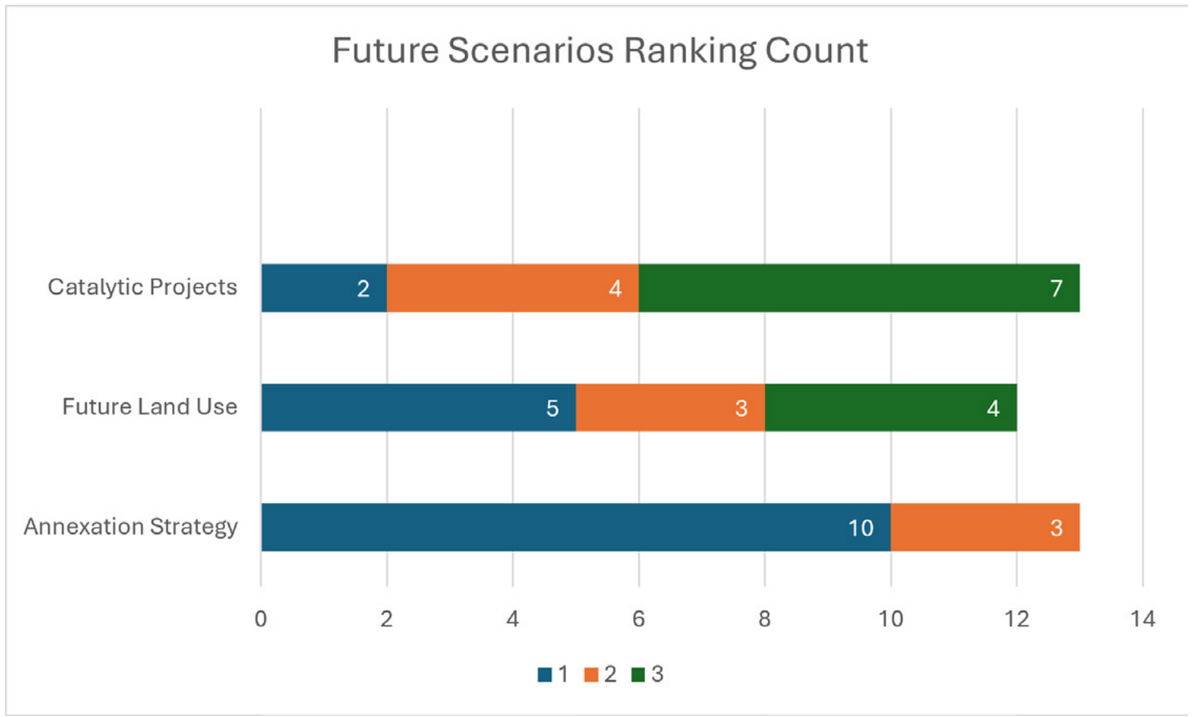


Top 2026 Priorities

The top priorities are Development and Tourism with Modernizing permits and renovations.



Future Scenarios Ranking Count
1 is high priority 3 is low priority.



From this graph, it is clear the annexation strategy is preferred most, with 10 respondents choosing this as a #1 priority and 3 reporting is a second priority. The future land use scenario would rank second with 5 reporting it as first choice, and 3 as second choice.

Scenario Description:

Annexation Strategy

The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.

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The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.

Catalytic Projects

The City should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies

Comments from Map (Will Include on Map)

1. New Residential Allowed on Vacant Lots dispersed throughout the city +1
2. Better relationship with Park
3. I would like to see Silver Hill Isolated and own Cemetery increased in size?
4. Incorporate the FOP Bldg. and Central
5. Get rid of take giant markers and make space for the citizens in the cemetery
6. Make downtown more livable
7. Clean out blight new housing
8. Tiny house development somewhere
9. Mixed use hotel
10. Public pool/splash pad in the town center
11. Mixed use development +2
12. More children's outdoor activities. With an activity bus to pick up and drop off
13. Tree Trimming+1
14. Drainage and ditches cleaned on Lucille and Pepperwood because of Flooding
15. Start acting like the Pepperwood subdivision matters before annexing any other areas.

ONE great REGION

Stone Mountain Comprehensive Plan Update

Steering Committee Meeting #2 I July 9, 2026

ARC Atlanta Regional Commission

2026 Comprehensive Plan Update
SC 2 July 9th

Name	Email Address
James Westerfield	
Josh Griffith	
Mike Helton	
Nancy Lovingood	
Josue Navarez	
Robbie Terry-Washington	
Ryan Smith	
Sarah Hage	
Shavala Ames	
Rachey Isley	
Elisabeth Richmond	

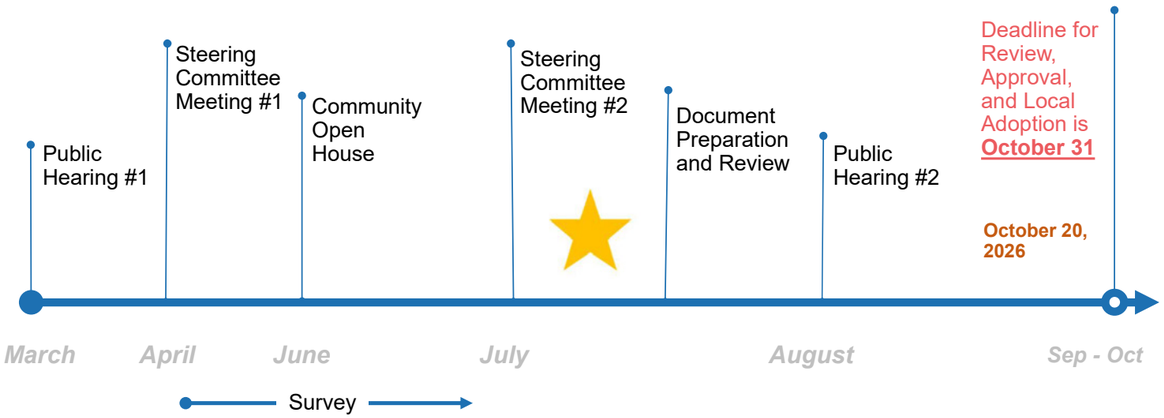
This sign-in sheet is for internal record keeping purposes for the City of Stone Mountain and ARC.
Your information will not be shared with any outside parties.

Agenda

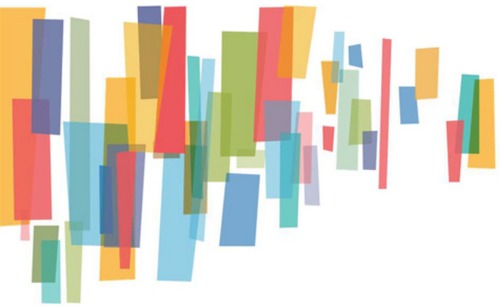
- Progress Update
- Engagement Summary (Survey and Open House Results)
- Community Work Program
- Next Steps

Progress Update

What is the timeline?



2026



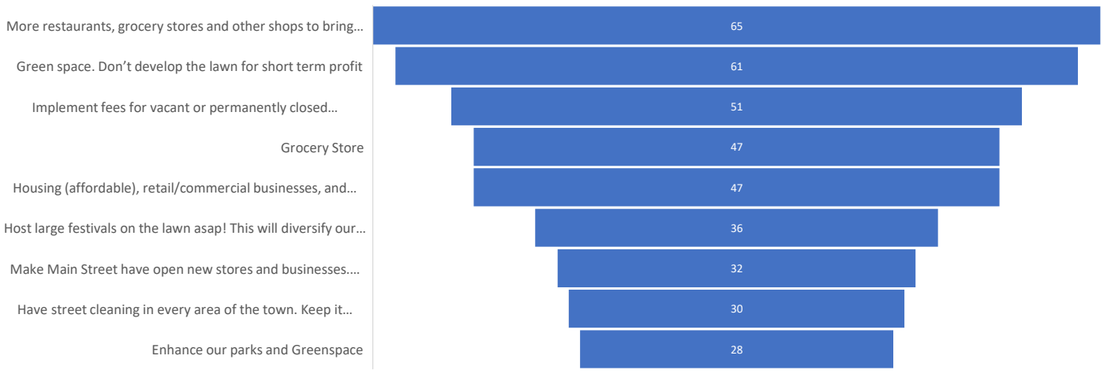
Survey Results

Views	Participants	Responses	Comments
1,465	98	1,607	128

Engagement Summary

What's Missing From Stone Mountain as a Whole?

Below are the top 10 comments respondents made



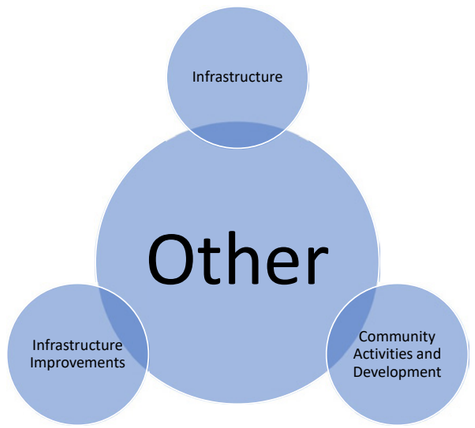
Residents largely focused on Main Street's economic, community, and aesthetics, along with greenspace activation.

How Would You Rank the Priorities for Stone Mountain?

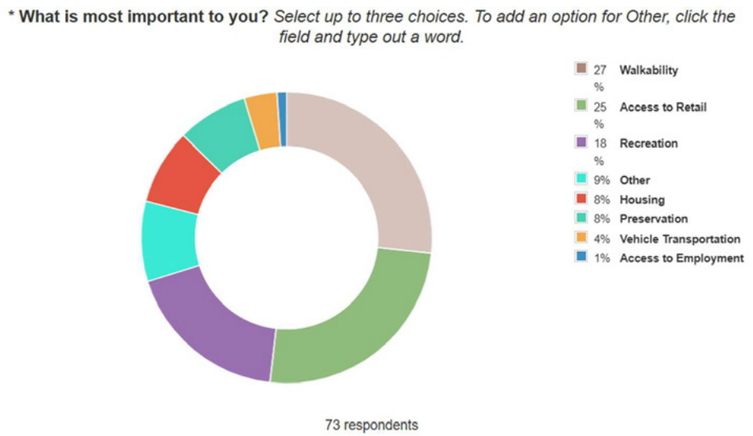
Sustainable Growth 2.14	**Access to Commercial/Retail** 2.14	**Other** 2.5
Historic Preservation 3.54	**Housing Choices** 4.08	**Employment in the City** 4.3

How Would You Rank the Priorities for Stone Mountain?

Below are the broad areas summarizing the focus of respondents' comments.



What's Most Important to you



Walkability and Access to Retail account for over half of the respondents' top choices. Recreation comes third, highlighting the need for greenspace identified in the previous slide.

Other comments reflect what was already stated in the comments: Infrastructure, beautification, a unique thriving community.

What's Most Important to you

*** The 2021 City of Stone Mountain Comprehensive Plan update identified a series of community concerns. How much do you agree with the following statements?**

	Agree	Slightly Agree	Neutral/Not Applicable	Slightly Disagree	Disagree
Recruiting a major grocery store chain still a community concern?	53% Agree	23% Slightly Agree	8% Neutral/Not Applicable	4% Slightly Disagree	12% Disagree
Code ordinance enforcement is still a community concern.	52% Agree	27% Slightly Agree	16% Neutral/Not Applicable	2% Slightly Disagree	2% Disagree
Westgate's designation still a community concern?	19% Agree	5% Slightly Agree	55% Neutral/Not Applicable	3% Slightly Disagree	18% Disagree
Property maintenance enforcement in the downtown district is still a concern.	74% Agree	12% Slightly Agree	10% Neutral/Not Applicable	2% Slightly Disagree	1% Disagree
Statewide annexation (city boundary growth) remains a community concern.	30% Agree	21% Slightly Agree	24% Neutral/Not Applicable	7% Slightly Disagree	18% Disagree
Creating a redevelopment plan for housing.	32% Agree	18% Slightly Agree	23% Neutral/Not Applicable	12% Slightly Disagree	15% Disagree

83 responses

Residents strongly agree that the 2021 priorities and goals of a Grocery Store, Code Enforcement, and Property Maintenance still resonate.

Meanwhile, most are neutral on the 2021 priority of Westgate's designation being a community concern, showing a changing attitude.

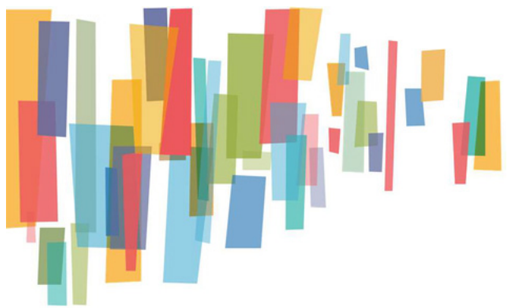
Other Comments

Below are the general themes from the comments section, with applicable direct quotes.

Economic Development & Revitalization	Grocery Store/Retail	Tourism/Stone Mtn, Park	Property Taxes	Infrastructure (JBR)	Governance	Housing
Right now, the City does not have a clear plan for creating a real, sustainable economy... The DDA should be actively studying what comparable cities are doing to attract business investment. The town just appears to be very run down with no cohesive look or personality... too many storefronts are closed.	Why doesn't the city work with Tucker to buy the corner at Goldrush/Memorial , or buy up the old crappy hotel on Memorial and W. Mountain to build a grocery store? There's a need for diverse grocer options besides Kroger, Publix and Walmart	Stone Mountain Village sits next to the most visited attraction in the state yet we are not meaningfully connecting that traffic to our downtown	Cut the city budget/staff to reflect priorities for residents. If the budget was cut and staff reduced there would be no need to raise the millage.	If this city doesn't address the mess that is JBR, this city will never get any respect. Total neglect and lack of leadership and vision.	We need to work with DeKalb County to allow an annexation exception so the city can annex ALL the way to Memorial Dr. on JBR and West Mountain Lack of Transparency and Trust Need better theft protection at night.	Regulate investor housing. Assist senior residents. Multi family and low income housing always seems to bring more problems.

Summary

- The survey results show that residents want to see both residential and economic growth in Stone Mountain.
- Main street improvements and acquiring a grocery store carry over from 2021's Comprehensive Plan priorities.
- There are many respondents who want to see improved greenspace activation and cohesive community identity develop.

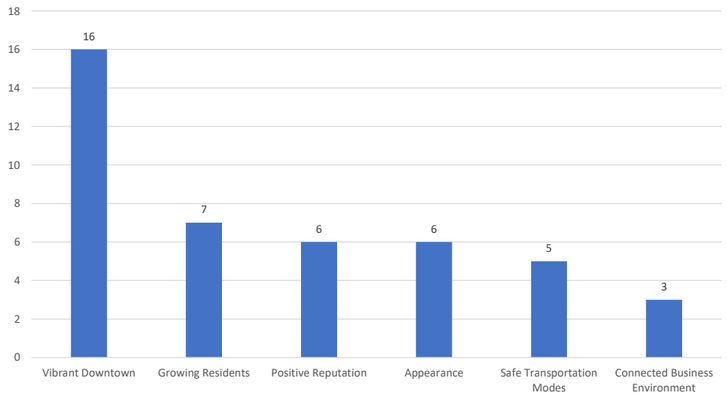


Based on these results, are there any first impressions or items that stood out? Is there anything missing?

Open House Summary

Top Priorities from 2021 Goals

The top priority is a vibrant downtown. Growing residents is the next priority, with reputation and appearance tied for the third priority. The second, third, and fourth priorities support a vibrant downtown.

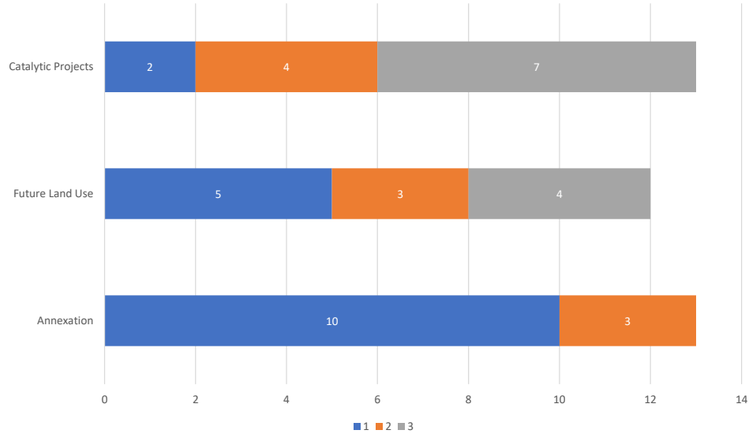


Strategy Prioritization

In the open house, we asked residents to prioritize the following three strategies

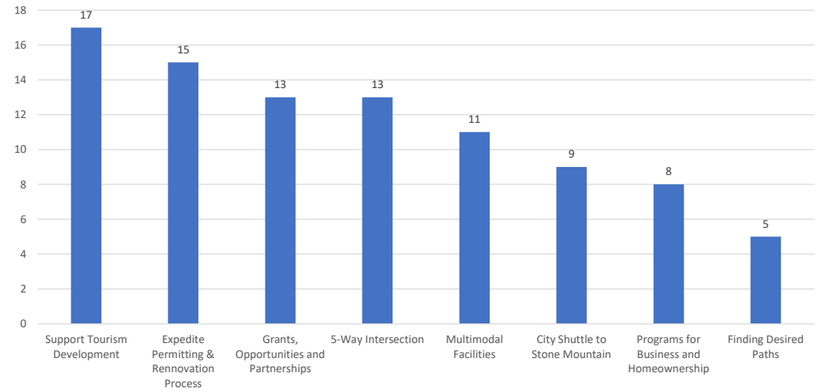
1. Annexation Strategy:
“The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.”
2. Future Land Use:
“The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.”
3. Catalytic Projects:
"The city should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies."

Strategy Prioritization



- An overwhelming number of residents prioritized the annexation strategy. Future Land Use received a mixed-response, while Catalytic Projects was the lowest priority.
- Based on these responses, and the city's staff and leadership capacity, what is feasible for the city to accomplish over the next 5 years?

Proposed 2026 Needs and Opportunities



Looking forward, residents see developing tourism and using Stone Mountain Park as an anchor.

However, many residents desire to see the city reform their permitting and renovation policies and to support innovation through other funding opportunities.

Map: What's Something You'd Like to See?

Greenspace

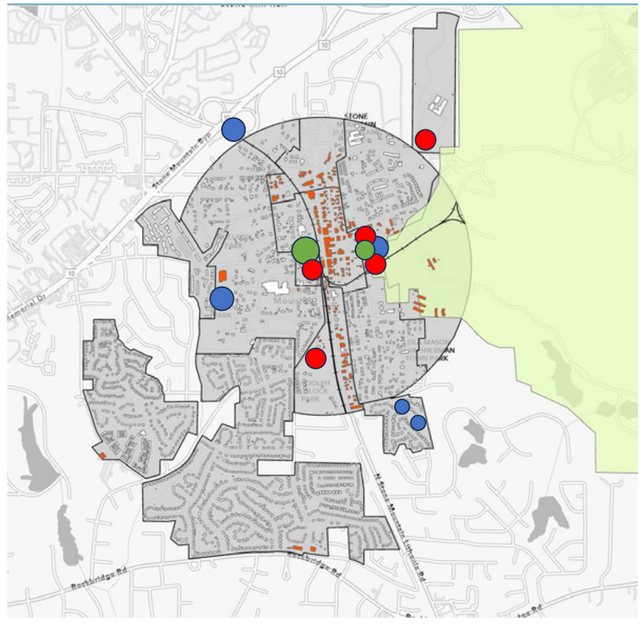
Public pool/splash pad in town center. More children's outdoor activities (ages 7 – 17). Get rid of the fake grave markers. Have a better relationship with [Stone Mountain] park.

Commercial

Mixed use, hotel in downtown. Make downtown more viable.

Other

Clean out blight. Tiny house and infill residential development. Pepperwood Community improvements.



Summary

- The open house results reflect some of the sentiments found in the online survey.
- A vibrant downtown remains the focus, with many residents feeling the permitting process as a barrier to achieving this vision.
- Many see the city as underutilizing Stone Mountain Park as an anchor to further spur growth for Stone Mountain's Downtown.
- Contrary to their main street growth mindset, residents appear to be focused on annexation rather than updating land use for its current boundaries.
- Aside from the 5-way intersection, infrastructure and transportation are less important than the other issues mentioned.

Do you feel that this summary accurately reflects community sentiment? Is there anything missing?

2021 Vision Statement

"The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play, and prosper together."

As long as council is here, this will not happen. Look at the millage.

This still reflects our vision as Stone Mountain.

Seems a little generic.

Council's 2026 Mission Statement

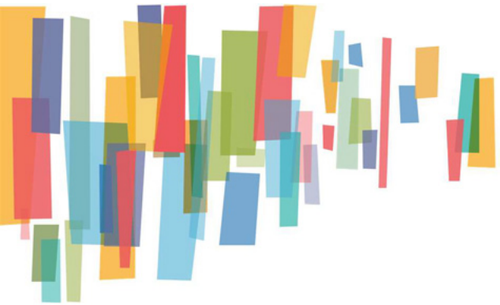
Is there anything in the mission statement that should be included in the 2026 vision statement? What changes are needed to the current vision statement so that is accurately reflects what people WANT the city to become in the next 5 – 10 years?

2026 Mission Statement

The City of Stone Mountain serves our residents, businesses, and visitors by providing an enhanced quality of life and a unique sense of place, guided by trust and integrity.

2021 Vision Statement

The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play, and prosper together.



Community Work Program

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ARC

Workplan Update

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Housing								**Completed, Underway, Postponed, Cancelled**
Create ordinance and enforcement plan to address blight.	X	X				City	Staff Time	Completed
Create redevelopment plan for housing in conjunction with planned future Community HOME Investment Program (CHIP) application submittal.	X	X				City	CHIP funding	Cancelled
Economic Development								
Certify TAD and issue bond.	X	X	X			City	$25,000	Underway
Pursue designation as a State of Georgia Opportunity Zone for Westgate.	X	X	X			DDA, GA DCA	Staff Time	Cancelled
Continue dialogue with DeKalb County and Carl Vinson Institute of Government regarding countywide plan for annexation	X	X				City	Staff Time	Underway
Recruit a major grocery store chain.	X	X	X			City, DDA, Private	Staff Time	Postponed
Develop property maintenance enforcement and abatement options for buildings in downtown district	X	X	X			City	Staff Time	Cancelled
Natural and Cultural Resources								
Provide targeted connections between parks, e.g., connect VFW and McCurdy Park. Plan for major street crossings, traffic control devices, etc.	X	X	X	X	X	City	General fund	Underway
Community Facilities								
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	General fund	Underway
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Staff Time, DDA	Underway
Develop plan to utilize the Pavilion property and make it available as a community gathering place.	X	X				City, DDA, Private	Staff Time	Underway
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X	X	X	City, DDA, Grants	$1,500,000	Underway
Transportation								
Continue restoration of granite curbing.	X	X	X	X	X	City, Private	General Fund, Private Funds	Cancelled
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	$80,000	Underway
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X	X	X	City, CSX	$158,000	Underway
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, General Fund	Underway
Implement parking plan using recent Parking Study as guide.	X	X				City	Staff Time	Underway

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ARC

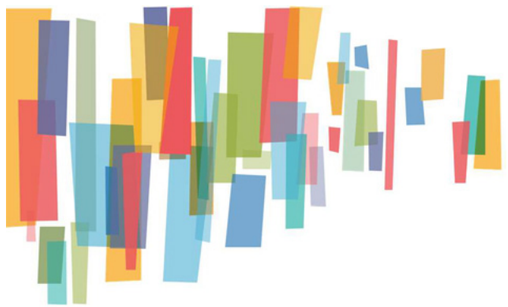
Interactive Workplan Exercise

- Based on community input and your knowledge of the city's needs, please suggest items that we should add to the Community Work Program for 2026 – 2031.
- Are there any Items from the 2021 Workplan that need updates or need to be reframed?

Next Steps

What is next?

- **July 24th:** Draft Comprehensive Plan to city manager & planner for review
- **August 18th:** Distribute draft plan to Steering Committee & City Council; deadline to run legal ad for second/final public hearing
- **August 25th:** Comments due from Steering Committee & City Council
- **September 2nd/3rd:** Upload final plan to DCA Website
- **October 20th:** City Council adoption of 2026 Comprehensive Plan



Before you go…

Any questions?

2026 Stone Mountain Comprehensive Plan Update

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
1,658	98	1,607	128

*** What is missing from the City of Stone Mountain and the community as a whole?** *Utilize the comment box below to provide feedback and attach example pictures.*

More restaurants, grocery stores and other shops to bring in business

2/7/2026 65 Agree

Green space. Don’t develop the lawn for short term profit

2/4/2026 61 Agree

Implement fees for vacant or permanently closed commercial properties on Main Street

2/19/2026 51 Agree

Grocery Store

2/5/2026 47 Agree

Housing (affordable), retail/commercial businesses, and growth.

2/3/ gree

Show all comments

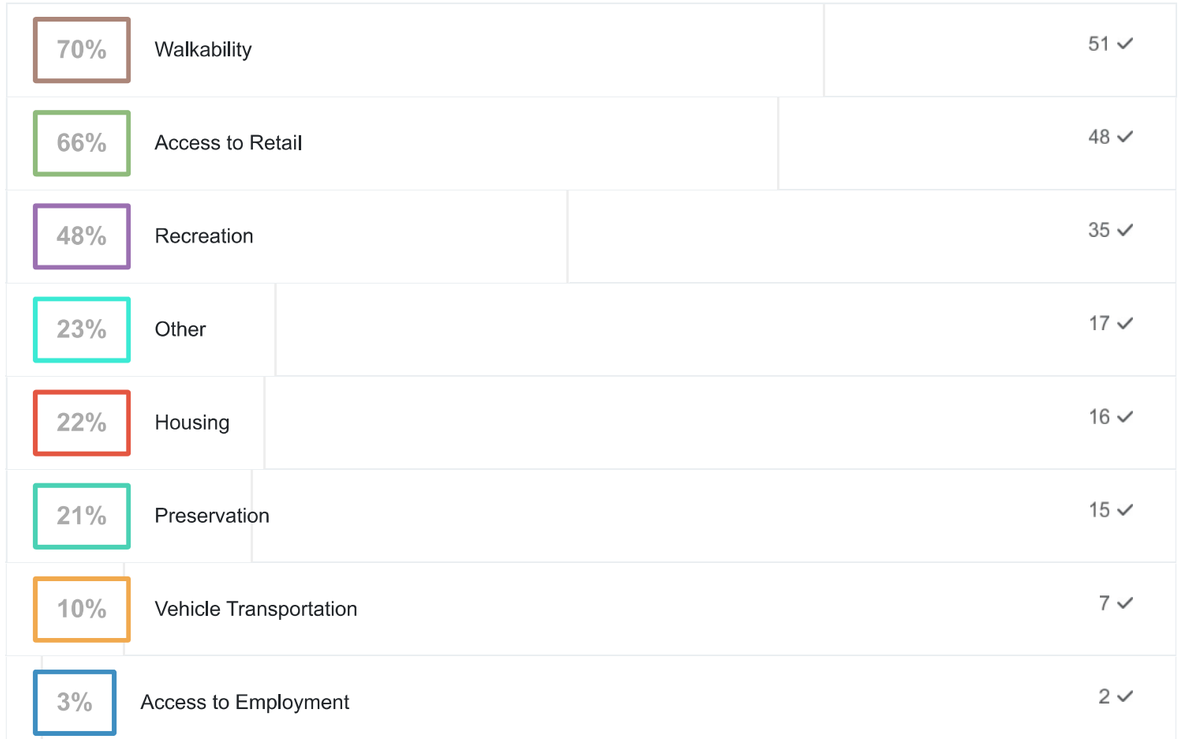
Item # 1.

*** How would you rank the priorities for the City of Stone Mountain?** *To rank the priorities, c responses above the Next Priority line. To add an option for Other, click the field and type out a word.*

97%	Sustainable Growth	Rank: 2.14	37 ✓
97%	Access to Commercial/Retail	Rank: 2.14	37 ✓
37%	Other	Rank: 2.50	14 ✓
97%	Historic Preservation	Rank: 3.54	37 ✓
97%	Housing Choices	Rank: 4.08	37 ✓
97%	Employment Opportunities in the City	Rank: 4.30	37 ✓

38 Respondents

*** What is most important to you?** *Select up to three choices. To add an option for Other, click the field and type out a word.*



73 Respondents

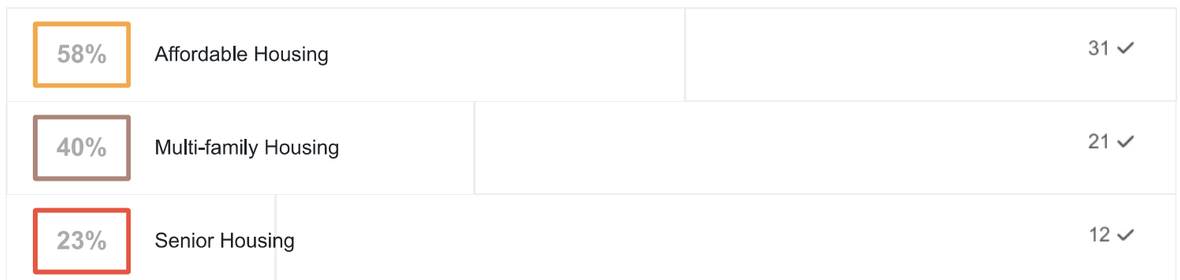
Item # 1.

*** The 2021 City of Stone Mountain Comprehensive Plan update identified a series of com concerns. How much do you agree with the following statements?**

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Creating a redevelopment plan for housing.	32% Agree	18% Slightly Agree	23% Neutral/Not Applicable	12% Slightly Disagree	15% Disagree

83 responses

*Housing: How do you perceive the supply/amount of housing types in Stone Mountain?



53 Respondents

*** Use the space below to provide additional feedback to help make Stone Mountain a great place to live, work, and play.**

270

Stone Mountain is beautiful. I just moved there. I am coming from Marietta, and I used to live close to an entrance for the Chattahoochee National Park. And That's exactly what is missing in Stone Mountain. St. Mtn has way more green area then Marietta, but it doesn't have a public park in the woods. At least not a safe and clean one. There is a road, close to my house, that goes to a deck on a lake, and the first thing my wife, I, and my 4yo son did when we moved, was to go to this road to check the lake. We got terrified. it's completely abandoned, and there was a car, parking there, selling drugs in a bright day light. I'll probably never go back there again.

4/10/2026

Stone Mountain has many under-leveraged assets that can help it thrive in the future. Three significant ones are ...
1. the Park - doesn't need much amplification
2. U.S. 78. There are many radial (U.S.) highways on this side of Atlanta that are surface streets. We have a freeway right to our city limits. That's incentive for future residents and tourists from the east side of Atlanta.
3. Real estate in Stone Mountain, particularly residential, is significantly less expensive than most surrounding communities, even many farther out from Atlanta than Stone Mountain.

4/10/2026

Funding changes to the Depot Museum next to Freedom Bell in City of Stone Mountain to draw people to view the city bac

1800's History is not a reflection of progress of our city or country. We all know the journey and sigma etched into the Stone Mountain Park granite. Who wants to spend state and county grants or citizen tax payer property tax increases to fund going back to hurtful and disrespectful bias of humans. I don't. Let's move forward and not backward.

4/3/2026

1) introduction to the city of stone mtn with a sign (stronger signage)
2) have stronger neighborhood boundaries (identity of neighborhoods, districts, etc);
3) stronger design along the main corridors; more emphasis on placemaking; focal points of areas, sculpture, street furniture, planting strips; stronger emphasis on the trails
4) better upkeep of lawns, facade of downtown area, and businesses
5) design ordinance (i.e. property maintenance)
6) grocery store in area to bring more foot traffic to downtown area
- Commissioner Hudson

3/31/2026

You do not show "OTHER" choices so how does the public know who said what?
Your "*Housing" question makes no sense whatsoever. It will mislead people and you will come up with a mishmash of answers based on countless interpretations of what you have said. This survey is not a good one. It does not appear to be designed to illicit opinions.

3/28

Show all comments

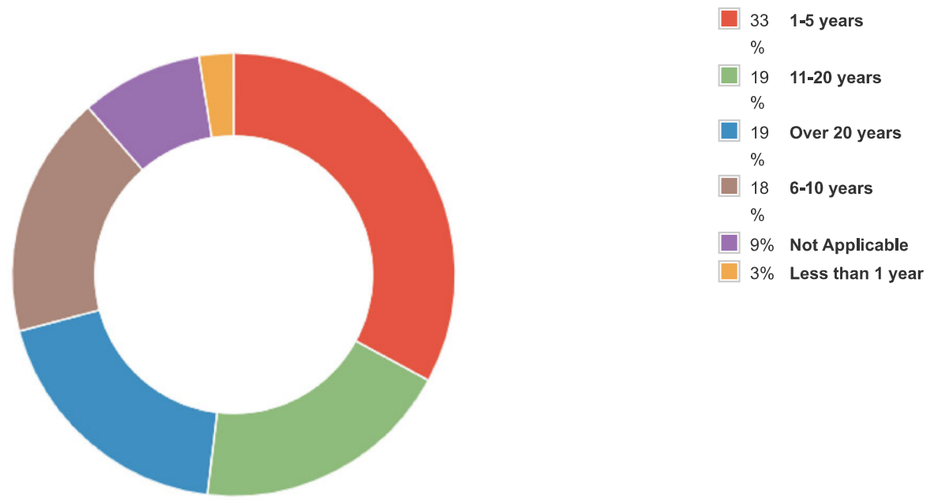
Please select each of the following that apply to you:

Item # 1.

90%	I live in Stone Mountain	61 ✓
18%	I work in Stone Mountain	12 ✓
10%	I own a business in Stone Mountain	7 ✓
6%	I do not live but frequent Stone Mountain	4 ✓
4%	Other	3 ✓

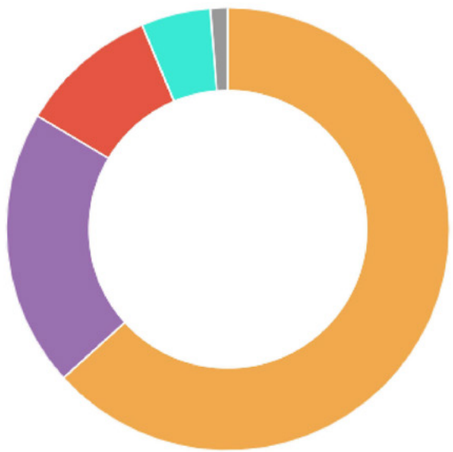
68 Respondents

If you live in Stone Mountain, how long have you been a resident?



79 respondents

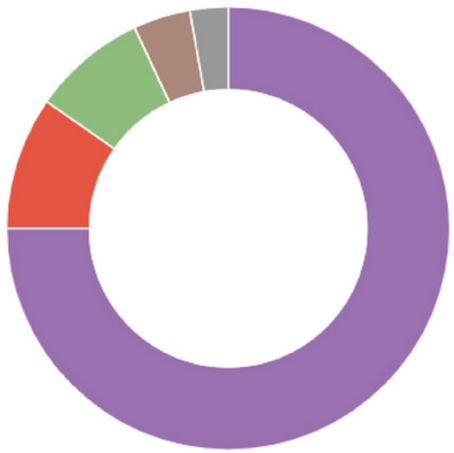
Which of the following categories best describes your employment status?



- 63% Employed full-time
- 20% Retired
- 10% Employed part-time
- 5% Other
- 1% Others

79 respondents

If you work or own a business in Stone Mountain, how long have you done so?

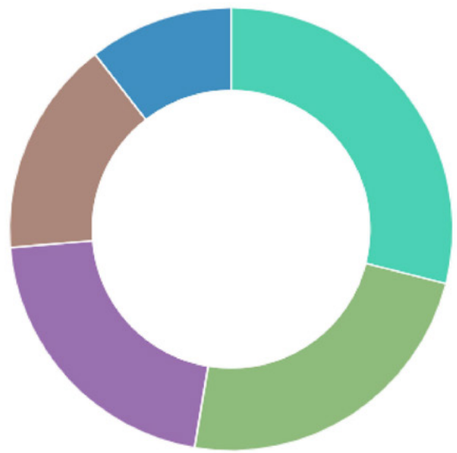


- 75% Not Applicable
- 10% 1-5 years
- 8% 11-20 years
- 4% 6-10 years
- 3% Others

72 respondents

Item # 1.

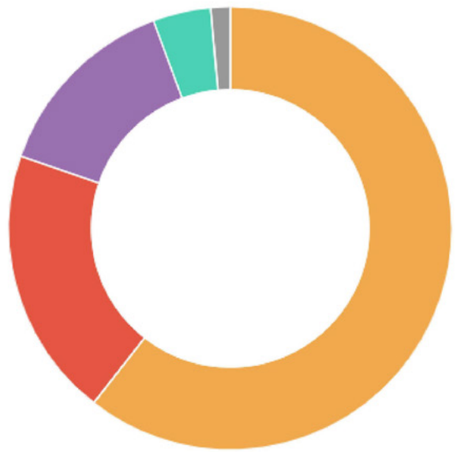
What is your age?



- 29% 65 or older
- 24% 35 - 44
- 21% 55 - 64
- 16% 25 - 34
- 11% 45 - 54
- 0% Others

76 respondents

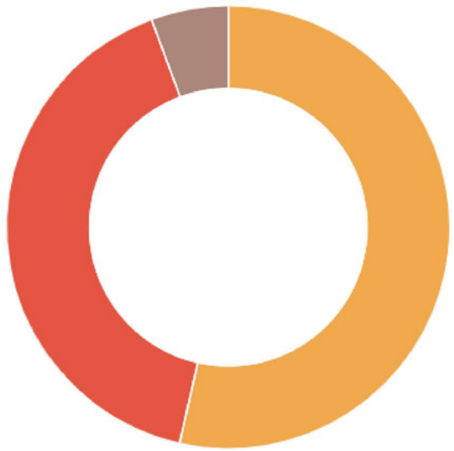
Which race do you identify as?



- 61% White
- 20% Black or African American
- 14% Multiple races
- 4% Other
- 1% Others

71 respondents

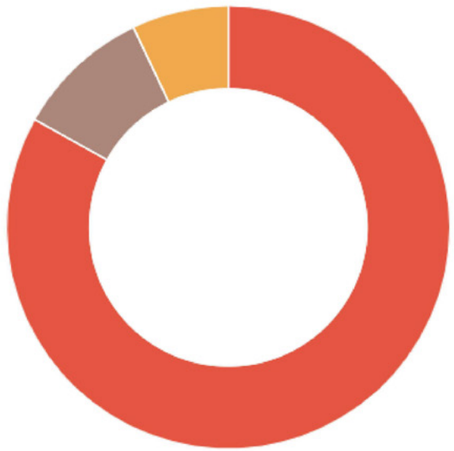
What is your gender identity?



- 54% Female
- 41% Male
- 6% Prefer not to say

71 respondents

Do you identify as Hispanic, Latino, or Spanish?



- 83% No
- 10% Prefer not to say
- 7% Yes
- 0% Other

71 respondents

Loading more report objects...

Stone Mountain Website Displaying Comprehensive Plan

Comprehensive City Plan

Home > Departments > Planning & Zoning > Comprehensive City Plan

Comprehensive City Plan

Welcome to the City of Stone Mountain's Comprehensive City Plan

Embark on a journey to shape the future of our community through our Comprehensive City Plan. Here, you'll find concise summaries outlining our vision, goals, and strategies for sustainable growth and development.

Our Comprehensive City Plan is a roadmap for enhancing livability, economic vitality, and environmental stewardship in Stone Mountain. As part of our commitment to meeting the highest standards of urban planning, we adhere to the Minimum Planning Standards set forth by the state of Georgia.

To ensure alignment with these standards and best practices, please refer to the Georgia Department of Rules and Regulations for additional resources on Georgia's Minimum Planning Standards.

For your convenience, below you'll find documents organized by year. Explore and stay informed about the initiatives driving positive change in our community.

Thank you for your commitment to shaping a brighter future for Stone Mountain.

Search for file name:

search here SEARCH

- 2026 Comprehensive City Plan — 4 documents
- 2021 Comprehensive City Plan — 6 documents
- 2016 Comprehensive Plan — 3 documents
- Proposed 2026 Comprehensive Plan Update — 1 document

310-00187541 8/13, 8/20, 8/27, 9/3
NOTICE ++2026-1455++
TO: All Interested Parties
The Petition of **JOHN B. BRACEWELL**, for a year's support from the estate of **Emily H. Bracewell,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **09/14/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-00187546 8/13, 8/20, 8/27, 9/3
NOTICE ++2026-1484++
TO: All Interested Parties
The Petition of **SHERRIE DIANN SPEAR,** for a year's support from the estate of **Stanley Sterrovasky Spear, Sr.,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **09/14/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509725 7/30, 8/6, 8/13, 8/20
NOTICE ++2026-1052++
TO: All Interested Parties
The Petition of **WINNIFRED A. JOHNSON,** for a year's support from the estate of **Errol F. Johnson,** Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/31/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509371 7/23, 7/30, 8/6, 8/13
NOTICE ++2026-1216++
TO: All Interested Parties
The Petition of **ENEIDA WILMOT,** for a year's support from the estate of **Leborn Reinaldo Wilmot,** Deceased, for Decedent's Surviving Spouse (and minor child), having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/24/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509372 7/23, 7/30, 8/6, 8/13
NOTICE ++2026-1346++
TO: All Interested Parties
The Petition of **LATRINA KEITH,** for a year's support from the estate of **Clovis McDowell, Jr.,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/24/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509373 7/23, 7/30, 8/6, 8/13
NOTICE ++2024-1968++
TO: All Interested Parties
The Petition of **DEBORRAH ALLEN,** for a year's support from the estate of **Donald Lee Mansfield,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/24/2026,** why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By:Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

310-509711 7/30, 8/6, 8/13, 8/20
NOTICE ++2026-1414++
TO: All Interested Parties
The Petition of **JANIE DUGGAN BOTTOMS,** for a year's support from the estate of **Louis Guy Bottoms,** Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **08/31/2026**, why said Petition should not be granted.
All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be **scheduled at a later date.** If no objections are filed the Petition may be granted without a hearing.
Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Public Hearing

320-187594 8/13,8/20,8/27
PUBLIC HEARING NOTICE
Stone Mountain City Council will hold a public hearing regarding the ++2026 Comprehensive Plan Update++ on **TUESDAY, SEPTEMBER 1, 2026 at 6:30 PM** at City Hall, 875 Main Street, Stone Mountain, GA 30083. The purpose of this hearing is to brief the community on the contents of the plan update and provide an opportunity for residents and council members to make final comments. Following the hearing, the city council will conduct a vote to approve transmittal of the plan to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review. Questions should be directed to Thatcher Hart, Community Development Director, at thart@stonemountainacity.org or 770-722-5014.

320-187600 8/13
CITY OF TUCKER
NOTICE OF PUBLIC HEARINGS
MAYOR AND CITY COUNCIL PUBLIC HEARING: MONDAY, **++SEPTEMBER 14, 2026, AT 7:00 P.M.++**
CITY HALL
ADDRESS: 1975 LAKESIDE PARKWAY, SUITE 350B, TUCKER, GA 30084
Public hearing for the determination of a time extension for SLUP-22-0002 (O2022-06-42) at 2247 and 2251 Northlake Parkway per Sec. 46-1599.

Public Notice

330-187625 8/13, 8/20, 8/27, 9/3
ORDER OF PUBLICATION
IN THE SUPERIOR COURT OF DEKALB COUNTY
STATE OF GEORGIA
CIVIL ACTION NO.
++26FM2928-1++
Yoan Simbafo Tchassem
PLAINTIFF
VS
Jessica Jade Little
DEFENDANT
It appearing by Affidavit, that the above named defendant on whom service is to be made in this case resides out of the State, or has departed from the State, or cannot, after due diligence, be found within the State, or conceals himself or herself to avoid service of the Summons, and it further appearing, either by Affidavit or by verified Complaint on file, that a claim exists against the defendant in respect to whom service is to be made, and that the defendant is a necessary or proper party to the action.
IT IS HEREBY CONSIDERED, ORDERED AND DECREED THAT: Service be made by publication as provided by law. SO ORDERED this 10th day of July, 2026.

NAME OF PARTY TO BE SERVED:
Jessika Jade Little

CLERK OF SUPERIOR COURT OF DEKALB COUNTY, GA.

330-187055 8/6,8/13,8/20,8/27
IN THE SUPERIOR COURT OF DEKALB COUNTY
STATE OF GEORGIA

FOX FUNDING GROUP, LLC,
Plaintiff,

vs.

SOLSTICE INVESTMENTS, LLC and KASIE SCOTT,
Defendants.

Civil Action No.
++25CV9526++

NOTICE OF PUBLICATION
TO: Kasie Scott
861 Cavanaugh Avenue, S.E.
Atlanta, Georgia 30316

By Order for Service by Publication dated July 23, 2026, you are hereby notified that on the 17th day of October, 2025, the above named Plaintiff, Fox Funding Group, LLC filed wih the Superior Court of Dekalb County, State of Georgia a Complaint against Solstice Investments, LLC and Kasie Scott.

You are required to appear and defend by answering the Complaint in this action and to serve a copy of your Answer on the DeKalb County Clerk of Superior Court at 556 N. McDonough St., Decatur, Georgia 30030 and on Plaintiff's counsel, Taylor Dove, Hunter, Maclean, Exley & Dunn, P.C., Post Office Box 9848, Savannah, Georgia 31412, within sixty (60) days. If you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint.

WITNESS, the Honorable Asha F. Jackson, Judge of this Superior Court.
This the 28th day of July, 2026.
Debra Debery
CLERK, SUPERIOR COURT
FOR: Taylor L. Dove
Georgia Bar No: 993210
P.O. Box 9848
Savannah, Georgia 31412-0048
Telephone: 912-236-0261
Facsimile: 912-236-4936
Email: tdove@huntermaclean.com
ATTORNEYS FOR PLAINTIFF

330-187056 8/6,8/13
ABANDONED MOTOR VEHICLE ADVERTISEMENT
NOTICE
(REPAIR FACILITY)

Vehicle Make:
BMW

Year: 2012

Model:750LI

Vehicle ID #:
++WBAKB8C53CC964228++
Vehicle License #: State

Person who left vehicle at facility: _UNKNOWN Any information relating to owner: _UNKNOWN

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicle is currently located at _5042 WINTERS CHAPEL RD., ATLANTA, GA. 30360 . Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: _SOLOMOTOR SPORTS

Address:
Telephone #:
5042 WINTERS CHAPEL RD.
ATLANTA, GA. 30360
470 448 1189

330-187147 8/9,8/13
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at **2481 Old Covington Hwy SW Conyers, GA 30012**
The vehicles subject to liens as stated above are identified as:

++Jeep 2015 Cherokee 1C4PJLAB2FW532272 TAG# CWG1476 GA++

Dodge 2010 JOURNEY 3D4PG4FB2AT118956 TAG# ZLH021 GA

Ford 2009 Mustang 1ZVHT84N595121862 TAG# <unknown>

Chevrolet 2011 Aveo KL1TD5DE3BB119437 TAG# <unknown>

Ford 2012 Escape 1FMCU0E72CKB06848 TAG# <unknown>

BMW 2011 3-SERIES WBAPK5G50BNN81395 TAG# <unknown>

Nissan 2015 Sentra 3N1AB7AP5FY246434 TAG# SCA8161 GA

Ford 2002 Excursion 1FMNU42S92EC84357 TAG# RYS6222 GA

Chevrolet 2015 IMPALA 2G11X5SL8F9229635 TAG# TDW7756 GA

CADILLAC 2004 DeVille 1G6KD54Y84U148635 TAG# SFK7617 GA

Ford 1999 F-250 SD 1FTNF20L1XEB21174 TAG# <unknown>

Nissan 2003 Altima 1N4AL11D63C237653 TAG# PNS3486 GA

BMW 2004 7-Series WBAGL63434DP69627 TAG# FVOD GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

678-210-0245

Please call with any questions.
O: 678-210-0245 F: 678-413-0773

I am also requesting a copy of the ad and a publisher's affidavit

MASTER CARD

5348 6900 1336 0043
EXP 06/30

CODE ON BACK: 188

330-00187151 8/6,8/13
ABANDONED ADVERTISEMENTS: (REPAIR FACILITY)
Vehicle Make:
++LEXUS Year: 2013++ Model: GS 350 Vehicle ID# JTHCE1BL0D5010904 Person who left vehicle at facility:DWAYNE WHITE You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: G&T AUTOMOTIVE LLC. Anyone with an ownership interest in this vehicle should contact the following business immediately:

Business Name: G & T AUTOMITVE LLC
Address: 961 WEST MOUNTAIN ST
SUITE A
STONE MOUNTAIN GA 30083

ONE great REGION

Stone Mountain 2026 Comprehensive Plan Update

Second Public Hearing I September 1, 2026

Atlanta Regional Commission

Agenda

- Why Plan?
- Planning Timeline
- What's New for 2026?
- Community Work Program
- Next Steps

ONE great REGION

ARC

Why Do We Plan?

ONE great REGION ARC

Why plan?

- Develop and refine community vision
- Promote understanding of local issues
- Preserve and improve quality of life
- Protect private property rights
- Strategically support community needs
- Coordinate decision-making and resource allocation
- Look beyond day-to-day services
- Guide growth and development



…and in Georgia…

- Because the state requires it
  - Compliance with DCA Local Planning Rules → Qualified Local Government (QLG) Status
  - QLG Status → Access to certain Funding and Assistance Programs

ONE great REGION ARC

Required Plan Elements

Required for all plans

VISION & GOALS | NEEDS & OPPORTUNITIES | COMMUNITY WORK PROGRAM | BROADBAND

Required for some plans

CIE | LAND USE* | ECONOMIC DEVELOPMENT | TRANSPORTATION* | HOUSING*

Asterisk* = Required for Stone Mtn

***Underlined* = Required to be updated every 5 years**

Per pp.7-12 of DCA rules at Chapter 110-12-1-.03

ONE great REGION ARC

Optional Plan Elements

TARGET AREAS | PUBLIC SAFETY | GREENSPACE OR RECREATION | EDUCATION | HUMAN SERVICES | NATURAL RESOURCES

INTER-GOVT COORDINATION | SOLID WASTE MANAGEMENT | INFRASTRUCTURE & FACILITIES | COMMUNITY SUSTAINABILITY | HISTORIC & CULTURAL RESOURCES | DISASTER RESILIENCE

ONE great REGION ARC

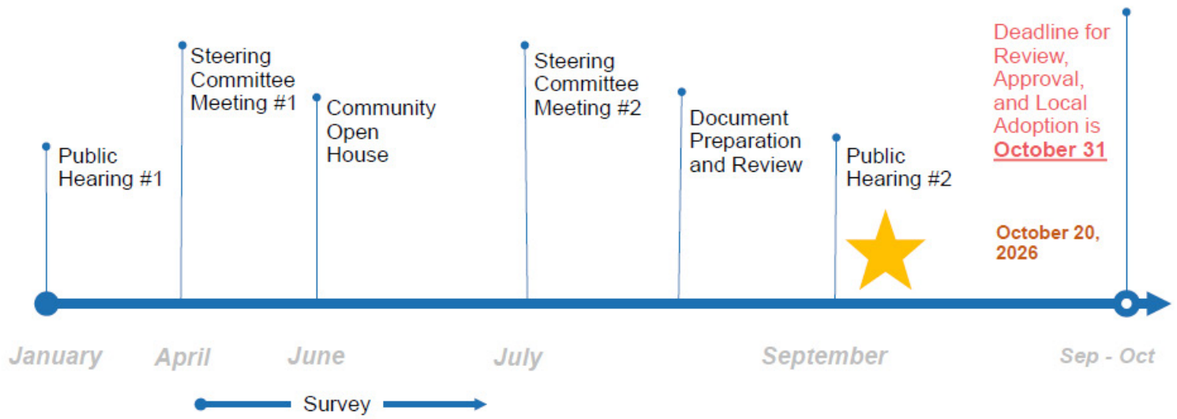
Elements ARC is Required to Assist With*

- Needs and Opportunities
- Broadband
- Vision/Goals
- Report of Accomplishments (ROA)
- Community Work Program (CWP)

**Per p.6 of DCA rules at Chapter 110-12-1-.03(7)(b)*

**These items are required of the RC, but ARC's scope of work includes more*

What is the timeline?



2026

Progress Update

What's New for 2026?

2026 Vision Statement

"The City of Stone Mountain will be a unique, vibrant, and sustainable community where residents, visitors, and businesses grow and prosper together."



Element-Specific Goals

Economic Development	Transportation	Housing
1. Streamline Permitting & Business Onboarding 2. Implement Blight Ordinances & Code Enforcement 3. Pursue Targeted Annexation along Memorial Drive 4. Incentivize Downtown Commercial Catalyst Sites 5. Capture Stone Mountain Park Tourism	1. Redesign the "Five Points" Intersection 2. Close the Regional PATH Trail Gap 3. Resolve the Southern Rail Corridor Divide 4. Implement Neighborhood Traffic Calming 5. Enhance Multimodal & Transit Connections: Redesign West Mountain Street and James B. Rivers Memorial Drive into Complete Streets 6. Collaborate with MARTA to Improve Stop Accessibility and Explore MARTA Reach Micro-Transit options.	1. Legalize Alternative & Missing Middle Housing: Update zoning codes, remove minimum lot sizes, permit Accessory Dwelling Units (ADUs), etc. 2. Encourage Mixed-Use Upper-Story Residential, where appropriate 3. Neighborhood Stabilization 4. Strengthen Homeownership & Anti-Displacement Measures

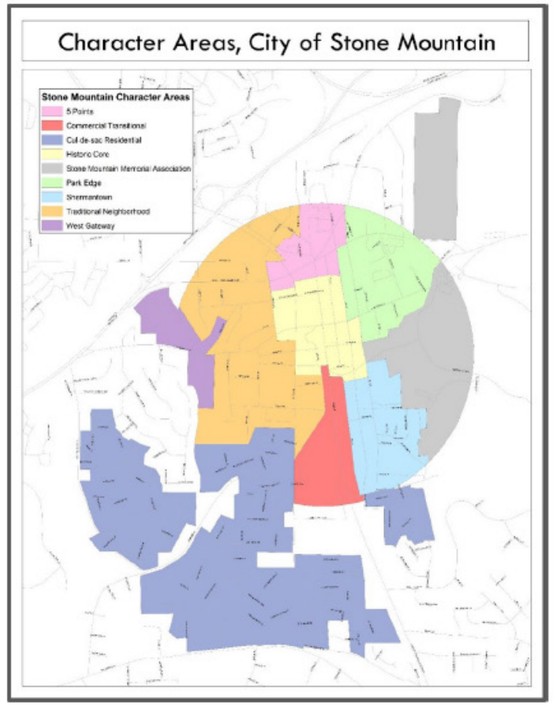
Four Overarching Goals

1. A vibrant downtown that supports small neighborhood businesses, attracts tourists, and serves Stone Mountain residents' daily needs.
2. A growing city, both in size and population, through annexation strategies and improving housing options, including in-fill housing, ADUs, Multifamily, and Mixed-Use housing options.
3. Improved multimodal mobility and connectivity: redesigning streets for better car flow, and improving walking and biking connections to trails and paths outside of the City of Stone Mountain.
4. Preserving and increasing greenspace within the City.



Element-Specific Goals

Historic, Arts, and Cultural Resources	Natural Resources and Sustainability
1. Restore and Reactivate the Historic Train Depot 2. Preserve and Elevate Shermantown 3. Enforce Local Historic District Guidelines 	1. **Establish the Downtown "Green Loop":** A continuous multi-use Green Loop trail featuring marked 8-foot-wide paths to connect downtown, local neighborhood parks (VFW, McCurdy), and Stone Mountain Park. 2. **Develop Active Outdoor Amenities for Youth** 3. **Incorporate Green Infrastructure & Open Space Mandates:** Require an appropriate dedication/percentage for open space/greenspace commitment for all commercial redevelopments. 4. **Protect Tree Canopy and Environmental Buffers**



Character Areas

This map represents the community's vision for future development and redevelopment within the city. The Character Area Map does not change the current zoning of any property; rather, it reflects policies that are intended to guide the city's land use decisions for the next five years.

2027 – 2031 Community Work Program

Community Work Program for 2027-2031								
Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost	Funding Partners
Environment and Natural Resources								
Update City Code – Establish commercial greenspace requirements and implement commercial open space and green infrastructure standards	X	X				City	Existing Staff Resources	EPA Grants, GEFA State Revolving Fund
Construct Downtown Splash Pad & Outdoor Youth Amenities	X	X	X			City	SPLOST	LWCF Grants, Local Sponsorships, DDA
CONNECTING PARKS, PATHS, AND PUBLIC SPACES LCI STUDY	X	X	X	X		City	SPLOST	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP)
Transportation								
Redesign "Five Points" Intersection, the intersection of James B. Rivers Drive and Main Street	X	X	X	X	X	City	SPLOST	GDOT, DeKalb County, ARC, SPLOST
Close PATH Trail Gap via 2nd Street Alignment	X	X	X	X	X	City + PATH Foundation	PATH Foundation, ARC, DeKalb County, TAP, SS4A, County SPLOST	PATH Foundation, ARC LCI Implementation, TAP Grants
Establish Downtown "Green Loop", continuous, a citywide multiuse path that links key public spaces.	X	X	X	X		City + PATH Foundation	PATH Foundation, ARC, DeKalb County, TAP, SS4A, County SPLOST	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP), DNR
The Southern Railroad Crossing Divide: Addresses a major physical barrier where an active CSX railroad bisection leaves southern neighborhoods with over a one-mile gap without public crossings	X	X	X	X	X	City,CSX	Further Estimate is Needed	CSX, Reconnecting Communities Grant, USDOT, SS4A
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	SPLOST	City, PATH Foundation
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X			City, CSX	SPLOST/CSX	City, CSX, Grants
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, SPLOST	
Implement parking plan using recent Parking Study as guide.	X	X	X	X	X	City	Staff Time, Existing Staff Resources	

Community Work Program

2027 – 2031 Community Work Program

Community Work Program for 2027-2031								
Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost	Funding Partners
Housing/Community Development								
Update Zoning for ADUs & Missing Middle Housing	X	X	X			City	Existing Staff Resources	City Council, ARC Housing Initiatives
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Existing Staff Resources, DDA	
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X			City, Grants	SPLOST	
Economic Development								
Streamline Permitting & Business Onboarding	X	X				City	General Fund	
Enforce Blight Ordinances & Code Enforcement	X	X				City	Existing Staff Resources	
Target Commercial Annexation	X	X	X	X	X	City/County	Existing Staff Resources	
Maintain Certified TAD	X	X	X	X	X	City/County	Existing Staff Resources	
Develop Lawn on Main as a mixed-use destination incorporating a public gathering space, commercial uses and accommodations.	X	X	X	X	X	City	Staff Time	
Attract a quality grocery store operator to establish a location within the City	X	X	X	X	X	City,DDA	Staff Time	
Historic Resources/Placemaking								
Develop "Shermantown Square" & Cultural Preservation	X	X	X	X	X	City	Existing Staff Resources	Historic Preservation Commission, Community Groups

Next Steps

What is next?

- **September 2nd/3rd:** Upload final plan to DCA Website
- **October 20th:** City Council adoption of 2026 Comprehensive Plan

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	October 20, 2026
Goal:	Governance	**Requested by:**	City Attorney
Agenda Title:	**Executive Session: Personnel, Real Estate, and/or Litigation**		

Workplan Goal Details:
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):

Mayor's Signature Required:	YES	NO

List Attachments:
No Supporting Documentation

Financial Information (MUST BE COMPLETE & PRE-APPROVED BY CITY MANAGER)

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Allocation	City Manager's Initials
No	N/A	N/A	N/A	MD