Mayor and City Council Regular Session

Tuesday, December 01, 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.*

I. **Public Hearing**
   1. Public Hearing - Special Use Permit - Short Term Lodging Vacation Home Facility - 5313 Hamilton Street. **Goal - Economic Development and Governance**
   2. Public Hearing - Special Use Permit - Short Term Lodging Vacation Home Facility - 548 San Marcos Way. Goal - **Economic Development and Governance**
   3. Public Hearing - Special Use Permit - Short Term Lodging Vacation Home Facility - 5382 Cherry Wood Drive. **Goal - Economic Development and Governance**
   4. Public Hearing - Special Use Permit - Short Term Lodging Vacation Home Facility - 5388 Cherry Wood Drive. **Goal - Economic Development and Governance**
   5. Public Hearing - 5305 West Mountain Street - Rezoning from Green Space to Village Center Mixed Use. **Goal - Economic Development and Governance**
   6. Public Hearing - 5327 West Mountain Street - Rezoning from Green Space to Village Center Mixed Use. **Goal - Economic Development and Governance**

II. **Adjournment**

III. **Call to Order**

IV. **Determination of Quorum**

V. **Invocation and Pledge**

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

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns

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

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.

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

1. Consideration of an action on a request to approve November 17, 2026, meeting minutes, requested by the City Clerk Shavala Ames. **Goal - Governance**

VIII. **Reading of Communications**

IX. **Adoption of The Agenda of The Day**

X. **Council Policy Discussion Topics**

1. Discussion of Proactive Property Preservation Ordinance, requested by Council Member Marianos
2. Discussion: Partnership with the Decide DeKalb, requested by Mayor Jelani Linder

XI. **Unfinished Business**

XII. **New Business**

1. Consideration of an action on a request to approve contracts for Judge Services, requested by Clerk of Court Kristie Tucker. **Goal - Governance**
2. Consideration of an action on a request to approve Probation Services agreement with Professional Probation Services, Inc., requested by Clerk of Court Kristie Collier. **Goal - Governance**
3. Consideration of an action on a request to approve the appointment of proposed Historic Preservation Commission Member Rebecca Spring, requested by Community Development Director Thatcher Hart. **Goal – Governance**
4. Consideration of an action on a request to approve the appointment of proposed Historic Preservation Commission Member Elisabeth Richmond, requested by Community Development Director Thatcher Hart. **Goal – Governance**
5. Consideration of an action on a request to approve the appointment of proposed Planning Commission Member Leela Brown-Waller, requested by Community Development Director Thatcher Hart. **Goal – Governance**
6. Consideration of an action on a request to approve the appointment of proposed Planning Commission Member Grace Kelly, requested by Community Development Director Thatcher Hart. **Goal – Governance**

XIII. **New Ordinances and Resolutions**

1. Ordinance 2026-16 - FY2027 Budget Adoption (SECOND READ). **Goal - Governance**
2. Ordinance 2026-17 - Food Truck Ordinance (SECOND READ). **Goal - Governance**

3. Ordinance 2026-18 - 5305 West Mountain Street Rezoning from Green Space to Village Center Mixed Use (FIRST READ). **Goal - Economic Development and Governance**
4. Ordinance 2026-19 - 5327 West Mountain Street Rezoning from Green Space to Village Center Mixed Use (FIRST READ). **Goal - Economic Development and Governance**
5. Ordinance 2026-20 - 1204 Ridge Avenue Annexation (FIRST READ). **Goal - Economic Development and Governance**
6. Ordinance 2026-21 - 1184 Ridge Avenue Annexation (FIRST READ). **Goal - Economic Development and Governance**
7. Ordinance 2026-22 - 1188 Ridge Avenue Annexation (FIRST READ). **Goal - Economic Development and Governance**
8. Ordinance 2026-23 - 1232 W Ridge Avenue Annexation (FIRST READ). **Goal - Economic Development and Governance**
9. Resolution 2026-26 - Limited Hour Parking on Main Street. **Goal - Governance, Quality of Life**
10. Resolution 2026-27 - Zoning Moratorium. **Goal – Governance**

XIV. **Remarks of Privilege**

XV. **Announcements by The Mayor**

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

XVII. **Adjournment**

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Economic Development	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to approve a special use application for short term lodging to operate a vacation home facility located at 5313 Hamilton Street.**		

Agenda Item Description (Background/History/Details):
The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5313 Hamilton Street. This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.
Workplan Goal Details: Monitor the safety and security of vacation homes in the city while maintaining compliance with state and local regulations.

Staff Recommendations (Motion):
Staff recommends the following: **Staff Recommends approval of the request to grant a special use application for short term lodging to operate a vacation home facility located at 5313 Hamilton Street.**

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

Mayor's Signature Required:		**NO**

List Attachments:
1. Staff Report 2. Application and Supporting Files

Mayor and City Council

Meeting Date: December 1, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – Parcel 18 089 06 002 **G. Shan**

Project Information

Owner / Applicant	William Pike
Location	5313 Hamilton Street
Acreage	±. 0.6600
Parcel ID	18 089 06 002
Zoning District	Traditional Residential District (R-2)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5313 Hamilton Street Stone Mountain, GA 30083 (18 089 06 002). This application is required for properties in the Traditional residential (R-2) District, as outlined in Section 5-2.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story, ranch style residential structure constructed in 1994. The dwelling is approximately 1,600 square feet of heated space and contains three bedrooms and one and a half bathrooms. The applicant proposes a maximum occupancy of six guests and with at least six parking spaces available on-site.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified three lodging rooms, with the smallest bedroom reported at approximately 158 square feet, and a proposed maximum occupancy of six guests.

The applicant will operate as the property manager of the short-term rental vacation home, as they are also the property owner, residing in DeKalb County.

The applicant has identified six parking spaces available on-site. If needed, off-street parking is available, however it may be a safety concern for emergency vehicles to access the property due to the narrow width of Hamilton Street.

The applicant has partially addressed the life-safety requirements of Section 16-2.1(6), including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room will have a smoke alarm and where the fire extinguisher is to be located.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends **APPROVAL** of the Use Permit application PC2026 – 18 089 06 002 – 5313 Hamilton Street.

Attachments/Exhibits:

Attachment 1 – Use Permit Application (Special & Conditional Uses) Application

USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK √
1.	Pre-Application Meeting Form	☑
2.	Application Form	☑
3.	Site Plan Checklist	☑
4.	Site Plan/Survey	☑
5.	Legal Description	☑
6.	Letter of Intent	☑
7.	Impact Analysis	☒
8.	Disclosure Form(s)	☑
9.	Application Fee ($400)	☑
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	☐

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William Pike
Name

[redacted]

PROJECT SUMMARY

5313 Hamilton Street Stone Mountain GA 30083
Address of Project

Short term rental Vacation home
Name of Project

Special use Permit
Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

.66
Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

Short term rental Vacation home

1600 Square feet living areas

William R. Pike
Applicant Signature

Date: 8 / 19 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

[redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5313 Hamilton Street Stone Mountain GA 30083

Parcel ID#: 18 089 06 002 Land Lot: 3 District: 18th Land district
84 tax district

CURRENT ZONING: residential

USE PERMIT REQUEST: Short term rental Vacation home

Name (print) William Pike

Signature: William R. Pike Date: 8/19/26

SECTION II **OWNER/PETITIONER**

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William Pike
TYPE OR PRINT OWNER'S NAME

5313 Hamilton Street
ADDRESS

Stone Mountain GA 30083
CITY & STATE ZIP CODE

William R. Pike
[redacted]

Sworn to and subscribed before me this the 24th Day of August 20 26

Corey Eaton
NOTARY PUBLIC

[redacted]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V **ATTORNEY / AGENT**

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

BANK TRANSIT NO.	$ CHECKS	$ CASH	NET	DATE	NAME	DESCRIPTION	RECEIVED BY
		400		9/9	Pike	Special Use 5313 Hamilton	CJ

114936

INVALID WITHOUT SIGNATURE

IF ENCIRCLED INDICATES CASH RETURNED FOR ADJUSTMENT TO NET AMOUNT OF ACTUAL PAYMENT

CITY OF STONE MOUNTAIN
875 MAIN STREET
STONE MOUNTAIN, GEORGIA 30083
770—498-8984

SIGNATURE

RETAIN THIS RECEIPT FOR YOUR RECORDS

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK ✓
1	A correct scale and north arrow.	✓
2	The proposed land use classification.	✓
3	The present zoning classification of the tract(s) and all adjacent parcels.	✓
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	✓
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	✓
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	NA
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	NA
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	✓

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
SPECIAL USE PERMIT	$400 each
CONDITIONAL USE PERMIT	$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

SITE PLAN

Address:
5313 HAMILTON ST STONE MOUNTAIN, GA 30083

Assessor's Parcel Number:
18 089 06 002

Parcel Area:
0.66 Acres

Land Use:
Residential
Single Family Residence

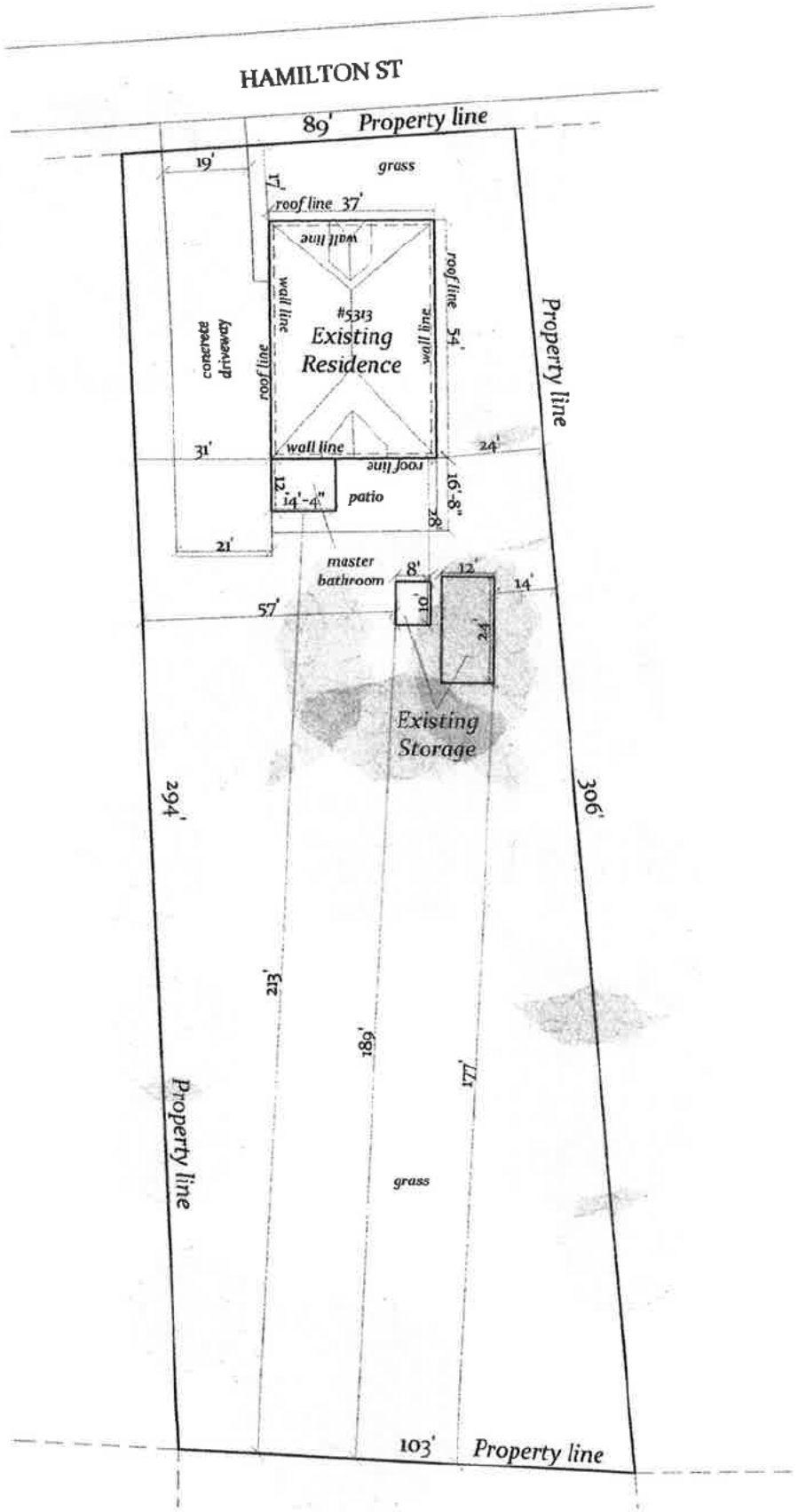
Zoning: R100

Legal Description:
/

Subdivision:
/

Owner: PIKE, WILLIAM ROBERT

Date: July, 2026



GRID NORTH

Scale:
1"=30'
Paper size
11"x 17"


$231k

FLOOR PLAN

Address:
5313 Hamilton St
Stone Mountain, GA 30083

Assessor's Parcel Number:
18 089 06 002

Parcel Area:
0.66 Acres

Land Use:
Residential
Single Family Residence

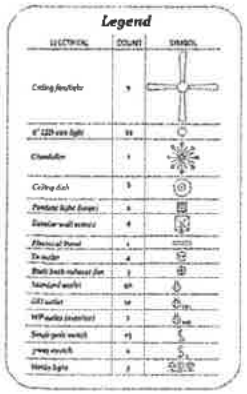
Zoning: R100

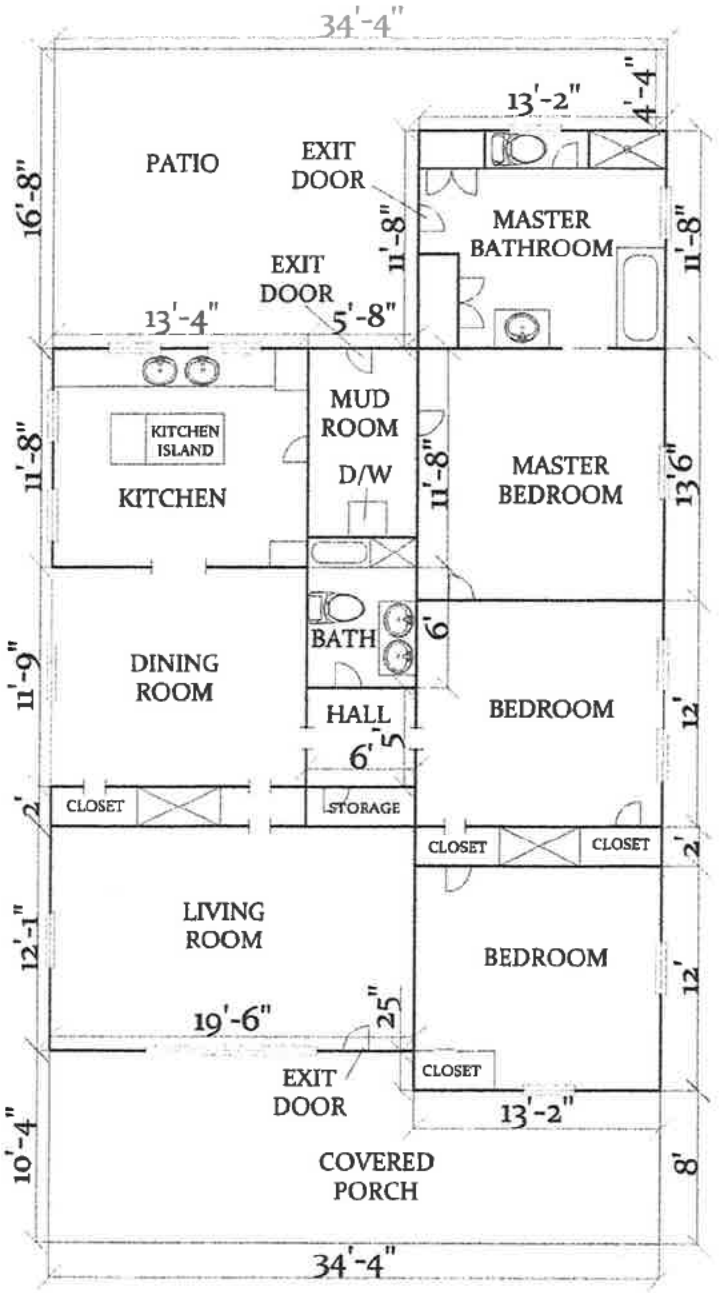
Legal Description: /

Subdivision: /

Owner: PIKE, WILLIAM ROBERT

Date: July, 2026





Disclaimer: This is not a Legal Survey, nor is it intended to be or replace one. These measurements are approximate and are for illustrative purposes only. This work product represents only generalized location of features, objects or

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 89, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the southerly right of way of Hamilton Avenue, 119.41 feet east of the southeast intersection of the right of way of Ridge Avenue and Hamilton Avenue, as measured along the southerly right of way of Hamilton Avenue (40 ft. R/W); running thence North 88 degrees 00 minutes East along said right of way a distance of 100 feet to an iron pin found; thence South 00 degrees 03 minutes 43 seconds East a distance of 302.19 feet to an iron pin set; thence North 85 degrees 25 minutes 43 seconds West a distance of 99.88 feet to an iron pin found; thence North 02 degrees 25 minutes 28 seconds West a distance of 115 feet to an iron pin set; thence North 01 degrees 21 minutes 26 seconds East a distance of 175.89 feet to an iron pin found which is the true point of beginning. Said property described according to plat of survey made by George E. Ingram R.L.S., Patterson & Dewar Engineers, Inc., for Donna Gant and Decatur Federal Savings and Loan Association, dated June 20, 1986 and revised July 23, 1986.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 5550, Page 707, DeKalb County, Georgia records.

2024018190 DEED BOOK 31310
Filed and Recorded: 2/29/2024 2:51:
Recording Fee: $25.00
Real Estate Transer Tax: $192.00
ParticipantIDs: 2289565415, 0848497841
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Campbell & Brannon
The Gates at Sugarloaf
1325 Satellite Boulevard NW, Building 1600, Suite 1604
Suwanee, GA 30024
File No.: S240052T
(Phone No.: (770)771-5725)

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID NUMBER: 18 089 06 002

LIMITED WARRANTY DEED

THIS INDENTURE, made on **29th day of February, 2024**, between

Donna B. Gant

(hereinafter referred to as "Grantor") and

William Robert Pike and Gina Lynn Pike
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.



State of Georgia, DeKalb County
The undersigned officer of DeKalb Superior Court certifies that this is a true and correct copy of the original document which is on file and of record in the Office of the Clerk of Superior Court. Witness my hand and seal of the Superior Court of DeKalb County Georgia.
This 10th day of July 2026
Signature:
Deputy Clerk, DeKalb County Superior Court
Deed BOOK 31310 PAGE 434 - 436

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Donna B. Gant

Notary Public
My Commission Expires: 9/21/24
[Attach Notary Seal]

JARYD TAMARES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA September 21, 2024

Property Manager Contact Information

Management Information

1. Name of Property Manager: William Pike
2. Business Name (if applicable):
3. [redacted]
4.

Property Information

1. Property Address: 5313 Hamilton St. Stone Mountain GA 30083
2. Property Type: (Select one) (Single-Family Dwelling) Apartment, Condo, Other):
3. Other: _____
4. Number of Units: _____

In The Event Of An Emergency

1. Who should we [redacted]
2. Relationship to
3. Phone Number:
4. Email Address:

I hereby certify the accuracy of the information provided. I grant consent to the City of Stone Mountain to contact the Emergency contact if the Property Manager is unavailable within a reasonable timeframe.

William R. Pike — William R Pike
(Print.Property.Owner.Name) (Sign.Property.Owner)

William R. Pike — William R. Pike
(Print.Property.Manager.Name) (Sign.Property.Manager)

Sworn and subscribed before me this 8th day of July 2026

Corey Eaton — 8/14/29
Notary Signature — My Commission Expires

Notary Stamp:

COREY EATON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 14, 2029

William R. Pike

1032 Sheppard Road

Stone Mountain, GA 30083

[redacted]

September 8, 2026

City of Stone Mountain

Planning and Zoning Department

922 Main Street

Stone Mountain, GA 30083

RE: Letter of Intent for Short-Term Vacation Rental Special Use Permit Application

Property Address: 5313 Hamilton Street, Stone Mountain, GA 30083

Dear Members of the Planning and Zoning Department,

Please accept this Letter of Intent as part of my formal application to register and operate the residential property located at **5313 Hamilton Street, Stone Mountain, GA 30083** as a **short-term vacation rental**. As the legal owner of this single-family residence, I am committed to managing this property responsibly while providing high-quality lodging for visitors to the historic City of Stone Mountain. I am also committed to the highest standards of safety, cleanliness, and community compatibility.

Property Characteristics & Specifications

- **Property Type:** Single residential dwelling unit
- **Total Structure Size: 1,600 square feet**
- **Total Heated Space: 1,600 square feet**
- **Number of Bedrooms: 3 bedrooms**
- **Lot Size: .66 acre**
- **Zoning District: R1**
- **On-Site Parking: Full onsite driveway** that can comfortably accommodate **6 or more cars**, ensuring all guest vehicles remain strictly off-street.

Operational Standards & Neighborhood Compliance

I am fully dedicated to preserving the quiet character and safety of our neighborhood. To ensure seamless compliance with the City of Stone Mountain's local regulations, the property will operate under the following parameters:

- **Maximum Occupancy:** The overnight guest limit will be strictly capped at a **maximum of 6 occupants**.
- **Property Management:** We will **manage the property ourselves** as owner-operators. As the primary operators, we will remain directly accountable for guest screening, property maintenance, and immediate problem resolution.
- **24-Hour Contact Availability:** As self-managers, we will serve as the designated local contacts and will be available **24 hours a day, 7 days a week** to respond immediately to any municipal inquiries, emergency situations, or neighbor concerns.
- **Parking Management:** Off-street parking is available in the driveway for up to 6+ vehicles, ensuring no congestion on the public street.
- **Noise and Nuisance Prevention:** Guests will be explicitly informed of city quiet hours. No outdoor amplified sound, large gathering, or disruptive behavior will be permitted on the premises.
- **Refuse & Safety Standards:** Trash and recycling will be managed via screened municipal bins and brought out strictly on scheduled collection days. The home's interior is equipped with operable smoke detectors, carbon monoxide alarms, and fully charged fire extinguishers in accordance with standard safety codes.
- **Taxes and Compliance:** I will fully comply with all local and state lodging tax collection and licensing requirements.

Granting this permit allows me to make productive use of my property while contributing positively to the local tourism economy. The proposed short-term rental use is harmonious with the surrounding residential neighborhood and will be managed responsibly. Thank you for your time, consideration, and review of this application. I look forward to presenting the proposal at the upcoming public hearing.

Sincerely,

Signed: 

William R. Pike Property Owner & Operator

USE PERMIT CONSIDERATIONS

Applicant: William Pike

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? This will bring people to the city and increase revenue.

2. What is the extent to which property values are diminished by their particular zoning restrictions? This will not diminish property values.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? This will not diminish property values and is more likely to increase values.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? No harm to the public; property will have excellent maintenance by the owner.

5. What is the suitability of the subject property for the zoning proposed? Very Suitable as property is located on a residential Street

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? Prior to our purchase in 2024, the property was vacant for over 20 years.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? It is Suitable as nearby and adjacent properties are residential.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

None

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map? yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

None

13. What is the impact upon the appearance of the city? This will bring people to the businesses in the city.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

None

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

None

16. What is the anticipated impact upon thoroughfare congestion and traffic safety None

17. What measures are being taken to protect the property against blight and depreciation?

Owner maintains property

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #:_____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William Pike

Signature: William R. Pike Date: 8/19/26

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Economic Development	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to approve a special use application for short term lodging to operate a vacation home facility located at 548 San Marcos Way.**		

Agenda Item Description (Background/History/Details):
The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 548 San Marcos Way. This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.
Workplan Goal Details: Monitor the safety and security of vacation homes in the city while maintaining compliance with state and local regulations.

Staff Recommendations (Motion):
Staff recommends the following: **Staff Recommends approval of the request to grant a special use application for short term lodging to operate a vacation home facility located at 548 San Marcos Way.**

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

Mayor's Signature Required:		**NO**

List Attachments:
1. Staff Report 2. Application and Supporting Files

Mayor and City Council

Meeting Date: December 1, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – Parcel 18 038 02 167 **G. Shan**

Project Information

Owner / Applicant	Michael Padmore
Location	548 San Marcos Way Stone Mountain, GA 30083
Acreage	±. 0.2500
Parcel ID	18 038 02 167
Zoning District	Single Family Residential (R-1)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 548 San Marcos Way. This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story, split-level single-family residential structure constructed in 1973. The dwelling is approximately 1,381 square feet and contains three bedrooms and two full bathrooms. The applicant proposes a maximum occupancy of eight guests and four parking spaces available on-site, with an additional two off-street parking spaces.

The 1973-built structure predates the Stone Mountain Code of Ordinances from 1976, and there have been no rezoning cases or special use permits for this property according to City of Stone Mountain records.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified three lodging rooms, with the smallest lodging reported at approximately 121 square feet, and a proposed maximum occupancy of eight guests. The applicant has also identified a designated property

manager residing in DeKalb County and has confirmed compliance with the requirements regarding continuous availability and the maximum 14-day occupancy period.

The applicant has indicated that the proposed occupancy can be accommodated by the available on-site parking as they've identified four parking spaces available on-site, with an additional two off-street.

The applicant has partially addressed the life-safety requirements of Section 16-2.1, including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room (guest room) will have a smoke alarm and where the accessible fire extinguisher is located.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends APPROVAL of the Use Permit application PC2026 – 18 038 02 167 – 548 San Marcos Way.

Attachments/Exhibits:

- Attachment 1 – Use Permit Application (Special & Conditional Uses)

USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK √
1.	Pre-Application Meeting Form	W
2.	Application Form	✓
3.	Site Plan Checklist	✓
4.	Site Plan/Survey	✓
5.	Legal Description	✓
6.	Letter of Intent	✓
7.	Impact Analysis	✓
8.	Disclosure Form(s)	✓
9.	Application Fee ($400)	
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	W

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

WAIVED

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of assembly, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** A $400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) The Planning Commission (PC) holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) City Council holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) City Council holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) Mayor and City Council (MCC) Public Hearing Notice: Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS**.

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.

APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#:_____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Michael Padmore & Heather Cudmore Stables

Address: 548 San Marcos Way

[redacted] Fax: _____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 548 San Marcos Way

Parcel ID#: 18 038 02 167 Land Lot: _____ District: 84 Stone Mountain

CURRENT ZONING: R-1

USE PERMIT REQUEST: 5-1.3 Permitted by special use (7) Short-term lodging

Name (print) Michael Padmore

Signature: MPadmore Date: Sept, 13, 2026

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

HEATHER CUDMORE-STABLES
TYPE OR PRINT OWNER'S NAME

548 SAN MARCOS WAY
ADDRESS

STONE MOUNTAIN GA 30083
[redacted]

Sworn to and subscribed before me this the
03 Day of [illegible] 26
Babatunde Odelade
NOTARY PUBLIC
[redacted]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V

ATTORNEY / AGENT

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

SECTION II OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

MICHAEL PADMORE
TYPE OR PRINT OWNER'S NAME

548 SAN MARCOS WAY
ADDRESS

STONE MOUNTAIN 30083
CITY & STATE ZIP CODE

[redacted]

Sworn to and subscribed before me this the
03 Day of Nov 20 23

NOTARY PUBLIC

[redacted]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

USE PERMIT CONSIDERATIONS

Applicant: Michael Padmore

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? It stays a single-family home with no exterior changes, so it fits right in with the residential neighborhood.

2. What is the extent to which property values are diminished by their particular zoning restrictions? No — current zoning suits the property fine.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? N/A — no value reduction expected.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? No public harm expected given the parking, quiet hours, and no-events rule. Denial would be a real hardship for me.

5. What is the suitability of the subject property for the zoning proposed? Yes — standard single-family home, plenty of parking, no site issues.

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? It hasn't — owner-occupied since 2022 and will stay residential.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes, the area is residential and this keeps that character.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prope

None expected — on-site parking avoids street overflow, and quiet hours/no-events limit disturbance.

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

Yes, as a home; this just adds rental use on top.

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No — limited guest count, no school impact, normal household utility use.

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

Yes, stays residential in character.

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

None — stable property and neighborhood, and I've built in safeguards (local manager, house rules).

13. What is the impact upon the appearance of the city?

None — no exterior changes.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

Minimal — comparable to normal household use, with parking on-site.

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

None — still a single dwelling unit, occupancy capped at 3 bedrooms.

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

Minimal — 4 parking spaces cover guest vehicles.

17. What measures are being taken to protect the property against blight and depreciation?

I stay actively involved as owner, my daughter manages it locally, and house rules prevent nuisance issues.

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #:_____CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☒ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☒ Party to Petition ☐ In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: Michael Padmore Heather Stables, Emma Stables

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more
N/A			

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Michael Padmore

Signature: MPadmore Date: September 13, 2026

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☑
2	The proposed land use classification.	☑
3	The present zoning classification of the tract(s) and all adjacent parcels.	☑
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☑
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☑
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☑
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☑
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐

Office use only:

Application reviewed by:

Staff signature: REVIEWED By Garrett Shan at 2:37 pm, Nov 04, 2026 Date: 11/4/2026

Staff printed name: Garrett Shan

FEE SCHEDULE	
SPECIAL USE PERMIT	$400 each
CONDITIONAL USE PERMIT	$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Application Submittal and Review Process:

A. **Complete a Pre-Application Information Form** that contains a detailed description of the request. Attach a separate sheet if necessary.

B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional. (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)

C. **Submit the Pre-Application Instruction Form and Concept Plans** at City Hall, 875 Main Street, Stone Mountain, GA 30083, or via email to redwards@stonemountaincity.org. The application and forms will be reviewed within (2) two business days. Staff will contact the applicant to schedule the Pre-Application Meeting.

D. **Attend the Pre-Application Meeting** with the planning staff. Feedback about the proposal, along with an overview of the application and review processes will be provided during this meeting.

E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of the Pre-Application form is required to be included in the submittal.

N/A

PRE-APPLICATION INFORMATION FOR...

This page must be completed by the Applicant.

APPLICANT

Name

Company

Mailing Address | Suite/Apt. # | City, State | Zip Code

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

Address of Project

Name of Project

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

N/A

Applicant Signature | Date: _____ / _____ / _____

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

City of Stone Mountain
875 Main Street• Stone Mountain, GA 30083 • 770-498-8984

2024 Planning Commission Calendar

Application Deadline	Planning Commission Hearing (3rd Monday)	Public Notice Sign Publication	1st Read – City Council (3rd Tuesday)	Public Hearing – City Council (1st Tuesday)
January 8, 2024*	January 22, 2024*	[illegible]uary 1, 2024	February 20, 2024	March 5, 2024
February 5, 2024	February 19, 2024	[illegible]	March 19, 2024	April 2, 2024
March 4, 2024	March 18, 2024	March 28, 2024	April 16, 2024	May 7, 2024
April 1, 2024	April 15, 2024	Ap[illegible]4, 2024	May 21, 2024	June 4, 2024
May 6, 2024	May 20, 2024	May 30, 2024	June 18, 2024	July 2, 2024
June 3, 2024	June 17, 2024	June 27, 2024	July 16, 204	August 6, 2024
July 1, 2024	July 15, 2024	July [illegible]2024	August 20, 2024	September 3, 2024
August 5, 2024	August 19, 2024	August [illegible]202	September 17, 2024	October 1, 2024
August 30, 2024*	September 16, 2024	Septembe[illegible]26, 2024	October 15, 2024	November 5, 2024
October 7, 2024	October 21, 2024	October 31[illegible]024	November 19, 2024	December 3, 2024
November 4, 2024	November 18, 2024	Decemb[illegible]2024	December 17, 2024	January 7, 2025
December 2, 2024	December 16, 2024	Jan[illegible]ary 2, 2025	January 21, 2025	February 4, 2025

*denotes a date change due to conflicting holidays

Meetings begin at 6:30 p.m. at the Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083.

Note: Meeting dates and times are subject to change.

Call 770-498-8984 to verify the date and time of meetings.

Credit Card Authorization Form

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Sign and complete this form to authorize the merchant below to make a one-time charge to your credit listed below.

By signing this form, you give us permission to debt your account for the amount indicated **plus a 5% service fee** on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

CREDIT CARD INFORMATION

Card Type: VISA

Cardholder Name (as shown on card): Michael Padmore

[redacted]

BILLING INFORMATION

Billing Address: 548 San Marcos Way

City, State, Zip: Stone Mountain, GA 30083

[redacted]

Reason for Payment: Application fee

I, Michael Padmore, authorize the City of Stone Mountain to charge my credit card indicated above for $400 on Nov. 10, 2026 (date).

MPadmore
Customer Signature

Nov. 10, 2026
Date

***Authorization form must be accompanied by a copy of the card holder's driver's license or valid I.D.**

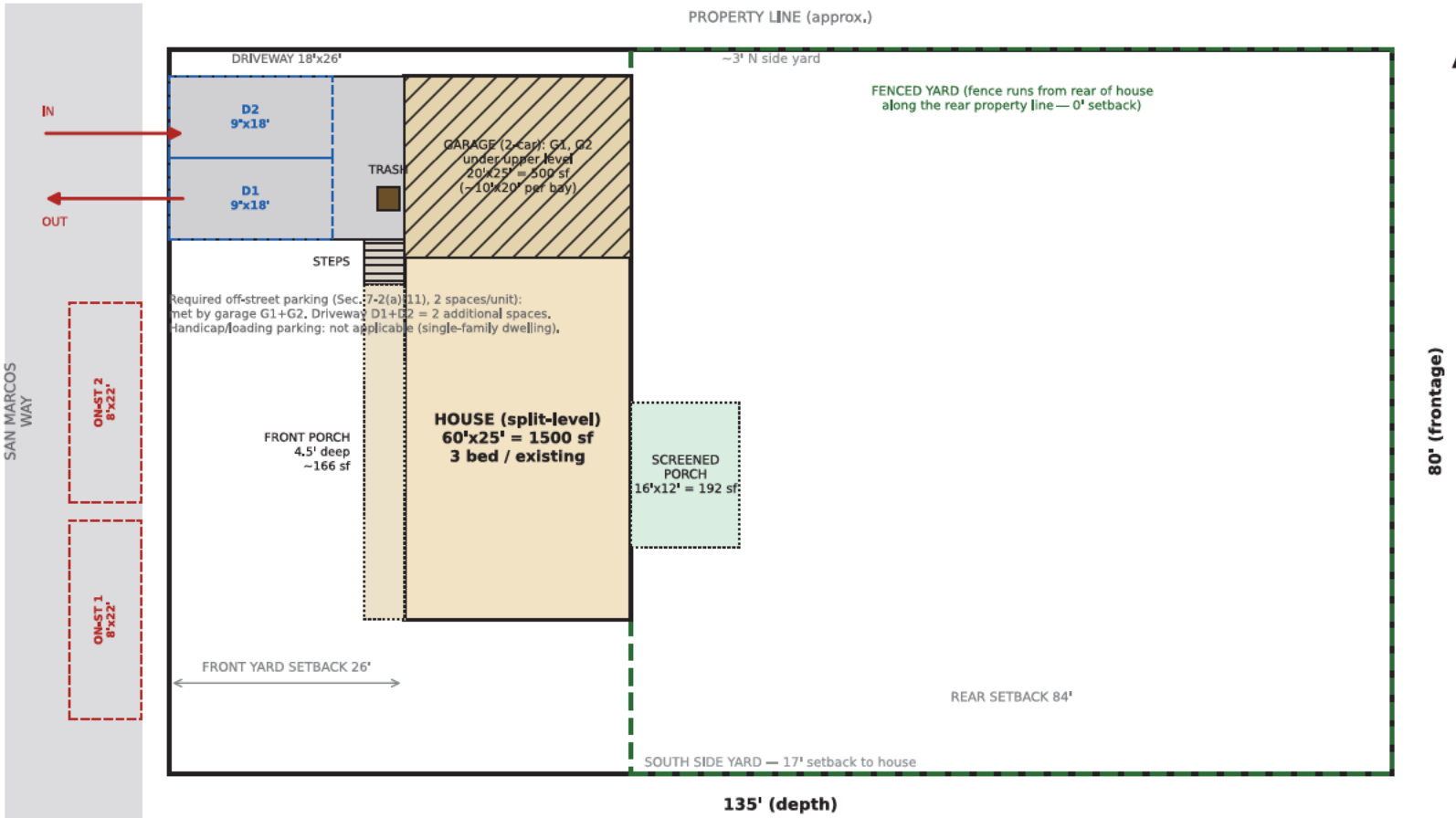
Rev. 03.08.24

SITE PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | District 84

Prepared by owner (Michael Padmore) | Date: September 21, 2026 | Dimensions per owner measurement & DeKalb County tax record; not a certified survey

0 40 ft



LEGEND

- House
- Garage (2-car)
- Front porch
- Screened porch
- Driveway
- Driveway parking space (9'x18')
- On-street parking (8'x22')
- Steps
- Trash storage
- Fence line

ZONING & LAND USE

Present zoning (subject): R-100 (Residential Medium Lot), DeKalb Co.

Adjacent zoning: R-100 (Residential)

North (542 San Marcos Way): R-100

South (554 San Marcos Way): R-100

East (rear) & West (across street): R-100 — confirmed via DeKalb County GIS/qPublic

Existing land use: Single-family residential (owner-occupied)

Proposed land use: Short-Term Rental (transient residential occupancy); no change to underlying R-100 zoning

BUFFER / VEGETATION

No landscape buffer required — subject and all adjacent parcels are zoned/used Residential; no adjacent non-residential use triggers a buffer under the U

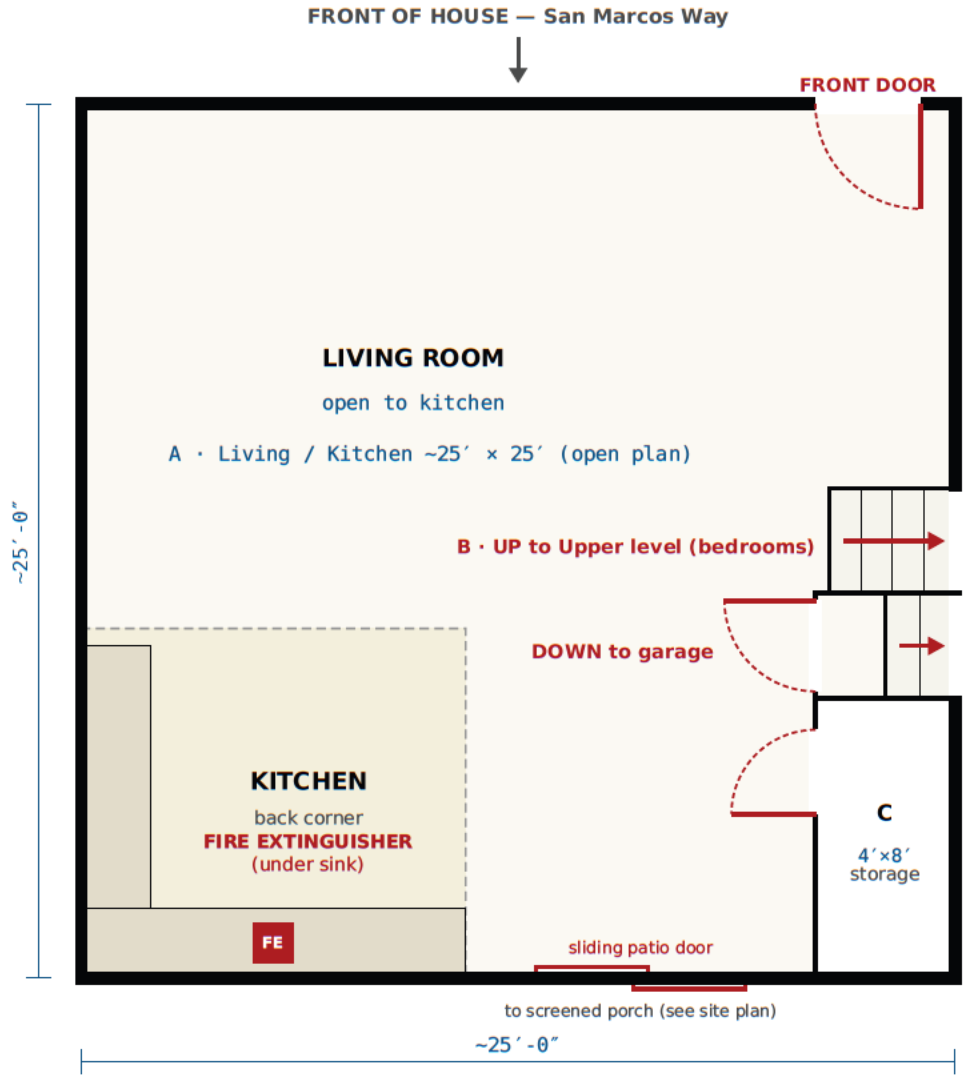
FLOOR PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | Split-level, 3 bedrooms, 3 levels

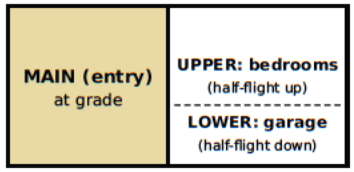
Prepared by owner (Michael Padmore)
Revised: October 29, 2026 · Rev. 10

LEVEL 1 of 3 — MAIN LEVEL (ENTRY)

At grade · front entrance, living room, kitchen



KEY PLAN — WHOLE HOUSE



Top edge = front of house · overall ~53′ x 25′

ROOMS ON THIS LEVEL

Living / Kitchen (A, open plan)	~25′ × 25′
Storage closet (C)	4′ × 8′
Stairs up to Upper level (B)	7 risers
Stairs down to Lower level / garage	half-flight

NOTES

- Front entrance door is on the front wall, ~1′ from the corner nearest the bedroom wing.
- Stairs to the garage are beside the stairs to the bedrooms, on the back-of-house side; both lead off the living room. A door at the top of the garage stairs opens out into the living room.
- The door to the garage stairs and the storage closet door are both on the same wall (the living-room side of storage C).
- Sliding patio doors on the back wall, between the kitchen and storage C, open to the screened porch shown on the site plan.
- Kitchen is in the back corner of the open living area, farthest from the front door. No wall divides living and kitchen.

LEGEND

- Door (arc = swing)
- Cased opening (no door)
- Stairs (arrow = direction)
- Sliding door

SD **Smoke alarm (ceiling-mounted)** — just inside each bedroom door and in the hallway at the top of the stairs (Upper level).

FE **Fire extinguisher** — kitchen, under the sink (Main level).

ensions from owner field measurement; drawn approximately to proportion, not to certified scale.

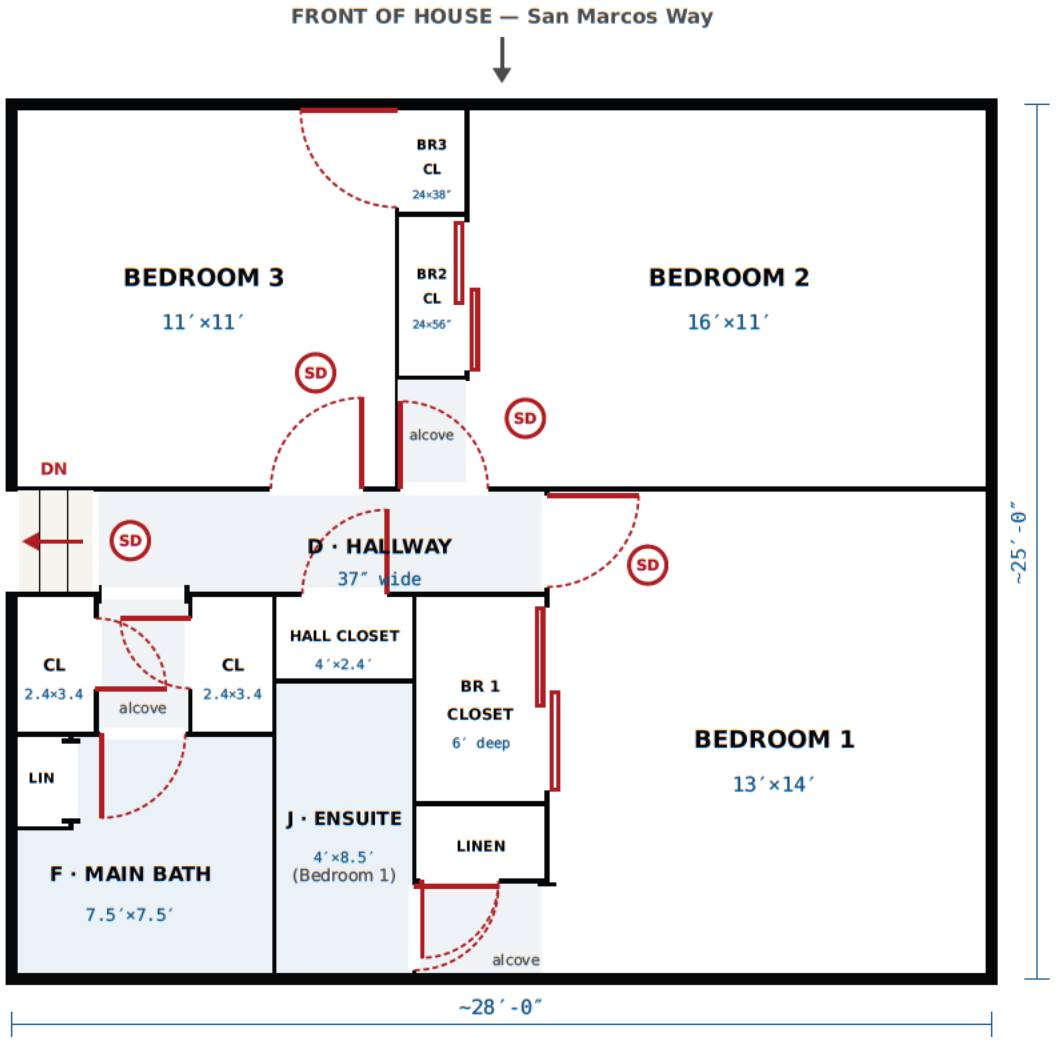
FLOOR PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | Split-level, 3 bedrooms, 3 levels

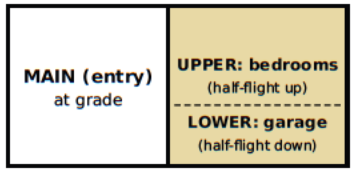
Prepared by owner (Michael Padmore)
Revised: October 29, 2026 · Rev. 10

LEVEL 2 of 3 — UPPER LEVEL (BEDROOMS)

Half-flight up from Main · 3 bedrooms, 2 bathrooms



KEY PLAN — WHOLE HOUSE



Top edge = front of house · overall ~53′ x 25′

ROOMS ON THIS LEVEL

Bedroom 1 (with ensuite J)	13′ × 14′
Bedroom 2	16′ × 11′
Bedroom 3	11′ × 11′
F · Main bathroom	7.5′ × 7.5′
J · Ensuite bathroom	4′ × 8.5′
D · Hallway	37″ wide
Hall closet	4′ × 2.4′
Closets off bath alcove (2)	2.4′ × 3.4′ ea.
Bedroom 1 clothes closet	6′ deep
Bedroom 2 closet	24″ × 56″
Bedroom 3 closet	24″ × 38″

NOTES

- All bedrooms open off hallway D. Main bath F is entered through a 32″ alcove with a closet on each side.
- Ensuite J is reached from Bedroom 1 through a small alcove; the linen and ensuite doors both open into it, so only one can be open at a time.
- Bedroom 3 and 2 closets run end to end along the wall between those rooms (Bedroom 3's at the front). Bedroom 2's door swings into the alcove behind them.
- Bedroom 1 and 2 closets have sliding doors; main-bath linen has no door.

LEGEND

Door (arc = swing)

Cased opening (no door)

Stairs (arrow = direction)

Sliding door

SD **Smoke alarm (ceiling-mounted)** — just inside each bedroom door and in the hallway at the top of the stairs (Upper level).

FE **Fire extinguisher** — kitchen, under the sink (Main level).

ensions from owner field measurement; drawn approximately to proportion, not to certified scale.

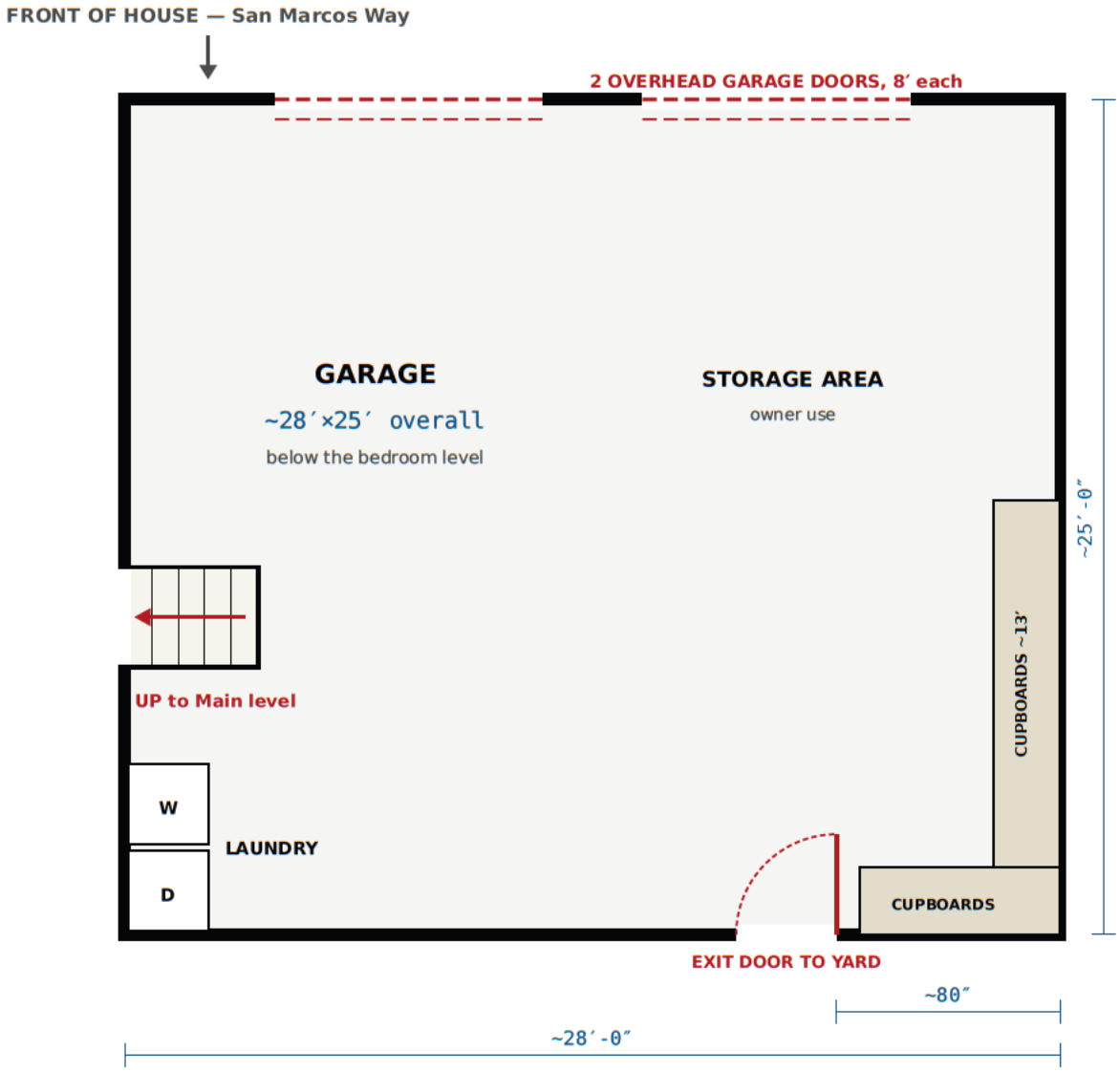
FLOOR PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | Split-level, 3 bedrooms, 3 levels

Prepared by owner (Michael Padmore)
Revised: October 29, 2026 · Rev. 10

LEVEL 3 of 3 — LOWER LEVEL (GARAGE)

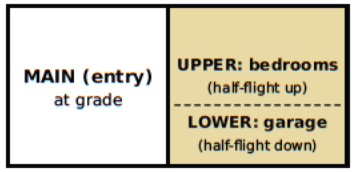
Half-flight down from Main · directly below the bedroom level



SD **Smoke alarm (ceiling-mounted)** — just inside each bedroom door and in the hallway at the top of the stairs (Upper level).

FE **Fire extinguisher** — kitchen, under the sink (Main level).

KEY PLAN — WHOLE HOUSE



Top edge = front of house · overall ~53′ x 25′

ROOMS ON THIS LEVEL

Garage (overall)	~28′ × 25′
Garage doors (2)	8′ each
Laundry (washer / dryer)	inner wall
Cupboards, back wall	~6′
Cupboards, side wall	~13′
Exit door to yard	back wall
Stairs up to Main level	half-flight

NOTES

- GARAGE LOCATION: the garage occupies the whole lower level, directly beneath the bedroom (upper) level, on the left side of the house as seen from the street.
- Two 8′ overhead garage doors on the front wall open onto the driveway (front, left side of house).
- Washer and dryer sit against the inner wall in the back corner.
- The left side of the garage (as seen from the street) is used for storage, including the cupboards in the back corner.
- Exit door to the yard on the back wall, ~80″ from the corner, opens inward. Guests reach the garage by the interior stairs.

LEGEND

Door (arc = swing)

Cased opening (no door)

Stairs (arrow = direction)

Sliding door

ensions from owner field measurement; drawn approximately to proportion, not to certified scale.

Legal Description

"All that tract or parcel of land lying and being in Land Lot 38 of the 18th District of DeKalb County, Georgia, being Lot 60, Block H Villa Nueva Subdivision Unit Five , as per plat thereof recorded in Plat Book 58, page 92 of the public records of DeKalb County, Georgia, which said plat is incorporated herein by reference and made a part hereof."

Letter of Intent

To the Planning Commission and City Council of the City of Stone Mountain:

I am the sole owner of the property located at 548 San Marcos Way, Stone Mountain, GA 30083 (Parcel ID: 18 038 02 167 a single-family residential dwelling with 3 bedrooms. I purchased the property in September 2022 and it is currently owner-occupied.

I am requesting a Use Permit to operate the property as a short-term rental. The dwelling has 3 bedrooms and can accommodate 8 guests within that capacity, with 4 off-street parking spaces available on-site — sufficient for the proposed occupancy without reliance on street parking.

Day-to-day management will be handled by a local property manager, Emma Stables Belo, of 1109 Brockett Way Clarkston GA 30021, who will be available to respond promptly to any guest or neighbor concerns. House rules enforced for all bookings include a 10:00 PM quiet time and a strict no-events policy, to minimize any impact on the surrounding residential neighborhood.

I am happy to answer any questions the Commission or Council may have as this application proceeds.

Respectfully,

Michael Padmore

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Economic Development	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to approve a special use application for short term lodging to operate a vacation home facility located at 5382 Cherrywood Drive.**		

Agenda Item Description (Background/History/Details):
The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5382 Cherrywood Drive. This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.
Workplan Goal Details: Monitor the safety and security of vacation homes in the city while maintaining compliance with state and local regulations.

Staff Recommendations (Motion):
Staff recommends the following: **Staff Recommends approval of the request to grant a special use application for short term lodging to operate a vacation home facility located at 5382 Cherrywood Drive.**

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

Mayor's Signature Required:		**NO**

List Attachments:
1. Staff Report 2. Application and Supporting Files

Mayor and City Council

Meeting Date: December 1, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – 18 037 18 037 **G. Shan**

Project Information

Owner / Applicant	Tesfalem Tesfamariam
Location	5382 Cherrywood Drive
Acreage	0.0800
Parcel ID	18 037 18 038
Zoning District	Single-family residential (R-1)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5382 Cherrywood Drive Stone Mountain, GA 30083 (18 037 18 038). This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story duplex residential structure constructed in 1986. The dwelling is approximately 1,097 square feet and contains two bedrooms and two full bathrooms. The applicant proposes a maximum occupancy of four guests and two parking spaces available on-site.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified two lodging rooms, with the smallest bedroom reported at approximately 120 square feet. There will be two bathrooms in the dwelling.

The applicant will need to revise the square footage, as it does not appear to match the size shown on the floor plan. The applicant will also need to revise the door opening for bathroom 2 as it appears to open where the toilet is located.

The applicant also proposed a maximum occupancy of four guests with two parking spaces available on-site.

The applicant has partially addressed the life-safety requirements of Section 16-2.1, including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room (guest room) will have a smoke alarm and if an accessible fire extinguisher is located within the house. The facility shall remain subject to the City's annual inspection and licensing requirements.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends **APPROVAL** of the Use Permit application PC2026 – 18 037 18 038 – 5382 Cherrywood Drive.

Attachments/Exhibits:

Attachment 1 – Use Permit Application (Special & Conditional Uses)

USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK √
1.	Pre-Application Meeting Form	—
2.	Application Form	✓
3.	Site Plan Checklist	✓
4.	Site Plan/Survey	✓
5.	Legal Description	✗
6.	Letter of Intent	✓
7.	Impact Analysis	✓
8.	Disclosure Form(s)	✓
9.	Application Fee ($400)	✓
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	—

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of assembly, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** A $400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) The Planning Commission (PC) holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) City Council holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) City Council holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) Mayor and City Council (MCC) Public Hearing Notice: Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS**.

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.

AUG 19 2026 PM 3:56

APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

PAID 400 8-19-26

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: TESFALEM TESFAMARIAM

Address: 5382 cherrywood Drive stone mountain GA 30083

Phone: [redacted] Fax: _____

Email A[redacted] _____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5382 cherrywood Drive Stone mountain GA 30083

Parcel ID#: 18 037 18 038 Land Lot: _____ District: 84- Stone mountain

CURRENT ZONING: _____

USE PERMIT REQUEST: _____

Name (print) TESFALEM TESFAMARIAM

Signature: _____ Date: 8/19/26

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

TESFALEM TESFAMARIAM
TYPE OR PRINT OWNER'S NAME

741 ROSA DRIVE
ADDRESS

HAWTHORNE, CA 90744
CITY & STATE ZIP CODE

[redacted]

Sworn to and subscribed before me this the
19 Day of MAY 20 26

NOTARY PUBLIC

[redacted]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

USE PERMIT CONSIDERATIONS

Applicant: TESFALEM TESFAMARIAM

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? The property will remain residential and be managed by my wife and I. We will not allow party and events.

2. What is the extent to which property values are diminished by their particular zoning restrictions? The use should not diminish property values. The property will be well-maintained as it is now you see Image provided before & After.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? The use will not negatively affect public health, safety or welfare. Safety occupancy noise, and property-maintenance requirements will be followed.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? Zero no harm to public.

5. What is the suitability of the subject property for the zoning proposed? The property is suitable for short-term rental use and can accommodate guests while maintaining its residential character.

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? The property has been used as short term rental & mid term rental always occupied till we received notice.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Compatible with nearby residential properties and will maintain the neighborhood's character.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No, The use will not adversely affect nearby properties. I cut my neighbores lawn for free to make the neighborhood look good, 5380, 5378, 5390 Every two weeks.

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

Yes, in a positive way. It provides a reasonable economic use while maintaining the residential character of the neighborhood. As many guest like to come to our area for stone mountain park, & also visit cherkoy restaurants.

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the use will not create excessive use of streets, utilities or other services.

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

Yes, the proposal is consistent with the city's Comprehensive plan and Zoning goals.

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

The property has been greatly maintain, please see image provided The property was abandoned bought it from bank spent over #60K

13. What is the impact upon the appearance of the city?

No Negative impact. The property will be maintained in clean and attractive condition.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

Zero, e Impact as we do not allow events, gathering and party.

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

ZERO, Impact as we do not allow events, gathering & parties.

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

Zero, we only allow ~~to~~ two vehicles max to park.

17. What measures are being taken to protect the property against blight and depreciation?

The property will be regularly maintained, monitored & kept clean to prevent blight and protect prop. values.

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #:_____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) TESFA KEBEDE TESFAMARIAM

Signature: _____ Date: 8/19/26

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☐
2	The proposed land use classification.	☐
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☐
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

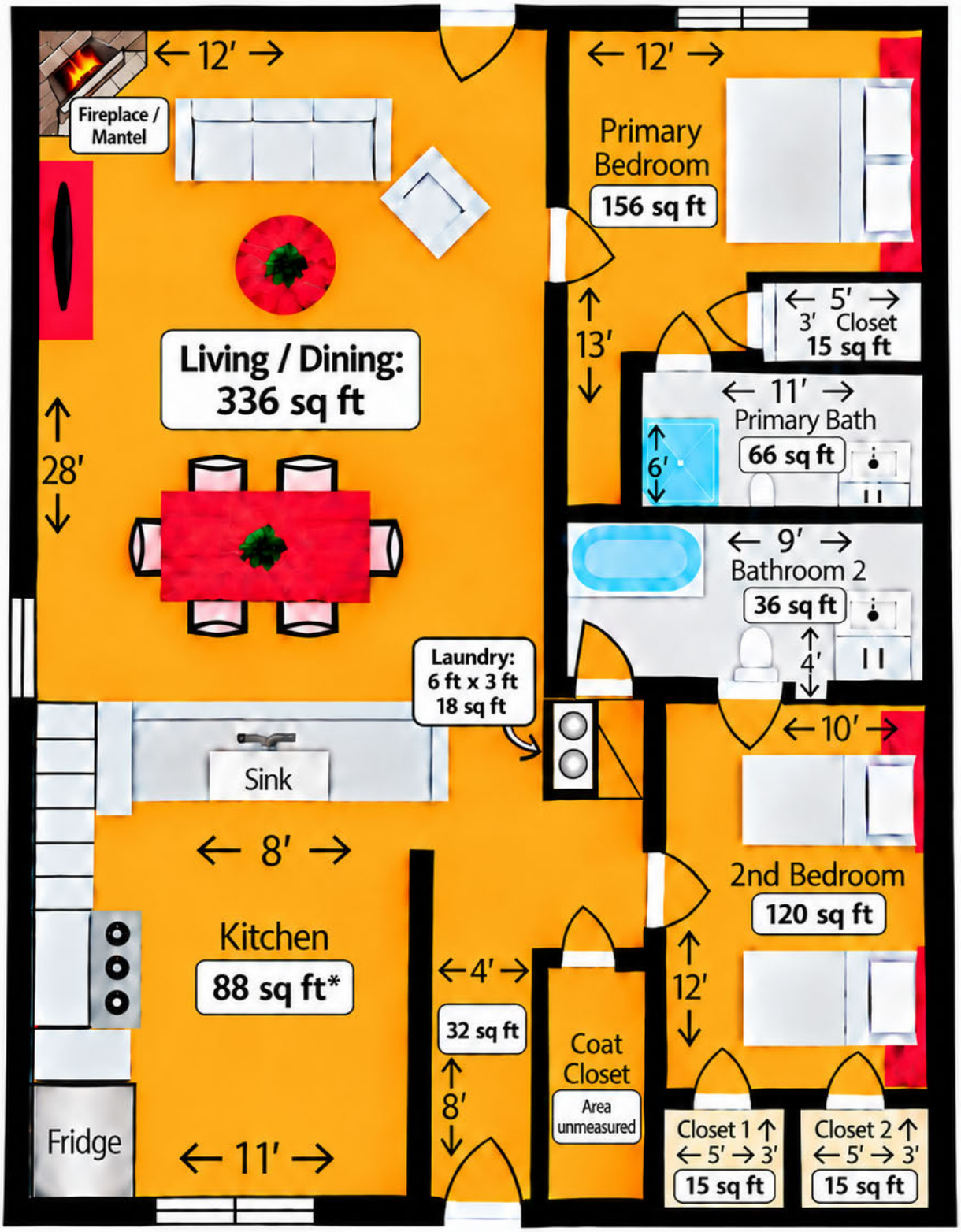
Staff printed name: _____

FEE SCHEDULE	
SPECIAL USE PERMIT	$400 each
CONDITIONAL USE PERMIT	$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

5382 Cherrywood Drive
Stone Mountain, GA 30083



Total square footage: 1,097 sq ft

5382 Cherrywood Drive

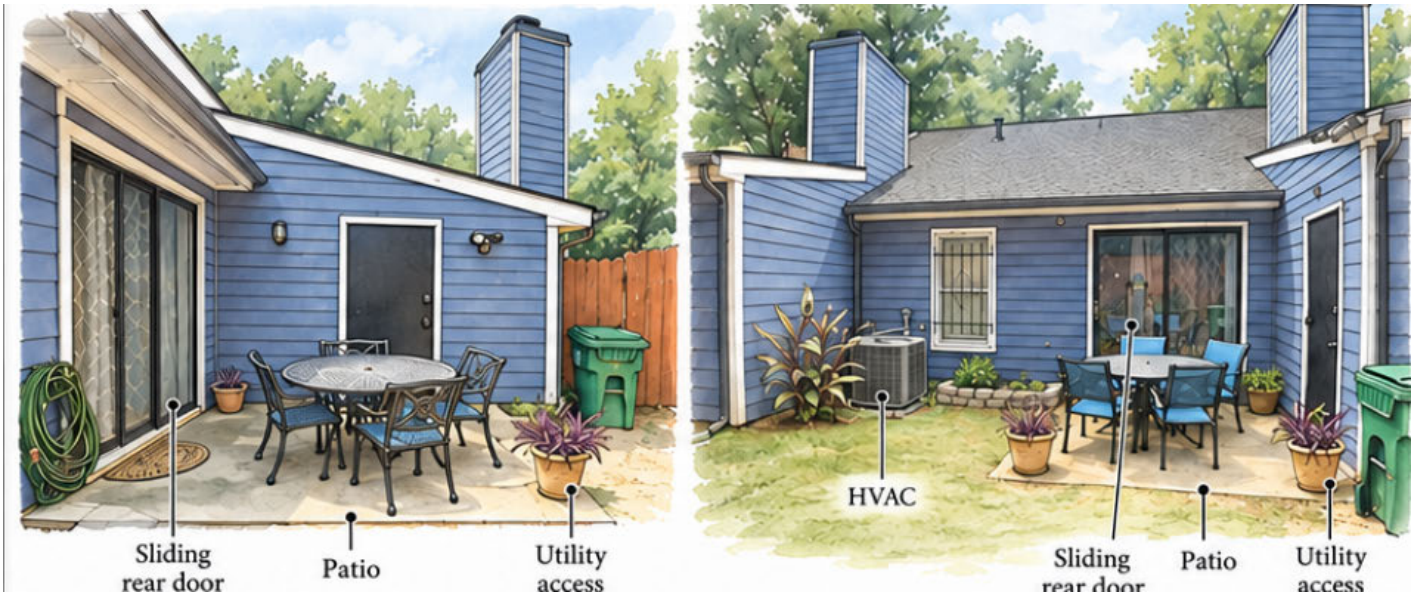
Stone Mountain, GA 30083 | Exterior sketches

FRONT YARD & DRIVEWAY - ATTACHED DUPLEX



Each driveway: 26 ft wide x 22 ft deep

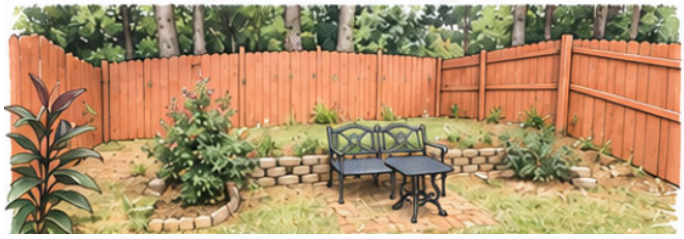
REAR PATIO & UTILITY ACCESS



FENCED BACKYARD

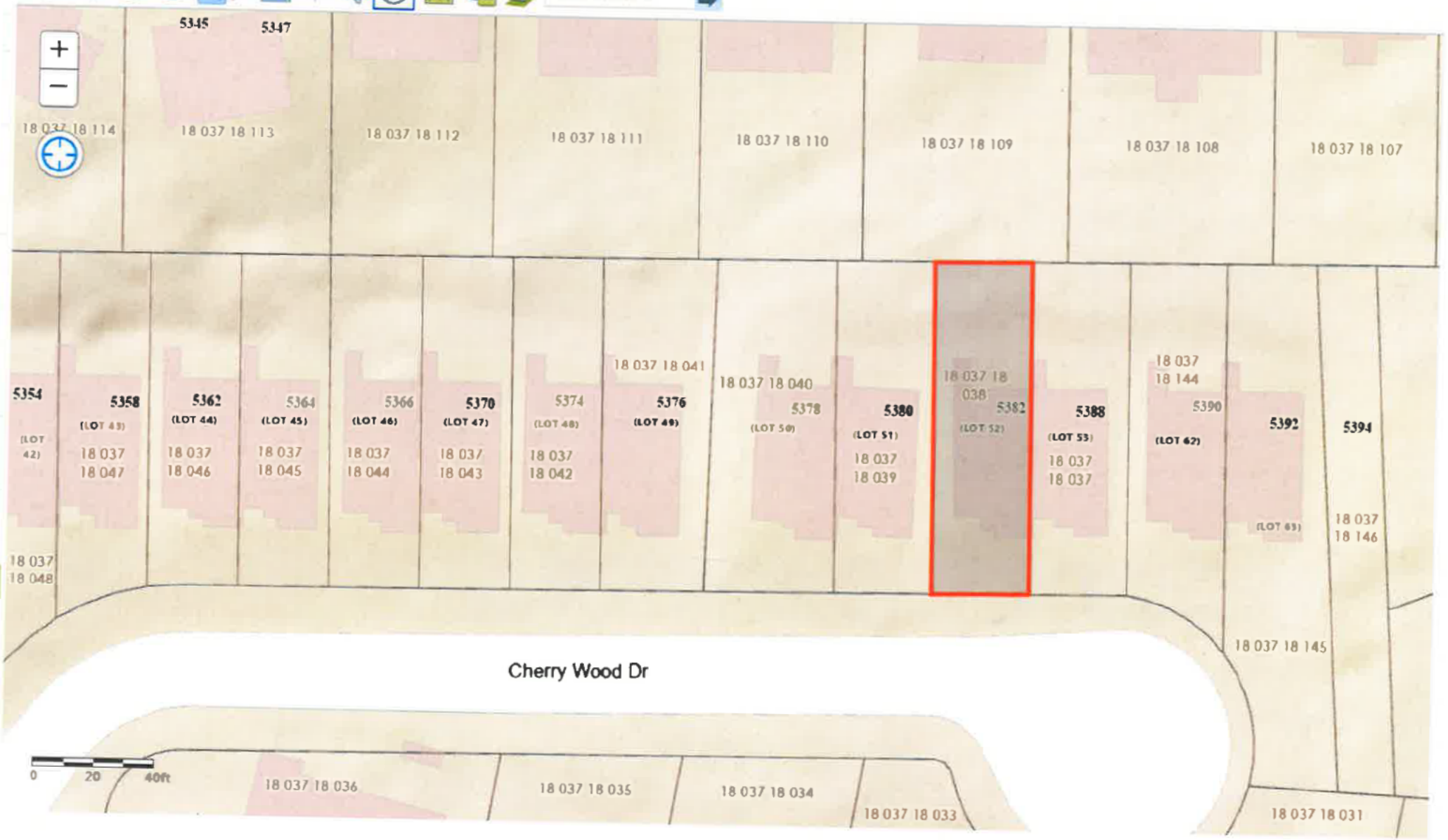


Backyard view with gate (from patio)



PARID: 18 037 18 038

TESFAMARIAM TESFALEM WOLDERUFAEL



LETTER OF INTENT

Special Use Permit | 5382 Cherrywood Drive

October 14, 2026
City of Stone Mountain
Planning and Zoning
875 Main Street
Stone Mountain, GA 30083

Dear Planning Commission and City Council:

I respectfully request approval of a Special Use Permit to operate the existing residence at 5382 Cherrywood Drive, Stone Mountain, GA 30083, as a short-term rental vacation home facility.

The property will provide furnished accommodations for visitors while maintaining its residential appearance and respecting neighboring residents. The submitted site and floor plans describe the residence and its parking arrangements.

I propose a maximum occupancy of four people and a maximum of two guest vehicles, parked in the property's designated driveway. Parties, events, excessive noise, and parking that blocks neighboring driveways or emergency access will be prohibited.

Guests will receive written rules covering parking, noise, trash disposal, and respectful conduct. I will provide a local contact available to respond promptly to complaints or emergencies. The property will receive regular cleaning, maintenance, landscaping, and safety checks.

I will comply with applicable city requirements, inspections, licensing, taxes, and any conditions imposed with approval. Thank you for considering my application.

Sincerely,
Tesfalem Tesfamariam, Applicant

INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Application Submittal and Review Process:

A. **Complete a Pre-Application Information Form** that contains a detailed description of the request. Attach a separate sheet if necessary.

B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional. (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)

C. **Submit the Pre-Application Instruction Form and Concept Plans** at City Hall, 875 Main Street, Stone Mountain, GA 30083, or via email to redwards@stonemountaincity.org. The application and forms will be reviewed within (2) two business days. Staff will contact the applicant to schedule the Pre-Application Meeting.

D. **Attend the Pre-Application Meeting** with the planning staff. Feedback about the proposal, along with an overview of the application and review processes will be provided during this meeting.

E. **Submit a Signed Co f the Pre-Appl tion Inform ion Form** w e formal application. When the applicant is prepared mit the full, co plete applic on for the d elo ent activity or zoning process, a copy of the Pre-Appli on rm is requir to be inclu d in the sub tal.

N/A

City of Stone Mou n
875 Main Street• Stone Mountain, GA 30083 • 770-498-8984

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name

Company

Mailing Address | Suite/Apt. # | City, State | Zip Code

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

Address of Project

Name of Project

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Each or Area for each use*):

N/A

Applicant Signature | Date: _____ / _____ / _____

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

City of Stone Mountain
875 Main Street• Stone Mountain, GA 30083 • 770-498-8984

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Economic development	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to approve a special use application for short term lodging to operate a vacation home facility located at 5388 Cherrywood Drive.**		

Agenda Item Description (Background/History/Details):
The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5388 Cherrywood Drive. This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.
Workplan Goal Details: Monitor the safety and security of vacation homes in the city while maintaining compliance with state and local regulations.

Staff Recommendations (Motion):
Staff recommends the following: **Staff Recommends approval of the request to grant a special use application for short term lodging to operate a vacation home facility located at 5388 Cherrywood Drive.**

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

Mayor's Signature Required:		**NO**

List Attachments:
1. Staff Report 2. Application and Supporting Files

Mayor and City Council

Meeting Date: December 1, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – 18 037 18 037 **G. Shan**

Project Information

Owner / Applicant	Tesfalem Tesfamariam
Location	5388 Cherrywood Drive
Acreage	0.0800
Parcel ID	18 037 18 037
Zoning District	Single-family residential (R-1)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5388 Cherrywood Drive Stone Mountain, GA 30083 (18 037 18 037). This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story duplex residential structure constructed in 1986. The dwelling is approximately 1,097 square feet and contains two bedrooms and two full bathrooms. The applicant proposes a maximum occupancy of four guests and two parking spaces available on-site, with an additional two off-street parking spaces.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified two lodging rooms, with the smallest bedroom reported at approximately 120 square feet. There will be two bathrooms in the dwelling.

The applicant will need to revise the square footage, as it does not appear to match the size shown on the floor plan. The applicant will also need to revise the door opening for bathroom 2 as it appears to open where the toilet is located.

The applicant also proposed a maximum occupancy of four guests with two parking spaces available on-site.

The applicant has partially addressed the life-safety requirements of Section 16-2.1, including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room (guest room) will have a smoke alarm and if an accessible fire extinguisher is located within the house. The facility shall remain subject to the City's annual inspection and licensing requirements.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends **APPROVAL** of the Use Permit application PC2026 – 18 037 18 307 – 5388 Cherrywood Drive.

Attachments/Exhibits:

- Attachment 1 – Use Permit Application (Special & Conditional Uses)

USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK √
1.	Pre-Application Meeting Form	—
2.	Application Form	✓
3.	Site Plan Checklist	✓
4.	Site Plan/Survey	✓
5.	Legal Description	✗
6.	Letter of Intent	✓
7.	Impact Analysis	✓
8.	Disclosure Form(s)	✓
9.	Application Fee ($400)	✓
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	—

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of assembly, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** A $400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) The Planning Commission (PC) holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) City Council holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) City Council holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) Mayor and City Council (MCC) Public Hearing Notice: Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS**.

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.

INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Application Submittal and Review Process:

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N/A

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name

Company

Mailing Address | Suite/Apt. # | City, State | Zip Code

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

Address of Project

Name of Project

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Each Area for each use*):

N/A

Applicant Signature | Date: _____ / _____ / _____

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

City of Stone Mountain
875 Main Street• Stone Mountain, GA 30083 • 770-498-8984

APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

PAID 400. 8-19-26

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: TESFALEM TESFAMARIAM

Address: 5388 cherrywood Drive Stone mountain GA 30083

[redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5388 cherrywood Drive stone mountain GA 30083

Parcel ID#: 18 037 18 037 Land Lot: _____ District: 84-Stone mountain

CURRENT ZONING: _____

USE PERMIT REQUEST: short term rental

Name (print) TESFALEM TESFAMARIAM

Signature: _____ Date: 8/19/26

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

Tesfalem Tesfamariam
TYPE OR PRINT OWNER'S NAME

744 Rosa Drive
ADDRESS

Lawrenceville GA 30044
CITY & STATE ZIP CODE

[redacted]

Sworn to and subscribed before me this the
19 Day of August 20 24

NOTARY PUBLIC

[redacted]

CAROLYN JEWELL
NOTARY PUBLIC

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☐
2	The proposed land use classification.	☐
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☐
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

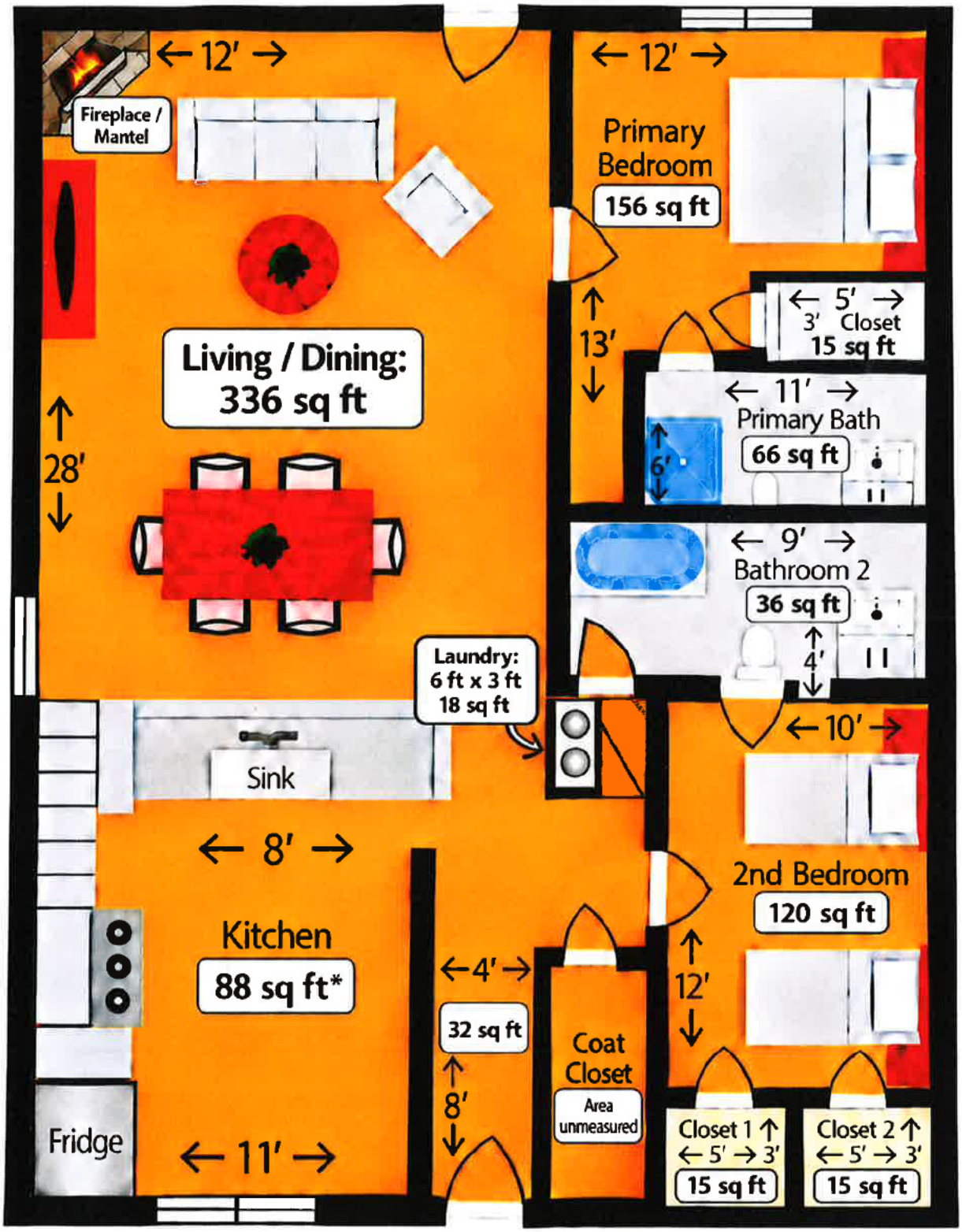
Staff printed name: _____

FEE SCHEDULE	
SPECIAL USE PERMIT	$400 each
CONDITIONAL USE PERMIT	$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

5388 Cherrywood Drive
Stone Mountain, GA 30083



Total square footage: 1,097 sq ft

5388 Cherrywood Drive

Stone Mountain, GA 30083 | Exterior sketches

FRONT YARD & DRIVEWAY - ATTACHED DUPLEX



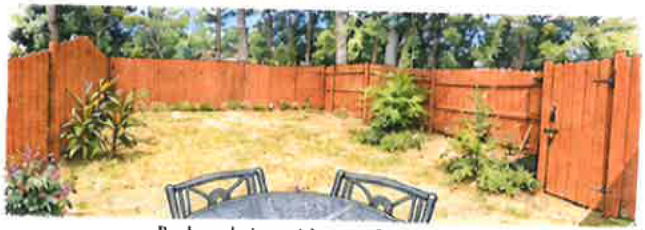
Each driveway: 26 ft wide x 22 ft deep

REAR PATIO & UTILITY ACCESS

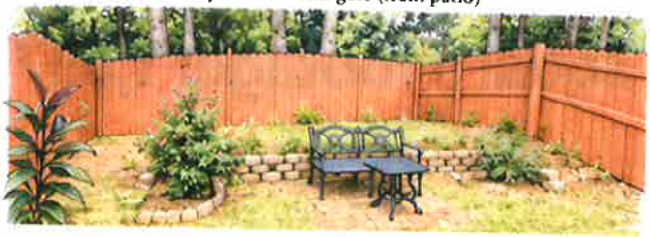




FENCED BACKYARD



Backyard view with gate (from patio)



PARID: 18 037 18 037
TESFAMARIAM TESFALEM



LETTER OF INTENT

Special Use Permit | 5388 Cherrywood Drive

October 14, 2026
City of Stone Mountain
Planning and Zoning
875 Main Street
Stone Mountain, GA 30083

Dear Planning Commission and City Council:

I respectfully request approval of a Special Use Permit to operate the existing residence at 5388 Cherrywood Drive, Stone Mountain, GA 30083, as a short-term rental vacation home facility.

The property will provide furnished accommodations for visitors while maintaining its residential appearance and respecting neighboring residents. The submitted site and floor plans describe the residence and its parking arrangements.

I propose a maximum occupancy of four people and a maximum of two guest vehicles, parked in the property's designated driveway. Parties, events, excessive noise, and parking that blocks neighboring driveways or emergency access will be prohibited.

Guests will receive written rules covering parking, noise, trash disposal, and respectful conduct. I will provide a local contact available to respond promptly to complaints or emergencies. The property will receive regular cleaning, maintenance, landscaping, and safety checks.

I will comply with applicable city requirements, inspections, licensing, taxes, and any conditions imposed with approval. Thank you for considering my application.

Sincerely,
Tesfalem Tesfamariam, Applicant

USE PERMIT CONSIDERATIONS

Applicant: TESFALEM TESFAMARIAM

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? The property will remain residential and be managed by my wife and I. We will not allow party and events.

2. What is the extent to which property values are diminished by their particular zoning restrictions? The use should not diminish property values. The property will be well-maintained as it is now you see Image provided before & After.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? The use will not negatively affect public health, safety or welfare. Safety occupancy noise, and property-maintenance requirements will be followed.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? Zero no harm to public.

5. What is the suitability of the subject property for the zoning proposed? The property is suitable for short-term rental use and can accommodate guests while maintaining its residential character.

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? The property has been used as short term rental & mid term rental always occupied till we received notice.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Compatible with nearby residential properties and will maintain the neighborhood's character.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No, The use will not adversely affect nearby properties. I cut my neighbores lawn for free to make the neighborhood look good, 5380, 5378, 5390 Every two weeks.

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

Yes, in a positive way. It provides a reasonable economic use while maintaining the residential character of the neighborhood. As many guest like to come to our area for stone mountain park, & also visit cherkoy restaurants.

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No, the use will not create excessive use of streets, utilities or other services.

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

Yes, the proposal is consistent with the city's Comprehensive plan and Zoning goals.

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

The property has been greatly maintain, please see image provided The property was abandoned bought it from bank spent over #60K

13. What is the impact upon the appearance of the city?

No Negative impact. The property will be maintained in clean and attractive condition.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

Zero, e Impact as we do not allow events, gathering and party.

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

ZERO, Impact as we do not allow events, gathering & parties.

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

Zero, we only allow ~~to~~ two vehicles max to park.

17. What measures are being taken to protect the property against blight and depreciation?

The property will be regularly maintained, monitored & kept clean to prevent blight and protect prop. values.

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #:_____CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) TESFALEM TESFAMARIAM

Signature: _____ Date: 8/19/26

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Economic development	**Presenter:**	Thatcher Hart
Agenda Title:	**Public Hearing - Consideration of an action to rezone City owned property located at 5305 West Mountain Street from Green Space (GS) to Village Center Mixed Use (VCM).**		

Agenda Item Description (Background/History/Details):
Based on Mayor and City Council Direction, city staff has presented the following application to modify the zoning for property located at 5305 and 5327 West Mountain Street from Green Space (GS) to Village Center Mixed Use (VCM). The Planning Commission voted to recommend approval at their November 16, 2026 meeting with conditions as outlined within the staff report.
Workplan Goal Details: Maintain compliance with the Comprehensive Plan.

Staff Recommendations (Motion):
Staff recommends the following: **Staff Recommends approval of the request to rezone the City owned property located at 5305 and 5327 West Mountain Street from Green Space (GS) to Village Center Mixed Use (VCM).**

Mayor's Signature Required:		**NO**

List Attachments:
1. Staff Report 2. Application and Supporting Files

Mayor and City Council

Meeting Date: December 1, 2026

SUBJECT: Application to rezone the properties located at 5305 and 5327 West Mountain Street of approximately ±3.45 acres.

PC2026 – 18 089 03 001 & 18 089 03 002 **T. Hart**

Project Information

Owner / Applicant	City of Stone Mountain
Location	5305 and 5327 West Mountain Street, Stone Mountain, GA
Acreage	±3.45 acres
Parcel ID	18 089 03 001 and 18 089 03 002
Existing Zoning District	Green Space (GS)
Proposed Zoning District	Village Center Mixed-Use (VCM)

SUMMARY:

The subject application is a City-initiated request to rezone the City owned property located at 5305 and 5327 West Mountain Street, Stone Mountain GA, 30083, from the Green Space (GS) zoning district to the Village Center Mixed-use (VCM) zoning district.

HISTORY:

Staff worked with the Stone Mountain Historical Society to gather information on the history of the subject property to provide a more complete picture of the site. Based on this additional information, it appears that the subject property hosted several different uses on the site until the primary structures were destroyed by a fire in 1975. Uses up until this point included the University School for Boys, gymnasium, and hotel (See Attachment 1). In recent history, the property was under the ownership of the First Baptist Church of Stone Mountain until the City of Stone Mountain purchased the property from the church in 2023. As it stands today, there is currently one pole barn, a partial driveway, and a shed located on the site.

ANALYSIS:

At the Mayor City Council Special Called Meeting dated February 8, 2025, the minutes (Attachment 2) reflect the consideration of an action on a request to designate the use of the Lawn on Main as Village Center Mixed Use (VCM), however, the City Attorney at the time

stated that in order to effectively change the zoning of the property, adequate public hearings will need to be had in order to follow the correct process. However, the Attorney then informed the Mayor and City Council that the City themselves can use the property, however they decide as the title owner. As a result, the Mayor and City council voted and approved to use the subject property for mixed use purposes by a (4-3) vote. Due to the zoning on the parcels not allowing uses that fit this desired use, in order to take actionable steps to achieve this council direction, a change in zoning is required. Staff turnover resulted in no steps being taken to implement this approved direction until this point.

In February of 2026, the City of Stone Mountain commissioned a report on the property by POND and Company to conduct a site analysis that was a component of the Livable Cities Initiative (LCI) study. The report that was commissioned allowed for community feedback to be incorporated starting from 2024. This process discussed potential layout options for the site and allowed participants to provide input on these concepts. The full report has been included as a part of this application and can be viewed as Attachment 3. In July of 2026, the city hired Jones Lang LaSalle (JLL) to take the POND study and used it as a starting point for a feasibility study to find the best use for the site (See Attachment 4).

Per Section 2-1, the process for rezoning a property within the city requires a recommendation of approval by the Planning commission followed by approval by the Mayor and City Council. City code Section 2-1.5 outlines standards that should be used in all zoning proposal reviews. Responses to these questions can be viewed within Attachment 5.

CONCLUSIONS:

In conclusion, the approval of the subject application would result in the rezoning of the subject property from Green Space (GS) to Village Center Mixed use (VCM) as requested by the Mayor and City Council Direction.

The subject application is solely for the property's rezoning. All subject site details will need to be addressed during development approval. Questions regarding the impact of the site and specific site design details would be premature considering the answer to those questions would depend on the use that is placed on the site.

Planning Commission Action:

At their November 16, 2026, meeting, the planning commission recommended approval of the subject application subject to the following conditions:

1. 60 percent of total land area to be maintained as open space

2. Impact study submitted prior to the start of construction – traffic and stormwater impacts
3. 3-story building height limit
4. Preserve all specimen trees on the property and provide adequate protection during construction
5. No casinos permitted
6. No occupiable structures shall be permitted within the CSX easement
7. 60-foot setback on Ridge Avenue and a 10-foot side yard setback on Manor Drive and West Mountain
8. No blasting permitted on the property
9. Include a 24-month reversion clause that, if a building permit has not been pulled within 24 months, the zoning reverts to Greenspace

STAFF RECOMENDATION:

Staff recommends **APPROVAL** for the proposed rezoning from Green Space (GS) to Village Center Mixed Use (VCM) at the property located at 5305 and 5327 West Mountain Street.

Attachments:

Attachment 1 – February 8, 2025, minutes

Attachment 2 – Historic Photos and dates of Site

Attachment 3 – POND Report

Attachment 4 – JLL Study

Attachment 5 - Zoning Considerations

Attachment 6 - Current and Future Zoning Map

Special Called Meeting

February 8, 2025 at 9:00 AM

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

Minutes

Mayor and Council: Dr. Beverly Jones – Mayor | Post 3: Mayor Pro Tem Ryan Smith
Post 1: Council Member Anita Bass | Post 2: Council Member Mark Marianos
Post 4: Council Member Gil Freeman | Post 5: Council Member Shawnette Bryant
Post 6: Council Member Teresa Crowe

Staff: Shawn Edmondson - City Manager | Maggie Dimov - Assistant City Manager | Shavala Ames - City Clerk | Jeff Strickland - City Attorney

Call to Order
Mayor Jones called the meeting to order at 9:07 A.M.

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

1. Consideration of an action on a request to designate the use of the Lawn on Main as Village Center Mixed Use (VCM), requested by Council Member Mark Marianos

   Councilmember Marianos gave reasons why Lawn on Main should be developed as Village Center Mixed Use (VCM) to allow for additional revenue in the city. Improving and diversifying the revenue is the goal. The previous surveys show that VCM fits the criteria for the Lawn on Main. If designated VCM, watershed issues will be remedied by POND. The city has a lack of revenue, and the state will come in to dictate the use if they have to provide funds to help the city due to the lack of increase our revenue. The city is not in danger of running out of money tomorrow, but we need to buy into the city.

   Council Member Crowe inquired whether the 10-minute time limit had elapsed. The Mayor stated that when time is up, the Clerk will inform the body. The governing body engaged in a discussion regarding the decorum rules, exchanging differing perspectives on the matter.

   Mayor Jones Jones stated citizens would like an amphitheater. Since the lawn has been purchased, events have taken place to draw people in.

   ACTION: DESIGNATE THE LAWN ON MAIN AS VILLAGE CENTER MIXED USE

   Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 6 Crowe

   Motion Withdrawn

City Attorney Strickland gave an overview of designating a zoning change. Rezoning must follow the standard format which includes public hearings; however, the city themselves can use the property however they decide as the title owner.

The City Manager stated that POND is anticipated to present on March 18th regarding Lawn on Main. City Manager also stated that administration is seeking guidance on the use of Lawn on Main to go after specific grants.

Councilmember Freeman expressed concern regarding grants that are being pursued.

ACTION: SEEK COUNCIL APPROVAL TO DESIGNATE THE USE OF LAWN ON MAIN AS MIXED USE

Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 6 Crowe

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 6 Crowe

Voting No: Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

2. Discussion: Progress update/presentation of amendment to address issues with the directing of staff and retaliation against staff requested by Council Member Mark Marianos

Attorney Strickland reviewed the drafted ordinance provided in the agenda packet. The City Council will provide suggestions for modifying the ordinance as the presented ordinance is only the initial draft. The ordinance is intended to establish a process if complaints do arise. Members of council added that the HR staff member will need to be involved in the process.

City Manager addressed comments regarding claims of harassment to follow up on such allegations.

Mayor Jones expressed improprieties in allegations and suggested a discussion be had in executive session. Council Member Marianios began to comment regarding an allegation, Mayor Jones was not finished talking a requested a police officer for decorum.

Attorney Strickland advised that if the ordinance is passed, it will be in effect for new/future claims, not past ones.

3. Discussion: Rules of Decorum, requested by Council Member Shawnette Bryant

Council Member Bryant asked for clarity on why the decorum resolution was adopted.

Council Member Crowe confirmed that she initially requested a resolution regarding decorum due to the extended meeting times and agenda items. Council Member Bryant stated her concerns with the decorum resolution which included having a set time to deliberate on agenda items; and some council members have abused their political powers.

Mayor Jones suggested placing a cap on the number of agenda items and spoke on meeting decorum overall. Mayor Pro Tem Smith suggested that the governing body limit items that are requested for the agenda. City Manager Edmondson suggested that the requested items of the Mayor and City Council be placed under Remarks of Privilege to offer uniformity and efficiency of the City Council agenda.

4. Discussion: Audio system, requested by Council Member Shawnette Bryant

Council Member Bryant asked the City Manager about the council chambers audio system; and the City Manager confirmed the audio was good.

5. Discussion: Require/create a new ordinance that requires meeting minutes approved before legal documents are signed to ensure city council votes in open records for Open Records Act compliance, requested by Council Member Gil Freeman

Council Member Freeman expressed concerns regarding complaints he received about what was passed in the meeting also the public does not have access to what was passed and information provided. There is no documentation of the vote and many times the vote in the minutes are wrong.

Mayor Pro Tem emphasized that staff is doing what they think is best through the attorney. City Attorney stated that he does not recommend withholding contracts until minutes are approved. A contract is approved once done so in a meeting. The mayor shall execute at that time.

Mayor Jones stated that certain contracts need to be reviewed before executing. The City Attorney stated the process should be where contracts are reviewed prior to consideration by City Council. If approved, there will be a signature by the City Attorney the same evening, and the Mayor should sign the same evening to make the process more streamlined without delay. Regarding the ordnance process, an updated form has been sent out to streamline that process as well.

Council Member Freeman raised a request for the City Attorney to provide specific citation or legal reference outlining the requirement that meeting minutes must be approved before any legal documents are executed. In response, the City Attorney stated that he was not currently aware of any legal or procedural requirement that necessitates the approval of minutes prior to the execution of legal documents. However, he assured Council Member Freeman and the rest of the Council that he would conduct further research into the matter to determine if such a process exists and to provide a detailed response if requested.

A question was raised about adjourning the meeting due to the website calendar time. The City Attorney clarified that the website calendar does not dictate the actual meeting length. There is no rule in place that would limit special called meetings. The governing body can modify the decorum resolution to account for special meetings on the weekend. It was again stated that the lengthy agenda is why the meeting items carry over to the next meeting.

ACTION: MOTION TO MOVE THE REMAINING AGENDA ITEMS TO THE NEXT MEETING OF MAYOR AND COUNCIL SCHEDULED FOR FEBRUARY 18, 2025, WHICH INCLUDES REQUEST NEW LOCAL AUDITOR TO AUDIT ALL SPLOST 1 AND 2 DISCUSSION, DOWNTOWN DEVELOPMENT AUTHORITY DISCUSSION, AND RELOCATE THE CONFEDERATE SIGN IN THE MIDDLE OF THE COLUMNS AT THE 5-WAY INTERSECTION DISCUSSION

Motion made by Council Member: Post 4 Freeman, Seconded by Council Member: Post 1 Bass

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 6 Crowe, Council Member: Post 4 Freeman

Council Member: Post 5 Bryant was not present for the vote

MOTION PASSED

Adjournment

ACTION: MOTION TO ADJOURN THE MEETING AT 11:09 A.M.
Motion made by Mayor Pro Tem: Post 4 Freeman, Seconded by Council Member: Post 2 Marianos

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council Member: Post 6 Crowe

MOTION PASSED (UNANIMOUSLY)

Dr. Beverly Jones, Mayor

City Clerk, Shavala Ames





DEVELOPING THE LOT

PRESERVATION IS ABOUT OUR PAST AND OUR FUTURE

Iconic Figure of Greek god Mercury, Weathervane from School, Brass, Made in Boston 1880

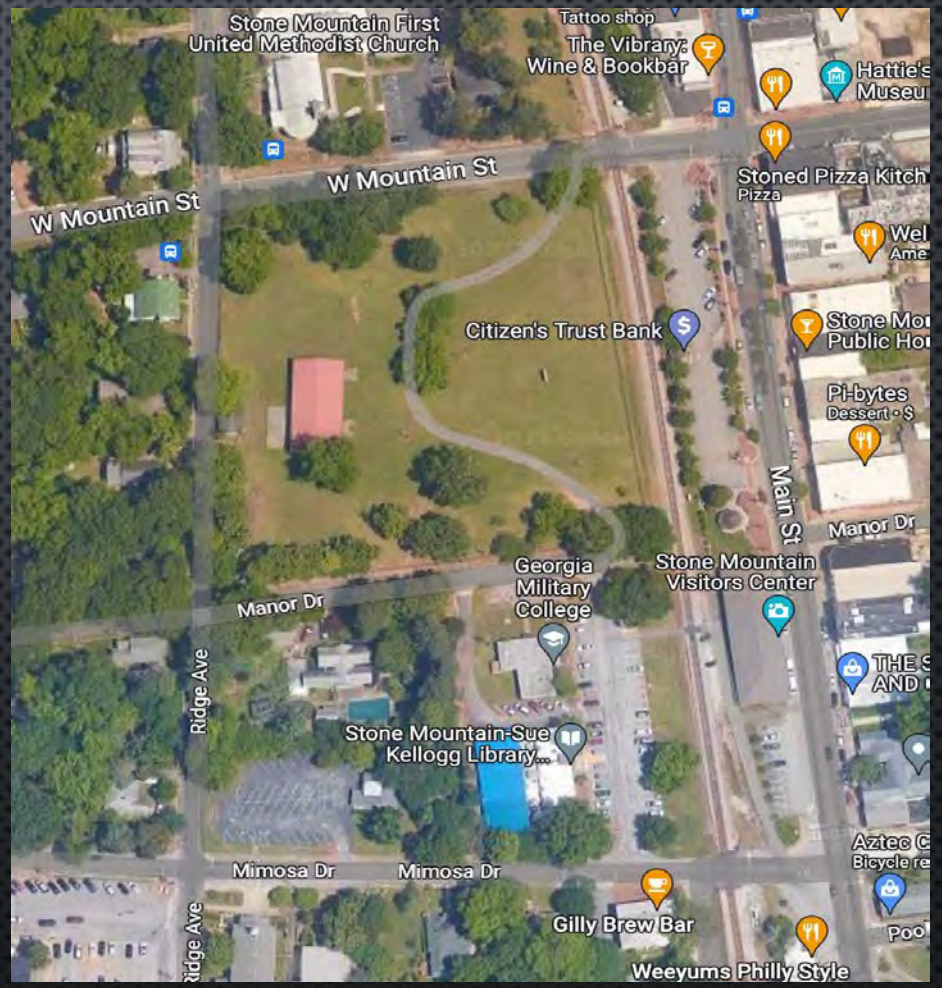
EXCITING AND CHALLENGING OPPORTUNITY

- LOT IS IN THE HEART OF OUR HISTORIC DOWNTOWN, NATIONAL REGISTER OF HISTORIC PLACES DISTRICT
- IT IS OWNED BY THE BAPTIST CONGREGATION BUT, IN MANY WAYS, IT IS ALSO "OWNED" BY OUR COMMUNITY DUE TO ITS LOCATION AND ITS GREAT HISTORY
- DEVELOPMENT SHOULD ENHANCE OUR MAIN STREET, BRING NEW FAMILIES HERE, AND INVIGORATE OUR CITY ECONOMY, SOME OF WHICH DEPENDS ON HERITAGE TOURISM
- POWERPOINT IS OFFERED TO PROVIDE A HISTORY OF THE LOT AND ITS IMPORTANCE TO OUR CITY
- EXPLORE OPTIONS FOR DEVELOPMENT THAT MOVE US FORWARD AND PRESERVE WHAT IS IMPORTANT ABOUT THE SITE

Historic and Current Site Plan- One Lot, One Use, 1880-2023



1917 Map but site plan likely in place since 1880s



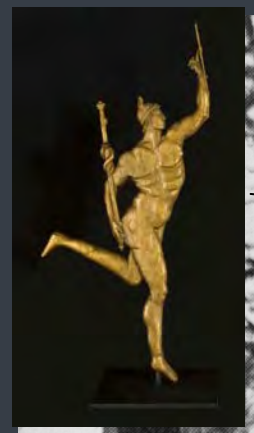
Current Site Plan



UNIVERSITY SCHOOL FOR BOYS 1903
Looking west, Located on lot from
1880- WWI
May have been an early hotel 4



Intersection of Main and Mountain Streets - 1903



Character-defining features: mansard roof, narrow windows, brick veneer and possibly stone quoins, central portico, whimsical parapet and brass weathervane featuring the god Mercury

Second Empire Architectural Style, built ca. 1880

Later Gymnasium

SCHOOL BUILDING ADAPTED FOR HOTEL USE - THE TERRACE



THE TERRACE

STONE MOUNTAIN, GA., 16 MILES FROM ATLANTA.

Facing historic Stone Mountain. Handsomely furnished. Hot and cold running water. Large porches; beautiful lawns; tennis courts. Special rates to families. Chicken dinners a specialty. Private dining rooms. Make reservation by Phone No. 16. Electric cars every hour.

Mrs. Si Basche, Prop.



SOON TO OPEN HOTEL AT STONE MOUNTAIN

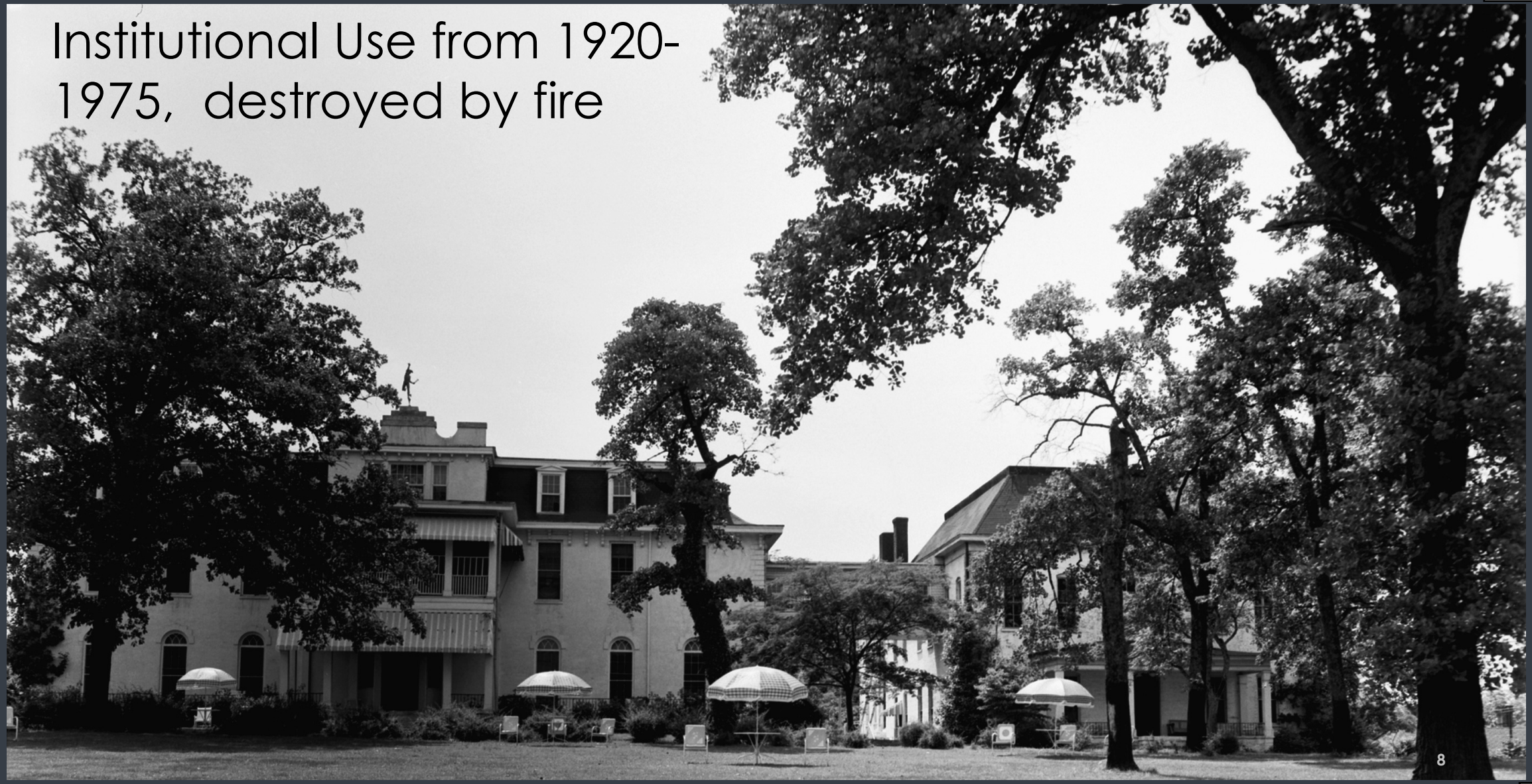
The lack of hotel facilities in Stone Mountain has done much to discourage the movement to make the town a health resort and a mecca for tourists in the past. Recently Mrs. S. L. Bash, of Savannah, leased the old University building and grounds and this obstacle will soon be overcome. The building is being remodeled and is situated in spacious grounds, well shaded, and it stands on an eminence commanding a fine view of the mountain.

1916

Facing Stone Mountain….

Serving chicken dinners is their specialty

Institutional Use from 1920-1975, destroyed by fire



The LAWN on Main



POND

FEBRUARY 2026

PROJECT DESCRIPTION

The LAWN on Main is a new special use facility located just west of Main Street in downtown Stone Mountain, occupying a prominent open parcel between West Mountain Street and Manor Drive. Its central location places it within walking distance of downtown shops, restaurants, and civic destinations, as well as the Stone Mountain trailhead. Bordered by the public library, Stone Mountain Visitor Center, and the railroad, the site is made up of 3 parcels approximately 4.1 acres with a view of Stone Mountain Park.

TIMELINE

2024 — Programming + Visioning + Community Engagement

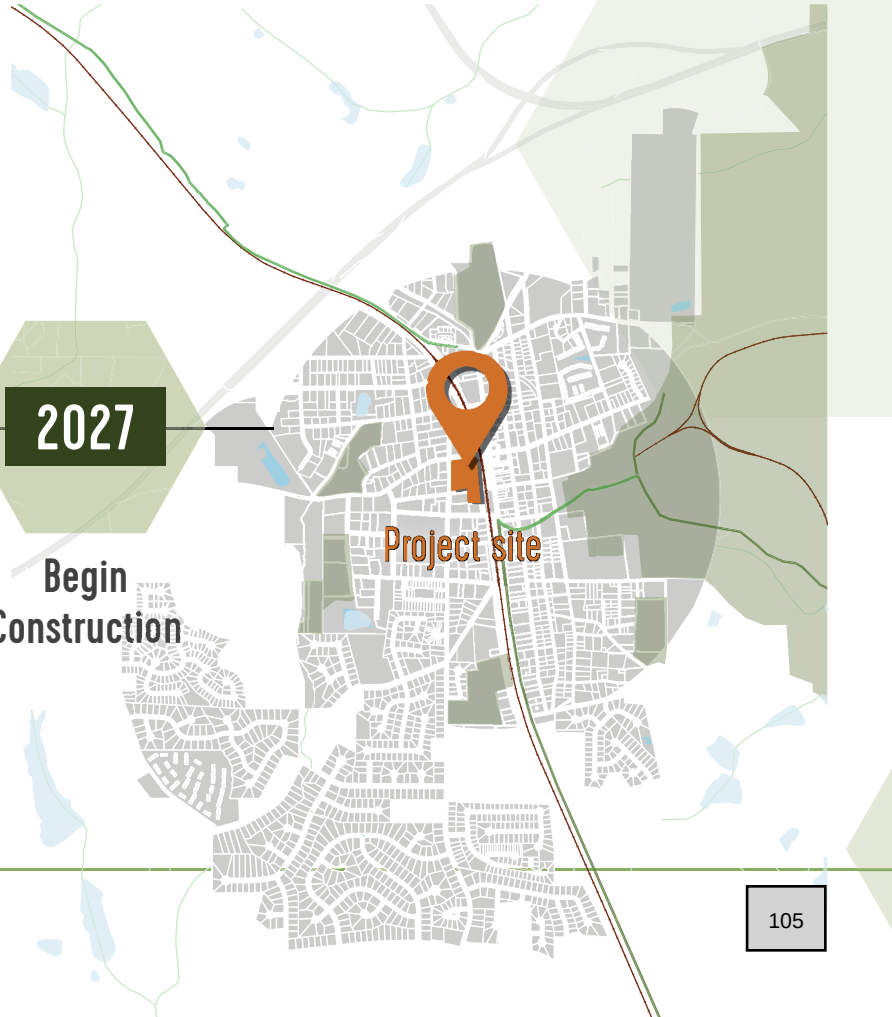
2025 — LCI + Concept Design

2026 — Project Deliverables

We are here!

2026 — Design + Construction Drawings

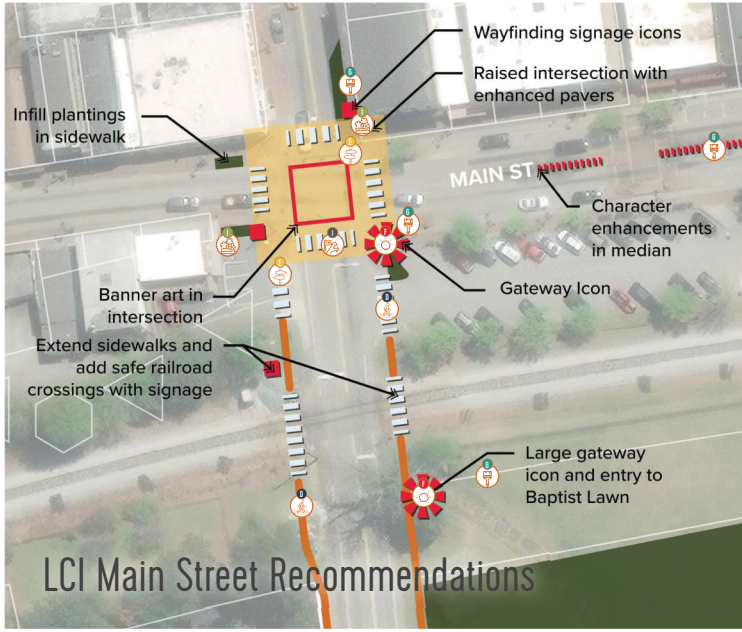
2027 — Begin Construction



STONE MOUNTAIN LCI RECOMMENDATIONS

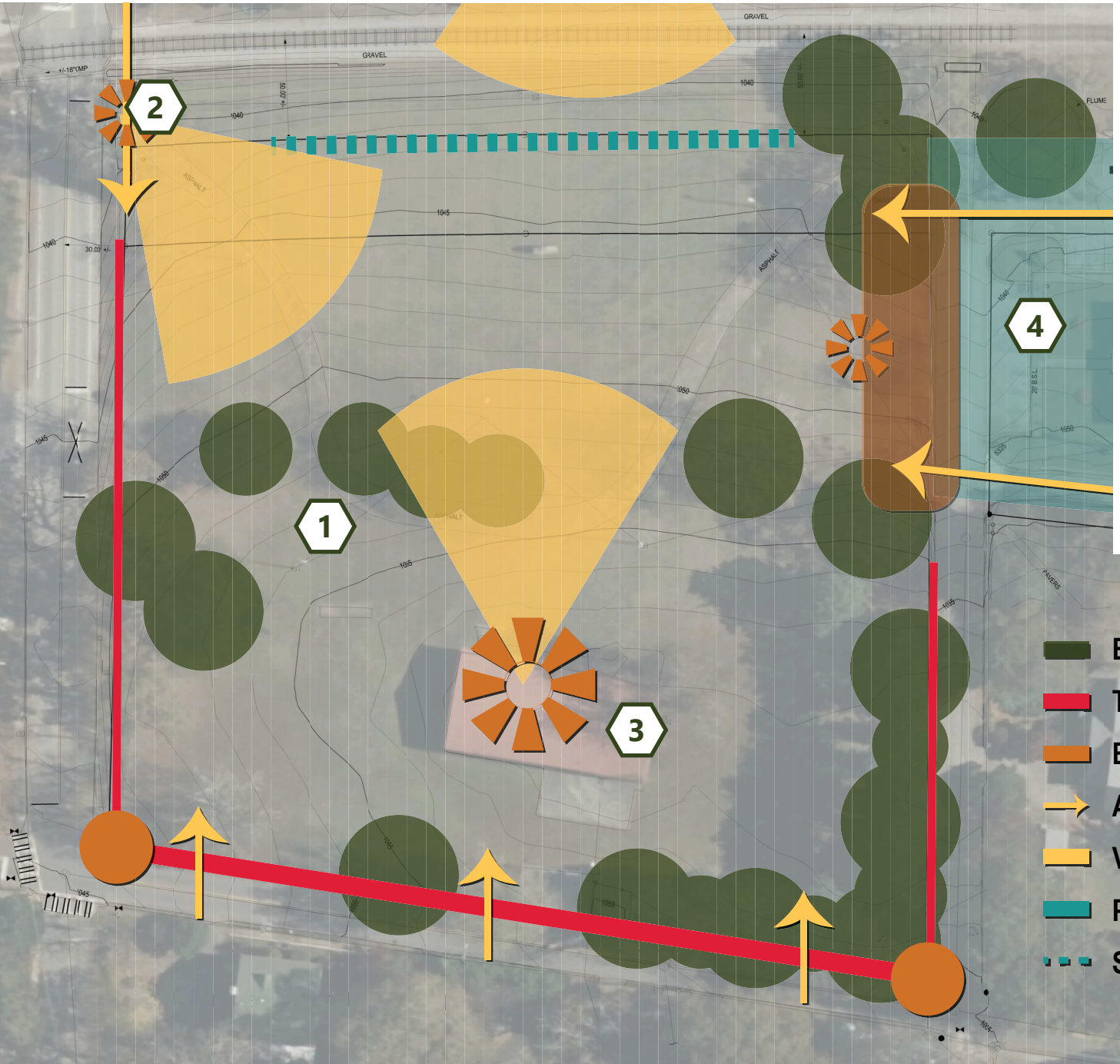
The Lawn project builds directly on the vision established in the Stone Mountain LCI by advancing improvements along Main Street. The LCI emphasized strengthening connections, enhancing pedestrian access, and activating key sites to reinforce the vitality of the downtown core.

As a prominent community site along Main Street, the Lawn presents an opportunity to translate those recommendations into action. Enhancements to the lawn, streetscape, and pedestrian experience support the LCI's goals of improved walkability, stronger visual identity, and increased community activation. This project serves as an early, visible step toward implementing the broader downtown connectivity and revitalization framework outlined in the LCI.





SITE ANALYSIS



The Lawn site is primarily an open lawn that is currently disconnected from the surrounding community. While it offers strong views and has the potential to serve as a downtown urban park, access, parking, and connectivity challenges must be addressed to fully activate the space.

Primary constraints include:

- Steep slopes along road edges
- Adjacent rail line with associated noise and safety considerations
- Physical disconnect from surrounding parcels

Key strengths and opportunities include:

- Direct proximity to downtown and Stone Mountain Park
- Mature existing trees that frame the open lawn
- Direct roadway access to Main Street and the downtown core

EXISTING TREES

TOPOGRAPHY CHALLENGES

ENTRY AND VIEW OPPORTUNITIES

ACCESS NEEDS

VIEWSHED PRIORITIES

PARKING ACCESS LOCATION

SCREENING AND BACKDROP

SITE UNDERSTANDING









1. The site includes a few existing features to be considered through the design. The number one opportunity is to capitalize on the views and enhance access to downtown. Combining the design of the lawn with the existing plans of the city can transform this into an active urban park.

2. The existing stone elements as shown in photo 2 have a unique character, provide identity to the park, and are in moderate condition. However, they aren't located in ideal locations and limit ADA access for the site.

3. The existing pavilion is functional but bisects functional site uses. The opportunity to build a new pavilion would be ideal for this site to expand event options for the community.

4. The old GMC building and parking lot is located adjacent to the site. It is not functional in its current state for a community center and would be expensive to renovate. Many options should be reviewed to see how this parcel fits into the site.

COMMUNITY FEEDBACK

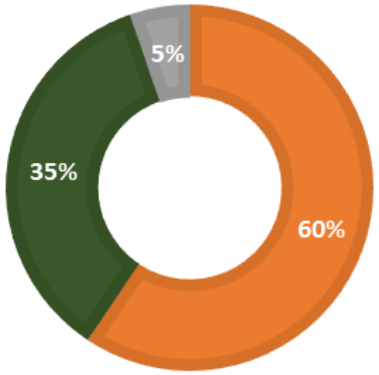
The first round of community engagement began in 2024 to identify the types of programming and amenities residents wanted to see in the park. This early visioning effort focused on gathering ideas and understanding community priorities.

In 2025, the consultant team developed two conceptual site scenarios that translated the 2024 vision into potential layout options. The City then shared these scenarios with the community through roundtable discussions, allowing participants to react to the concepts, evaluate location options on the site, and provide feedback to evaluate different designs for each category. These categories included:

1. Entry Plaza
2. Park Entry
3. Amenity Buildings
4. Seating Plaza
5. Splash Pad
6. Stage Structure
7. Gateway / Screen Wall
8. Stormwater Management Area

2024
Programming + Visioning + Community Engagement

2025
Concept Design

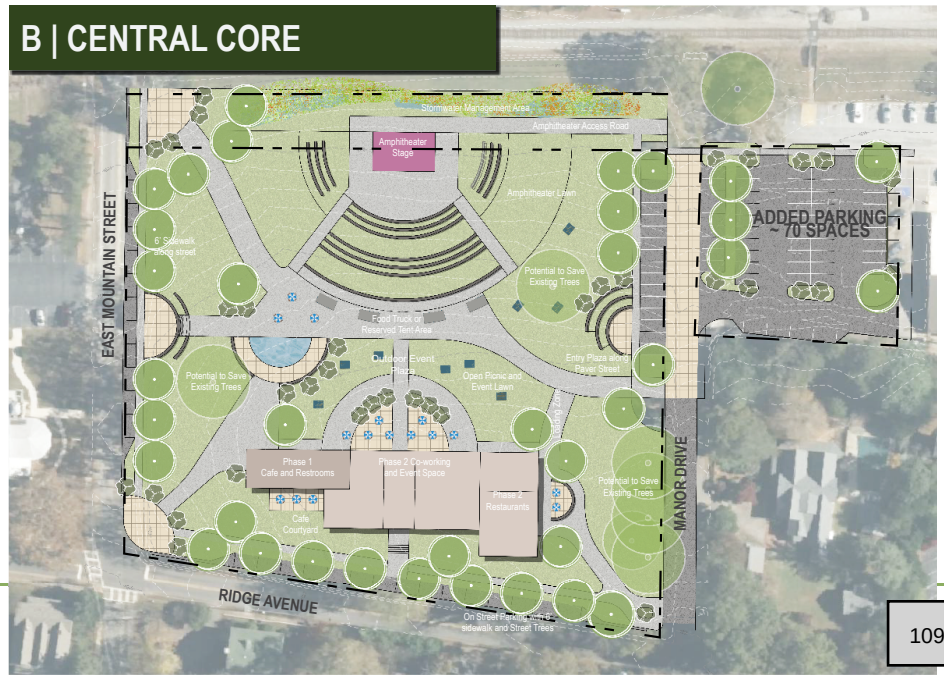


The draft design concepts were presented to gather community input on the two layout options. Over 60% of participants preferred Option A, the Organic Lawn. Respondents appreciated the flexibility for food truck zones, the inclusion of a more open lawn, the preservation of views toward Stone Mountain, and the large mixed-use green space.

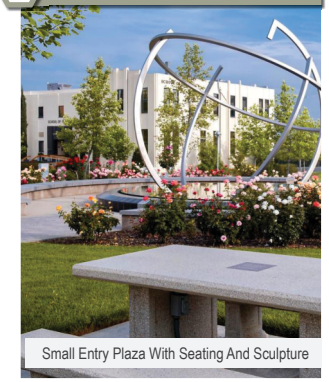
A | ORGANIC LAWN



B | CENTRAL CORE



1 ENTRY PLAZA



Small Entry Plaza With Seating And Sculpture



Small Entry Plaza With Seating

3 AMENITY BUILDINGS



Granite Pavilion with Natural Integration



Two Floor Mixed Use Event Facility

2 STREETSCAPE



Artful Intersection for Traffic Calming and Identity



Flexible Street Plaza with Integrated Parking



Street Plaza With Planting Cutouts. Lawn Close to Road.

5 SPLASH PAD



Nature-Inspired Splash Pad with Shade and Boulders

4 SEATING PLAZA



Compact Seating Niche with Integrated Planters



Food Truck Zone for Social Activation



Flexible Seating Lawn



Civic Plaza Seating with Movable Chairs

6 AMPHITHEATER



Terraced Lawn Amphitheater with Canopy Structure

7 GATEWAY / SCREEN



Vibrant Mural Screen Wall

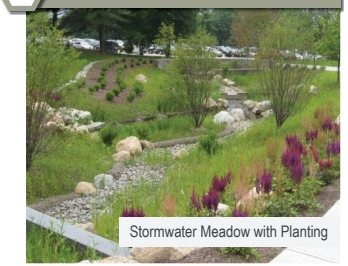


Sculptural Gateway Arch



Rendering of Mountain Street Intersection

8 STORMWATER



Stormwater Meadow with Planting

The images and design precedents most frequently referenced by the community are illustrated on this page. Key features residents responded positively to included vibrant public art and gateways, flexible seating options, a food truck plaza, and the use of natural materials and landscape elements.

One of the most consistent requests was for a large open lawn to support informal play and community events.

Additional elements the community expressed interest in included:

- Historic references and interpretive imagery
- Dedicated play areas for children
- Bicycle parking
- Open space connections to surrounding neighborhoods
- Native stone and brick materials
- Design elements that complement and reinforce the downtown character

PREFERRED CONCEPT

The preferred concept builds on the Organic Lawn vision that the community most strongly supported and incorporates feedback from the key precedent images. The draft design activates all corners of the site with welcoming amenities and connects park elements through a flowing, informal layout. This approach emphasizes flexibility, natural character, and layered experiences throughout the space. Final combined concept includes:

- Amenity buildings for multiple functions
- Entry plaza and seating node along East Mountain Street
- Informal amphitheater with more open lawn
- Splash pad near the parking area with views to the lawn
- Outdoor seating areas for dining, gathering, and events
- Stormwater meadow with natural landscaping along the railroad edge

FULL DESIGN COST
$32 million

THE LAWN ON MAIN

Probable opinion of cost - 10/06/25

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$32,000.00	LS	1	$32,000.00	
Demolition	$46,500.00	LS	1	$46,500.00	2 Structures (Pavilion & GMC Bldg)
Grading / Earthwork	$150,000.00	LS	1	$150,000.00	Very minimal earth work except along roads
Ampitheater	$200.00	SF	30,000	$6,000,000.00	Inclusive of the stage / band shell
Low seat walls	$150.00	LF	800	$120,000.00	Walls around splash pad, walkways, and buildings.
Concrete Retaining Walls	$220.00	FF	650	$143,000.00	
Veichular Pavement	$16.00	SF	70,000	$1,120,000.00	Including GMC site parking
Pedestrian Pavement	$12.00	SF	38,000	$456,000.00	
Enhanced Pavers	$35.00	SF	24,000	$840,000.00	
Concrete stairs	$350.00	LF	400	$140,000.00	
Splash Pad	$650,000.00	LS	1	$650,000.00	Includes all equipment, installation, surfacing
Large Trees	$1,600.00	EA	46	$73,600.00	
Small Trees	$1,000.00	EA	60	$60,000.00	
Large Shrubs	$70.00	EA	250	$17,500.00	
Small Shrub	$50.00	EA	600	$30,000.00	
Grasses, groundcover, sod	$5.00	SF	120,000	$600,000.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
FFE: Site Furnishings	$125,000.00	LS	1	$125,000.00	
Total Site Work				**$10,653,600.00**	
The Buildings					
Mixed-Use Building	$850.00	SF	14,000	$11,900,000.00	Includes all utilities
Restroom / Shelter Building	$600.00	SF	2,400	$1,440,000.00	Anticipated xxx sf of restoom vs covered seating
Total Building Work				**$13,340,000.00**	

Total Construction Cost				**$23,993,600.00**
Design & Engineering (10% Construction Cost)				**$2,399,360.00**
General Permitting/Contingency/Soft Costs (20% Construction Cost)				**$4,798,720.00**

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

ORIGINAL PHASE 1 COST
$7.7 million

THE LAWN ON MAIN

Probable opinion of cost PH 1 - 10/20/25

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$28,000.00	LS	1	$28,000.00	
Demolition	$24,000.00	LS	1	$24,000.00	1 Structure (Pavilion)
Grading / Earthwork	$82,000.00	LS	1	$82,000.00	Very minimal earth work except along roads
Ampitheater	$165.00	SF	18,000	$2,970,000.00	Inclusive of the stage / does not include band shell
Low seat walls	$135.00	LF	100	$13,500.00	Walls around splash pad, walkways, and buildings.
Concrete Retaining Walls	$215.00	FF	600	$129,000.00	
Veichular Pavement	$16.00	SF	8,800	$140,800.00	pavement for ampitheater access and road improvements
Pedestrian Pavement	$12.00	SF	13,500	$162,000.00	
Enhanced Pavers	$28.00	SF	8,400	$235,200.00	
Concrete stairs	$350.00	LF	400	$140,000.00	
Splash Pad	$525,000.00	LS	1	$525,000.00	Includes all equipment, installation, surfacing
Large Trees	$1,600.00	EA	16	$25,600.00	
Small Trees	$1,000.00	EA	32	$32,000.00	
Large Shrubs	$70.00	EA	200	$14,000.00	
Small Shrub	$50.00	EA	550	$27,500.00	
Grasses, groundcover, sod	$3.00	SF	100,000	$300,000.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
FFE: Site Furnishings	$100,000.00	LS	1	$100,000.00	
Restroom Building	$500.00	SF	1,750	$875,000.00	Restoom Only
Total Building Work				**$5,873,600.00**	

Total Construction Cost				**$5,873,600.00**
Design & Engineering (10% Construction Cost)				**$587,360.00**
General Permitting/Contingency/Soft Costs (20% Construction Cost)				**$1,174,720.00**
Grand Total				$7,635,680.00

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

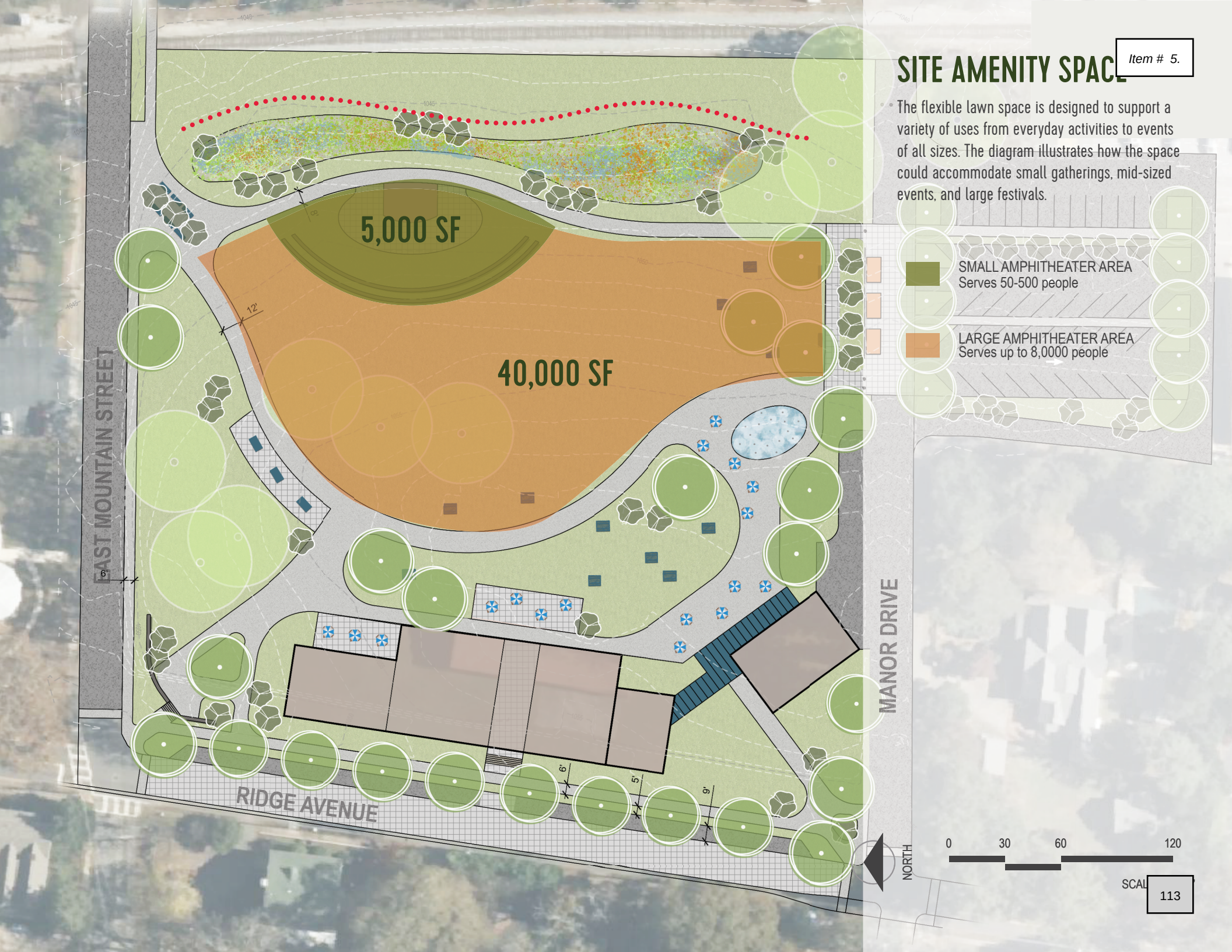
Cost evaluations were done through the final design stage to evaluate the feasibility of all design components. The final opinions are summarized with the phasing plan.



1. Gateway / Screen Wall Along Park Edge to Reduce Noise and Provide Visual Buffering
2. Entry Plaza
3. Park Entry
4. Mixed-Use Amenity Buildings
5. Seating Plaza for Dining, Gathering, and Events
6. Splash Pad with Views to the Lawn
7. Stage Structure
8. Terraced Seating
9. Stormwater Management Area with Natural Landscaping
10. Potential to Save Existing Trees
11. Open Picnic and Event Lawn
12. Amphitheater Lawn Seating
13. Amphitheater Access Road
14. Breezeway
15. On Street Parking with 6' Sidewalk and Street Trees
16. Stamped Concrete or pavers Added to Existing roadway for Defined Entry
17. Loading Zone
18. Removable Bollards
19. Shared Street with Food Truck P

SITE AMENITY SPACE

The flexible lawn space is designed to support a variety of uses from everyday activities to events of all sizes. The diagram illustrates how the space could accommodate small gatherings, mid-sized events, and large festivals.



DESIGN VIEWS



Food Truck court looking out at splash pad and community center.

Site Plan - Design View Locations



Curved entry path overlooking main lawn and amphitheater



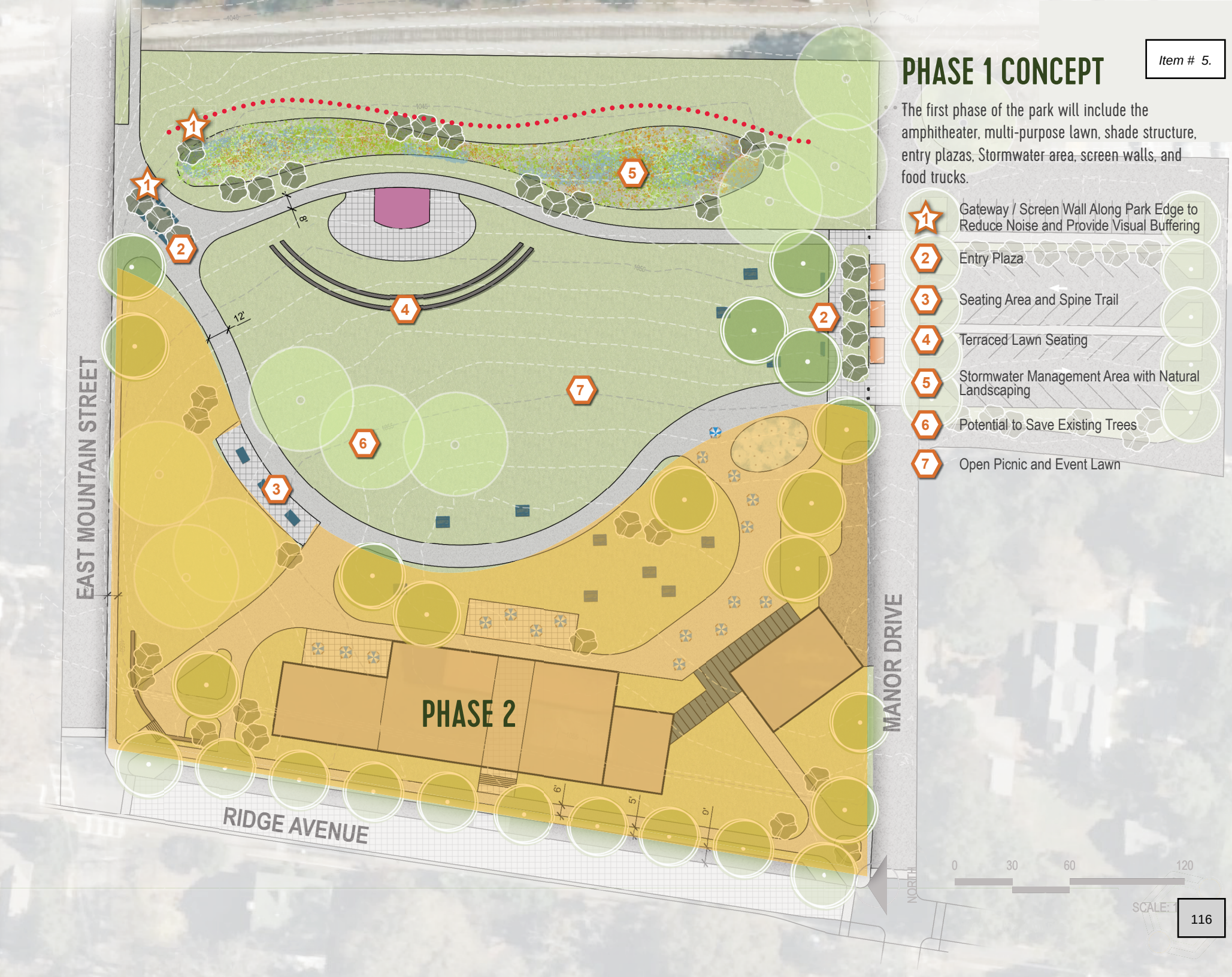
DESIGN VIEWS

View from Mountain and Main Intersection



PHASE 1 CONCEPT

The first phase of the park will include the amphitheater, multi-purpose lawn, shade structure, entry plazas, Stormwater area, screen walls, and food trucks.



1. Gateway / Screen Wall Along Park Edge to Reduce Noise and Provide Visual Buffering
2. Entry Plaza
3. Seating Area and Spine Trail
4. Terraced Lawn Seating
5. Stormwater Management Area with Natural Landscaping
6. Potential to Save Existing Trees
7. Open Picnic and Event Lawn

PHASE 1 OPINION OF COST

THE LAWN ON MAIN

Probable opinion of cost PH 1 - FEB 2026

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$24,000.00	LS	1	$24,000.00	
Selective Site Demolition	$32,000.00	LS	1	$32,000.00	Demo and clearing of trees, fencing, existing pavilion, and existing walkways
Grading / Earthwork	$54,000.00	LS	1	$54,000.00	Grading along roadways and main entries into park
Amphitheater	$165.00	SF	7,400	$1,221,000.00	Inclusive of the stage and seat wall with terraced lawn / does not include band shell
Fencing and Art wall along railroad edge	$175.00	LF	360	$63,000.00	Walls around walkways and entries
Concrete Retaining Walls	$215.00	FF	165	$35,475.00	Walls for amphitheater seating and lawn
Vehicular Pavement	$16.00	SF	7,200	$115,200.00	Pavement for amphitheater access and road improvements
Pedestrian Pavement	$12.00	SF	8,820	$105,840.00	Pavement for circulation Trail
Enhanced Pavers	$25.00	SF	4,200	$105,000.00	
Concrete stairs	$350.00	LF	200	$70,000.00	As needed around amphitheater and entryways
Large Trees	$1,250.00	EA	10	$12,500.00	
Small Trees	$750.00	EA	18	$13,500.00	
Large Shrubs	$70.00	EA	120	$8,400.00	
Small Shrub	$50.00	EA	360	$18,000.00	
Grasses, groundcover, sod	$3.00	SF	64,500	$193,500.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
Utilities	$16,500.00	LS	1	$18,500.00	
FFE: Site Furnishings	$100,000.00	LS	1	$100,000.00	To include all tables, benches, and site furnishings
Total Building Work				$2,239,915.00	

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

Total Construction Cost				$2,239,915.00
Design & Engineering				$235,191.08
General Permitting/Contingency/Soft Costs				$447,983.00
Grand Total				$2,923,089.08

10% of construction cost

20% of construction cost

PHASE 1 COST

$3 million

NEXT STEPS

1- Schematic Design (SD)

- Preliminary engineering
- Develop initial site elements (grading, utilities, circulation, landscape, etc.)
- Coordinate with key stakeholders.

2 months

2- Design Development (DD)

- Detailed site plans
- Integrate building systems and landscape features
- Detailed cost estimates and constructability reviews

4 months

3- Construction Documents (CD)

- Detailed drawings and specifications
- Coordinate all disciplines (civil, MEP, structural, landscape, architecture)
- Ensure code compliance and regulatory requirements
- Finalize bid-ready documents

3 months

4- Permitting

- Submit documents for approval
- Coordinate with relevant agencies (zoning, stormwater, DOT, fire, etc)
- Revise plans as needed based on agency comments

5- Bidding / Procurement

- Release Invitation to Bid to Qualified Contractors
- Respond to RFIs and clarify scope
- Review bids, interview contractors, and select builder
- Negotiate contract terms and finalize construction contract

6- Construction Administration

- Send Construction Documents to pre-qualified contractors
- Respond to RFIs
- Monthly Coordination Meetings throughout construction
- Punch List and Project Close Out

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Global Tourism & Destination Advisory

Stone Mountain Hotel Analysis

August 2026

Executive Summary

Project Overview & Recommendation

Project Overview

- **Proposed Boutique Hotel.** A proposed 50–75 room lifestyle/boutique hotel in Stone Mountain, adjacent to Stone Mountain Park
- **Client objective.** Establish whether market conditions support a differentiated, experience-led hotel before advancing to design or developer solicitation
- **Phase I scope.** Competitive supply assessment, 36-month CoStar/STR performance review across three hotel market sets, seasonality analysis and preliminary positioning
- **Data foundation**
  - 13 reporting hotels in the City of Stone Mountain
  - 16 upscale, upper upscale, and luxury hotel properties in the Atlanta East submarket
  - 10 boutique, lifestyle hotels within 70 miles of Stone Mountain

Market-Supported Recommendation

- **Advance to formal feasibility.** The concept is potentially feasible and worthy of full underwriting — not yet demonstrated feasible
- **Test 60–70 rooms first.** A 65-room scenario requires only 44 occupied rooms per night at 67% occupancy
- **Underwrite against the boutique set, not the local set.** At $185 ADR (Average Daily Rate), the proposed hotel prices 92% above the City of Stone Mountain hotel market but 27% below the Georgia boutique hotel market's benchmark
- **Do not compete with Evergreen.** The 336-room in-park resort holds group and conference demand the proposed boutique hotel cannot serve
- **Make F&B independently viable.** With only 65 keys, the restaurant and event operation must be supported by residents and outside patrons

Source: CoStar / STR, trailing 12 months ended July 2026

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Executive Summary

Hotel Market at a Glance

The three analyzed hotel geographies represent separate price tiers. The Georgia Boutique / Lifestyle Hotel Set achieves **2.6x the Average Daily Rate and 2.9x the Revenue per Available Room** of the City of Stone Mountain Hotel Market on only modestly higher occupancy.

City of Stone Mountain Hotels	
13 hotels | 1,236 rooms	
Occupancy	**55.8%**
ADR (Average Daily Rate)	**$96.19**
RevPAR (Revenue per Available Room)	**$53.63**

Atlanta East Hotel Submarket (Upscale, Upper Upscale, and Luxury Only)	
16 hotels | 1,572 rooms	
Occupancy	**58.6%**
ADR (Average Daily Rate)	**$145.07**
RevPAR (Revenue per Available Room)	**$84.98**

Georgia Boutique / Lifestyle Hotels	
10 hotels | 2,125 rooms	
Occupancy	**60.8%**
ADR (Average Daily Rate)	**$254.34**
RevPAR (Revenue per Available Room)	**$154.65**

Stone Mountain currently has **zero upscale-class hotels**. Outside the Evergreen Resort, 48% of the City's hotel inventory is within the economy hotel class. The proposed boutique hotel would not add to an existing tier, it would create a new category.

Source: CoStar / STR, trailing 12 months ended July 2026. The Boutique Georgia Hotel set is defined as Luxury and Upper Upscale independent and soft-branded assets within approximately 70 miles of Stone Mountain.

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Executive Summary

Key Takeaways & Recommended Next Steps

Key Takeaways

- **A hotel product gap exists.** The lodging within the City of Stone Mountain offers only economy and upper-midscale inventory or a 336-room resort. There are no upscale-class rooms and only eight boutique rooms in the market.
- **The local hotel market is softening, not growing.** The City of Stone Mountain hotel RevPAR has fallen 10.0% since 2023 to $53.63, on flat supply. Adding additional inventory of the same hotel class would not be supportable.
- **The experiential segment is moving the other way.** The Georgia boutique set absorbed a 25% supply increase in 2024 and still grew ADR 11.3% since 2023, reaching $254.34 ADR with occupancy recovering to 60.8%.
- **Absorption requirements are modest.** A 65-room hotel at 67% occupancy needs only 44 occupied rooms per night or a 5.7% share of the city's current hotel room night demand against a 5.0% supply share.
- **Pricing risk is concentrated in ADR, not occupancy.** The proposed boutique hotel's occupancy assumption implies only a 110–120 index; the ADR assumption implies a 192 index against the local City of Stone Mountain hotel market.

Next Steps

- Build a 10-year underwriting model for 50-, 65- and 75-room scenarios with departmental expenses, GOP and NOI
- Commission a custom STR competitive-set trend and pipeline report for investor outreach
- Test F&B and event revenue independently of hotel rooms demand
- Establish supportable development cost and any public participation requirement

Source: CoStar / STR data

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Location & Demand Generators

Stone Mountain Park and the Greater Atlanta Effect

Stone Mountain Park is simultaneously the proposed hotel's largest demand generator and its strongest competitive threat. The strategic question is not whether demand exists, but **whether the Village can convert park visitation into overnight stays** that currently leak to suburban Atlanta.

Annual Visitors

~4M

Georgia's most-visited attraction, operated under long-term lease by Herschend Family Entertainment

Acres of Park

3,200

Hiking, two 18-hole golf courses, lake recreation, camping, rail and skyride attractions

Distance to Downtown Atlanta

16 mi

Places the site inside one of the Southeast's largest and most diverse lodging markets

Demand Segments the proposed boutique hotel Can Capture

- Park leisure visitors and Atlanta weekend/getaway travelers
- Weddings, reunions and social events; visiting friends and relatives
- Small corporate meetings, retreats and east-metro corporate demand
- Sports and youth groups; travelers seeking Atlanta access outside the urban core

The Competitive Constraint

- **Atlanta Evergreen Lakeside Resort** operates 336 rooms, 37 meeting rooms and roughly 64,000 SF of event space inside the park.
- **The Inn at Stone Mountain Park (92 rooms)** has reported intermittently to STR since 2024, consistent with limited-schedule operation — currently the inventory is off the market.

Source: JLL analysis; Stone Mountain Memorial Association and Explore Georgia; CoStar / STR property-level reporting history

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Hotel Market Analysis

Three Geographic Hotel Competitive Sets

The City of Stone Mountain hotel set establishes **the floor and current local inventory**, the Atlanta East hotel submarket set establishes **the branded-upscale midpoint**, and the Boutique/lifestyle hotel set establishes **the ADR ceiling** for an experience-led boutique hotel product in suburban Georgia.

Competitive Set	Definition	# of Hotels	Hotel Rooms	T12 Occ	T12 ADR	T12 RevPAR	Notes
City of Stone Mountain	All reporting hotels within the city limits, all classes	13	1,236	55.8%	$96.19	$53.63	Demand floor and the rate the proposed boutique hotel must beat
Atlanta East Submarket	Luxury, Upper Upscale and Upscale class properties only	16	1,572	58.6%	$145.07	$84.98	Branded upscale midpoint; the realistic alternative for leaked demand
Georgia Boutique / Lifestyle	Luxury and Upper Upscale experiential assets within ~70 miles	10	2,125	60.8%	$254.34	$154.65	ADR ceiling for a differentiated, design-led product

Methodology Notes

- **Overlap in sets.** Atlanta Evergreen Lakeside Resort (336 rooms) and Stone Mountain Manor (8 rooms) appear in both the city and Atlanta East sets; the submarket set is not additive to the city set.
- **Reporting period.** Trailing 12 months ended July 2026, with 36 months of monthly detail used for seasonality. CoStar masks certain small properties within a composite; composite rooms are included in market supply but not itemised.

Source: CoStar / STR custom extracts prepared for JLL, August 2026

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City of Stone Mountain

Existing Lodging Supply by Hotel Class

The City of Stone Mountain's 1,236 reporting hotel rooms are limited between economy inventory and a single large resort. **There are no upscale hotels in the market and only one 8-room boutique property. There is a strong structural gap the proposed boutique hotel can fill.**

CoStar Class	Rooms	Share	Representative Properties (Rooms)
Economy	434	34.9%	Live In Lodge (140), Budgetel (132), Days Inn (81), Americas Best Value (43), Scottish Inns (32), Stillwell House (6)
Midscale	59	4.8%	Quality Inn Stone Mountain (59)
Upper Midscale	405	32.6%	Inn at Stone Mountain Park (92), Hampton Inn (112), Holiday Inn Express (73), Country Inn & Suites (71), Comfort Inn & Suites (57)
Upscale	0	0.0%	None
Upper Upscale	344	27.7%	Atlanta Evergreen Lakeside Resort (336), Stone Mountain Manor (8)
Luxury	0	0.0%	None
Total Reporting Inventory	**1,242**	**100%**	**13 reporting buildings; CoStar market inventory of 1,236 rooms after room-count adjustments**

Concentration risk: Atlanta Evergreen Lakeside Resort alone accounts for 27% of the city's hotel inventory. Excluding the resort, **48% of the remaining 906 hotel rooms are Economy class**. Market-wide averages are pulled down by a product set the proposed hotel would not compete against.

Source: CoStar / STR property list, City of Stone Mountain, August 2026. Excludes the 89-room Fairfield by Marriott under construction.

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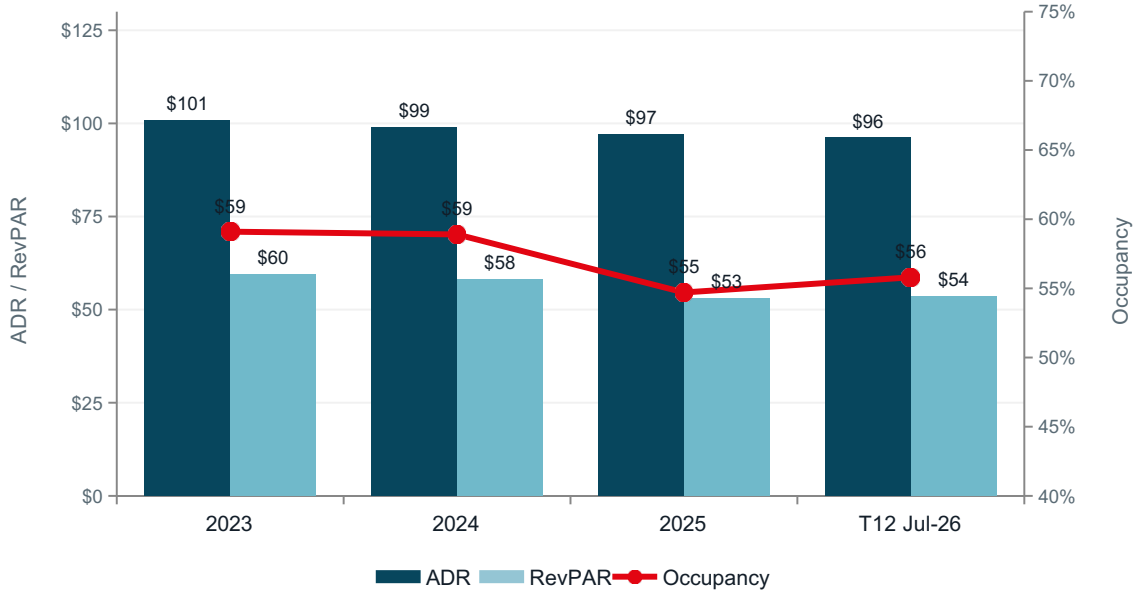
City of Stone Mountain

Hotel Market Performance, 2023 to July 2026

With no hotel supply change over the past 3 years, the City of Stone Mountain's hotel performance has decreased. Occupancy has decreased 3.3 points and ADR has decreased 4.6% since 2023, producing a 10.0% decline in RevPAR to $53.63. This market does not signal the need for additional limited-service hotel product.



What the Trend Shows

Supply has been flat. The City's hotel inventory has held at 1,236 rooms with no new hotel deliveries in the trailing three years.

Demand has contracted. Hotel room nights sold fell from 279,900 in 2023 to 259,200 in 2025.

Rate has no momentum. ADR has declined in each of the last three years despite national rate growth.

The decline is product-driven. A market this weighted to economy inventory cannot price up without a quality shift.

Source: CoStar / STR. 2023–2025 are calendar years; T12 is the trailing 12 months ended July 2026.

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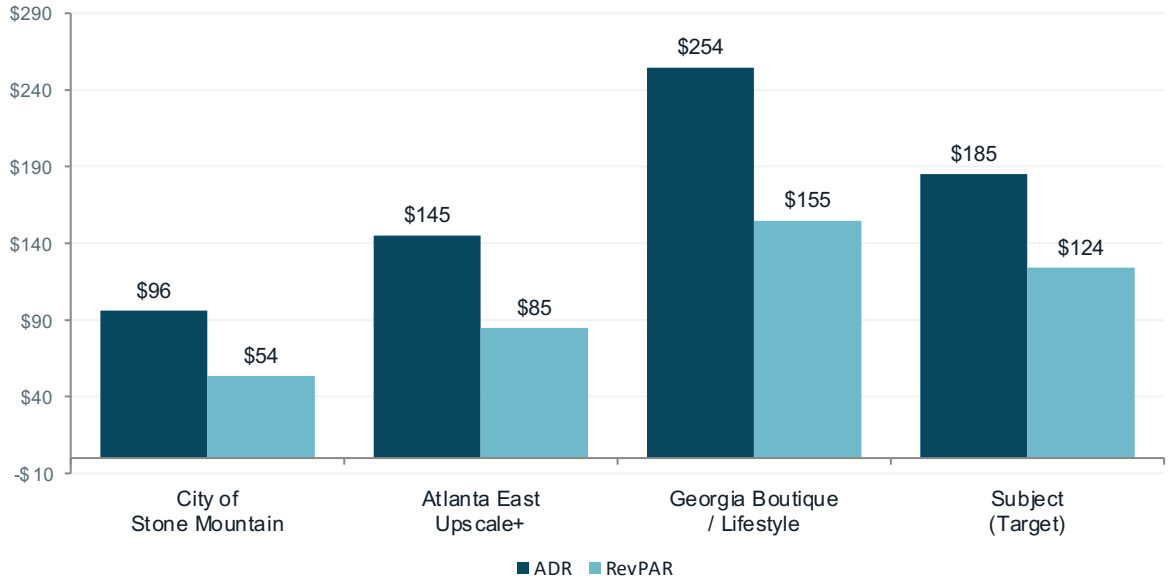
Comparable Market Benchmarking

Plotting all three geographic hotel competitive sets against the proposed positioning shows the proposed boutique hotel would sit **between the branded-upscale midpoint and the boutique ceiling**, aggressive against the local market, but conservative against the segment it is designed to compete in.



Occupancy Is Not the Differentiator

- **Occupancy is compressed.** All three geographic competitive sets show 55.8%–60.8% occupancy. The entire performance spread is based on average daily rate.
- **Rate opportunity.** The Boutique Georgia hotel set earns $158 more per occupied room than the City of Stone Mountain hotels.
- **The proposed boutique hotel's performance is defensible.** At $185, the proposed boutique hotel prices 27% below the Georgia boutique set's benchmark.
- **Consideration.** Even at $165 annual ADR and 64% annual occupancy, proposed hotel's annual RevPAR of $106 would still be nearly double the City's hotel average.

Source: CoStar / STR, trailing 12 months ended July 2026. The proposed boutique hotel target per Initial Market Demand & Feasibility Assessment (67% stabilized occupancy, $185 ADR).

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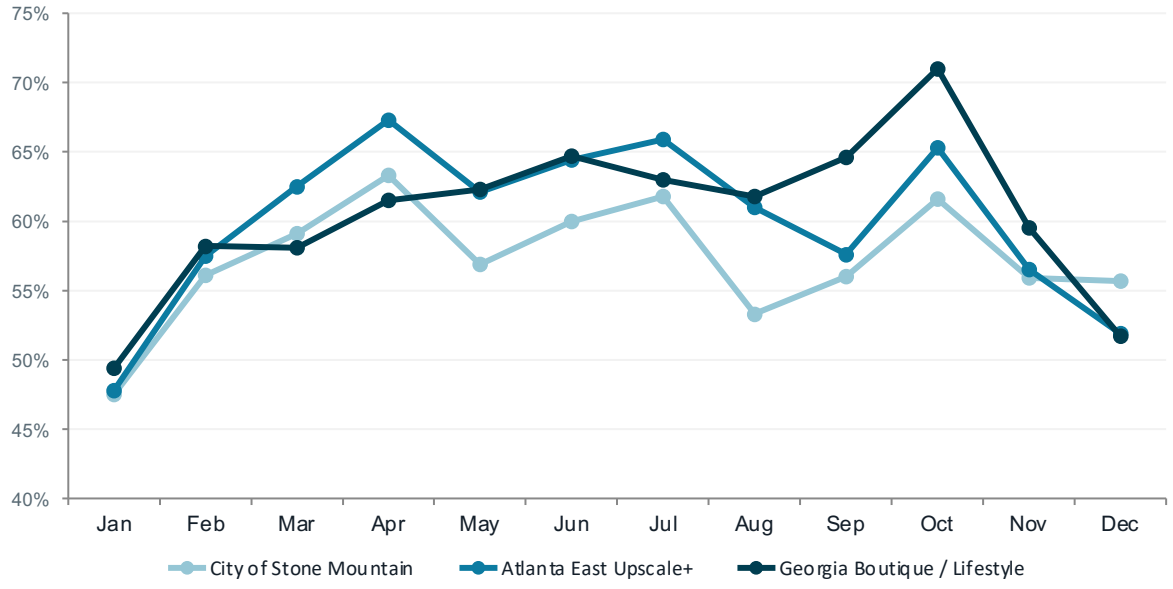
Seasonality

Monthly Occupancy Patterns, Three-Year Average

All three sets share a January trough and a spring/autumn peak, but the Boutique Georgia Hotel set is both **more seasonal and materially stronger in the shoulder months**. The Boutique Georgia Hotel set's October occupancy of 71.0% is much higher than 61.6% occupancy in the City of Stone Mountain.



Implications for Underwriting

- **Peak-to-trough spread is wide.** Stone Mountain ranges 47.5% (January) to 63.3% (April) — a 15.8-point swing.
- **The Boutique Georgia set's occupancy swings the most.** A 21.6-point range, but from a higher base occupancy and at 2.6x the average daily rate.
- **Q1 is the underwriting risk.** F&B and event revenue must offset the decreased rooms performance in Q1.
- **Autumn is the opportunity.** Yellow Daisy and Pumpkin Festival demand aligns with the strongest pricing month for the Boutique Georgia Hotel set.

Source: CoStar / STR. Average of monthly results, August 2023 – July 2026.

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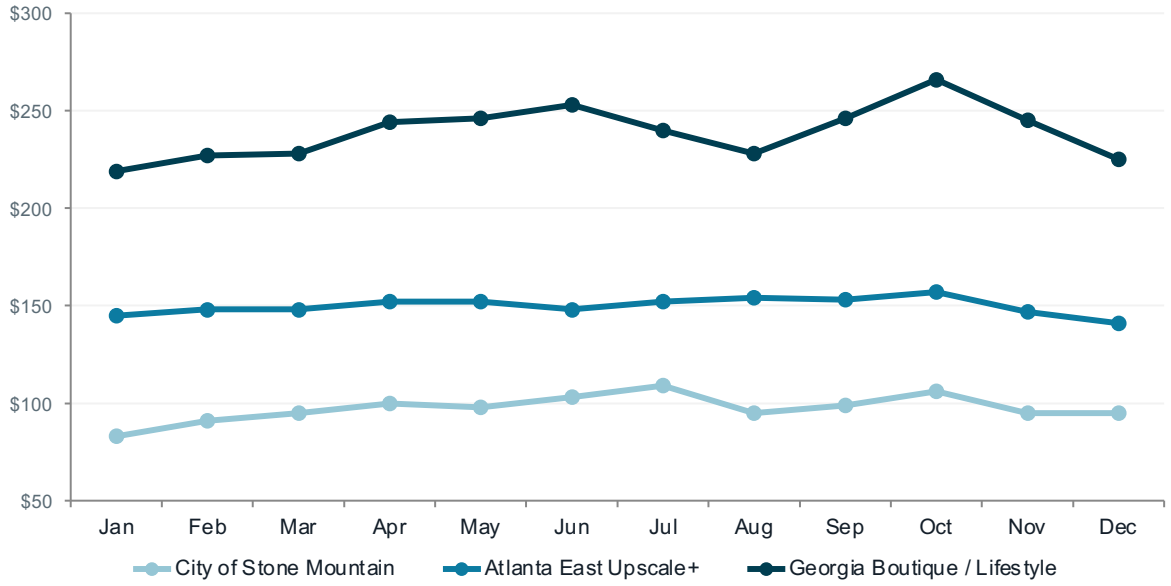
Seasonality

Monthly ADR Patterns, Three-Year Average

The average daily rate gap is consistent throughout the year. The Boutique Georgia Hotel set's weakest pricing month ($219 in January) still exceeds **2x the City of Stone Mountain Hotel set's strongest month ($109 in July)**, confirming that the spread is structural rather than seasonal.



Reading the Rate Curves

- **Three parallel bands.** The sets move together seasonally but never converge, evidence of distinct products, not distinct demand cycles.
- **October is the pricing peak** for both the Boutique Georgia Hotel set ($266) and City of Stone Mountain hotel set ($106).
- **Stone Mountain Hotel set's ceiling is $109.** The city's hotels have never averaged above that in any month of the last three years.
- **Proposed boutique hotel's $185 ADR** would sit above the Boutique Georgia Hotel set's monthly trough and below its annual average.

Source: CoStar / STR. Average of monthly results, August 2023 – July 2026.

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Comparable Property Sets

Atlanta East Submarket — Upscale and Above

The Atlanta East Upscale Hotel set is overwhelmingly branded: **11 of 16 properties are Marriott or Hilton franchise products**, and only four independents exceed 20 rooms. This set defines where leaked Stone Mountain demand currently goes.

Property	City	Rooms	Class	Operation
Atlanta Evergreen Lakeside Resort	Stone Mountain	336	Upper Upscale	Independent
Courtyard Atlanta Decatur Downtown	Decatur	179	Upscale	Franchise
Courtyard Atlanta Northlake	Atlanta	128	Upscale	Franchise
Residence Inn Decatur Emory Area	Decatur	124	Upscale	Franchise
Residence Inn Atlanta Covington	Covington	123	Upscale	Franchise
Courtyard Atlanta Covington	Covington	113	Upscale	Franchise
Hilton Garden Inn East/Stonecrest	Lithonia	110	Upscale	Franchise
Homewood Suites Covington	Covington	110	Upscale	Franchise
SpringHill Suites Atlanta Covington	Covington	104	Upscale	Franchise
SpringHill Suites Conyers	Conyers	99	Upscale	Franchise
Courtyard Atlanta Conyers	Conyers	78	Upscale	Franchise
University Inn at Emory	Atlanta	32	Upscale	Independent
James Madison Inn	Madison	19	Upper Upscale	Independent
The Farmhouse Inn	Madison	9	Upper Upscale	Independent
Stone Mountain Manor	Stone Mountain	8	Upper Upscale	Independent
The Twelve Oaks Bed and Breakfast	Covington	8	Luxury	Independent

Set Performance (T12)

Occupancy	**58.6%**
ADR	**$145.07**
RevPAR	**$84.98**

Why This Set Matters

- **Branded, not experiential.** The set proves demand exists at $145 ADR for quality branded hotels.
- **The set is also softening.** RevPAR down 10.6% since 2023 while inventory grew from 1,245 to 1,572 rooms.
- **Supply has outpaced demand** in this submarket, reinforcing that undifferentiated rooms are not the opportunity.

Source: CoStar / STR property list, Atlanta East Hospitality Submarket. Shaded rows denote properties also included in the City of Stone Mountain set.

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Comparable Property Sets

Georgia Boutique / Lifestyle Set

Ten Georgia Boutique Hotel properties (Autograph and Curio soft brands, and Kimpton and Indigo lifestyle assets) sustain **$254.34 T12 ADR** at **60.8% T12 occupancy** and also grew average daily rate through a recent supply increase of 25%.

Property	City	Rooms	Opened	Class
The Hotel at Avalon, Autograph	Alpharetta	330	**2018**	Upper Upscale
Chateau Elan	Braselton	300	1993	Luxury
Lanier Islands Legacy Lodge	Buford	282	1988	Upper Upscale
Cloudland at McLemore, Curio	Rising Fawn	245	**2024**	Upper Upscale
Kimpton Overland Atlanta Airport	Atlanta	214	2017	Upper Upscale
Trilith Guesthouse, Autograph	Fayetteville	193	**2024**	Upper Upscale
Hotel Indigo Vinings Galleria	Atlanta	160	1986	Upper Upscale
Hotel Indigo Atlanta Airport	College Park	142	2012	Upper Upscale
Barnsley Resort	Adairsville	140	1999	Luxury
The Hamilton Alpharetta, Curio	Alpharetta	119	**2021**	Upper Upscale

Set Performance (T12)

Occupancy	**60.8%**
ADR	**$254.34**
RevPAR	**$154.65**

The Absorption Evidence

- **Two 2024 openings added 438 rooms** Trilith Guesthouse (193) and Cloudland at McLemore (245) expanded the set's supply 25%.
- **Occupancy dipped, then recovered** from 58.8% in 2024 to 60.8% today, while ADR rose from $230.51 to $254.34.
- **Rate grew 11.3% since 2023** against declines of 4.6% and 4.9% in the two local sets.

Source: CoStar / STR property list, Luxury and Upper Upscale experiential assets within approximately 70 miles of Stone Mountain. Highlighted opening years denote properties delivered since 2018.

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Hotel Supply Pipeline

After three years of entirely flat hotel inventory, an **89-room Fairfield Inn by Marriott is under construction** in the City of Stone Mountain will represent a 7.2% supply increase to the City.

Today	Under construction	On delivery of the Fairfield Inn	With the proposed boutique hotel (65 rooms)
1,236	**+89**	**1,325**	**1,390**
13 reporting hotels, flat since 2023 with no deliveries	Fairfield by Marriott Inn & Suites, Upper Midscale class	+7.2% inventory into a market where demand fell 7.4% since 2023	+12.5% versus today, but in a class with no existing supply

Risk

- **Direct overlap in the midscale tier.** The Fairfield Inn competes head-on with the Hampton Inn, Holiday Inn Express and Country Inn & Suites, the existing 405-room Upper Midscale block.
- **Near-term pressure on averages.** Absorbing 89 rooms into a market losing demand will likely push reported occupancy lower before it recovers.

Mitigant

- **Different tier, different guest.** The Fairfield Inn reinforces the commodity segment; it does not address the Upscale and boutique void.
- **Confirms developer appetite.** The first construction start in years signals that capital views Stone Mountain as investable, a useful data point for the proposed boutique hotel's own financing narrative.

Source: CoStar / STR, City of Stone Mountain, July 2026. Demand change measured against calendar year 2023.

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Hotel Market Analysis
Takeaways

Strengths & Opportunities

- **No competing product exists.** Zero Upscale-class rooms and eight boutique rooms in the entire city.
- **The rate ceiling is proven.** Georgia boutique assets sustain $254.34 ADR at 60.8% occupancy, 2.6x the city's hotel market.
- **The segment absorbs supply.** The boutique Georgia hotel set took a 25% inventory increase in 2024 and still grew ADR 11.3% since 2023.
- **Absorption is modest.** The proposed hotel would only need 44 occupied rooms per night at 65 keys representing 67% occupancy.
- **Demand generation is durable.** Roughly 4 million annual park visitors and 14 festivals, 16 miles from downtown Atlanta.

Weaknesses and Threats

- **The city's hotel market performance has declined.** RevPAR has decreased 10.0% since 2023 to $53.63 on flat supply and falling demand.
- **The submarket is softening too.** The Atlanta East upscale submarket's RevPAR fell 10.6% since 2023 as inventory grew 26%.
- **Evergreen holds the group business.** 336 rooms, 37 meeting rooms and 64,000 SF of event space inside the park.
- **New supply is arriving.** An 89-room Fairfield adds 7.2% to inventory before the proposed boutique hotel opens.
- **Scale limits the operating model.** At 50–75 rooms, a conventional full-service cost structure is not supportable without independently successful F&B.

Source: JLL analysis of CoStar / STR data, trailing 12 months ended July 2026

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Recommended Concept

Boutique Full-Experience, Not Traditional Full-Service

The data supports an upscale to upper upscale lifestyle hotel, potentially soft-branded, positioned as **the hotel of Stone Mountain Village and the gateway to Stone Mountain Park**, not a competitor to the park's resort inventory.

Preliminary Program

- **60–75 guestrooms,** including several larger family-oriented rooms and suites
- **Destination restaurant and bar** of approximately 70–100 seats
- **Outdoor patio or courtyard** strongly connected to the Village streetscape
- **2,500 to 4,000 SF** of flexible meeting and social event space, the demand for unique and outdoor event space is growing
- **Small fitness facility** and bicycle, hiking and outdoor recreation storage
- **Locally influenced design** tied to the granite landscape and Village identity
- **Wedding and upscale social-event capability** without attempting to become a conference hotel

Positioning Guardrails

- **F&B must serve the Village, not the hotel.** At 65 keys the restaurant cannot be supported only by hotel guests; local and outside restaurant diners will be necessary.
- **Soft hotel branding.** An Autograph, Curio or Tapestry hotel brand affiliation would deliver distribution and loyalty without diluting the local character the rate premium depends on.
- **Walkability is an advantage.** Evergreen's location cannot offer hotel guests is a Village experience on foot.
- **Design must justify the premium.** The 92% rate gap to the city's current rate performance would be earned through product and experience, not just location.

Source: JLL analysis; program parameters per Initial Market Demand & Feasibility Assessment

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Preliminary Stabilized Scenario

Room-Count Sensitivity Analysis at 67% Occupancy and $185 ADR

Three proposed hotel room counts were tested at a common stabilized assumption. The 65-hotel room scenario requires only **44 occupied rooms per night to reach 67% occupancy**, a modest absorption for the city's current hotel inventory.

Scenario	Annual Available Room Nights	Annual Occupied Room Nights	Occupied Rooms per Night	Annual RevPAR	Annual Hotel Room Revenue
50 rooms	18,250	12,228	**34**	$123.95	**$2.26M**
65 rooms	23,725	15,896	**44**	$123.95	**$2.94M**
75 rooms	27,375	18,341	**50**	$123.95	**$3.39M**

Assumptions

- **Stabilized occupancy of 67%,** the midpoint of the 64%–69% target range
- **$185 ADR,** the midpoint of the $175–$200 target range
- **Total revenue at 1.36x–1.60x rooms revenue,** reflecting a destination F&B outlet plus meetings, weddings and ancillary income

Where the Model Is Most Sensitive

- **ADR.** Each $10 of ADR movement shifts 65-room rooms revenue by roughly $159,000 annually.
- **Fixed-cost absorption.** Below roughly 60 rooms, meeting space and F&B overhead become difficult to carry.

Source: JLL analysis. Preliminary planning scenario for testing only; not a projection of operating results.

JLL

Stone Mountain

The Lawn on Main Project Update

Summary of project scope, site plan and next steps

Prepared by

JLL

The Lawn on Main

Scope Update| Project Process

Phase 1:

Vision & Strategy Alignment

August 2026

Phase 2:

Market & Financial Feasibility

September 2026

Phase 3:

Site Plan and Proforma

October 2026

Phase 4:

Proforma and Zoning Recommendations

November 2026

Phase 5:

RPF Development & Engagement

December 2026

Asset Class Review

Multifamily faces a fundamental feasibility challenge driven by both zoning and market economics.

Multifamily: math problem, not a market problem

- Zoning caps unit count (600 SF minimum) and height, limiting doors per site
- Smallest allowed unit type is also the cheapest: studios $1,122/mo, 1-BR $1,151, 2-BR $1,338
- Low unit count × low rent = returns too thin for institutional capital without subsidy

Office does not clear the cost bar, and the gap is significant.

Office: doesn't clear the cost bar

- Stone Mountain office rents: $17.73–$19/SF average, ~$30/SF ceiling
- Well below what new construction or adaptive reuse needs to cover costs
- Revenue-versus-cost gap; needs a rent jump or subsidy neither realistic

Retail struggles on the fundamentals.

Retail struggles on fundamentals

- Rent math doesn't work: Stone Mountain retail averages ~$16/SF, range $4–$34/SF
- Not enough to support new ground-up construction; a lower-cost build still bets on the top of a market that mostly leases at the bottom
- A new strip retail or a big box would compete directly with existing Main Street businesses, cannibalizing demand instead of growing it

JLL

Hotel as Economic Catalyst

Hotel: matches what the City wants, and the site's feasibility work supports it

- No competition with Main Street retailers (no strip center, no big box)
- Matches City's tourism and downtown-activation goals
- Companion green space study: 35–50 event days/yr, 25,000–45,000 annual visits *(preliminary estimate)*, names incremental hotel demand as a direct benefit
- Green space and hotel work as one system: demand engine + product that captures it
- Delivers 3 tax streams office/MF don't: property tax, F&B tax, hotel-motel excise tax (up to 8% + $5/night state fee)
- ***Hotel only uses that generates its own demand and diversified revenue while alternatives lose money or fight City goals – the best and highest use for the site.***

JLL

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Where the Model Is Most Sensitive

- **ADR.** Each $10 of ADR movement shifts 65-room rooms revenue by roughly $159,000 annually.
- **Fixed-cost absorption.** Below roughly 60 rooms, meeting space and F&B overhead become difficult to carry.

Source: JLL analysis. Preliminary planning scenario for testing only; not a projection of operating results.

JLL

Recommended Hotel Concept

The preferred concept would be an upper-midscale to upscale lifestyle/boutique hotel, potentially **soft-branded,** with approximately:

- 60–70 guestrooms, including several larger family-oriented rooms/suites;
- destination-oriented restaurant/bar of approximately 70–100 seats;
- outdoor patio/courtyard strongly connected to the Village;
- approximately 2,500–4,000 square feet of flexible meeting/social space;
- small fitness facility;
- locally influenced design tied to Stone Mountain's natural environment and Village identity;
- bicycle/hiking/outdoor recreation storage and amenities;
- strong wedding/reunion/social-event capability without attempting to become a conference hotel.

AUTOGRAPH COLLECTION® HOTELS

THE UNBOUND COLLECTION™ BY HYATT

TAPESTRY COLLECTION by Hilton™

A **soft brand** is a hotel that maintains its own unique name, design, character, and local identity while affiliating with a major hotel company to gain access to its **reservation system, loyalty program, marketing reach, and operating resources**.

JLL

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Site Plan Presentation

Finalize Site Massing of proposed hotel

We will move to further demonstrate the scale and location of the proposed hotel, and corresponding amenities.

Preliminary Recommendation for The Lawn

We would advance the concept of a Stone Mountain Community & Festival Lawn to a formal feasibility phase.

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The Lawn on Main · Conceptual Design

Architectural Perspectives

Flexible Cultural Lawn

Lawn – Approx. 43,000 SF

Enhanced Entrance





A: View to Main Lawn from Entry

B: View to Playground and Splash Pad

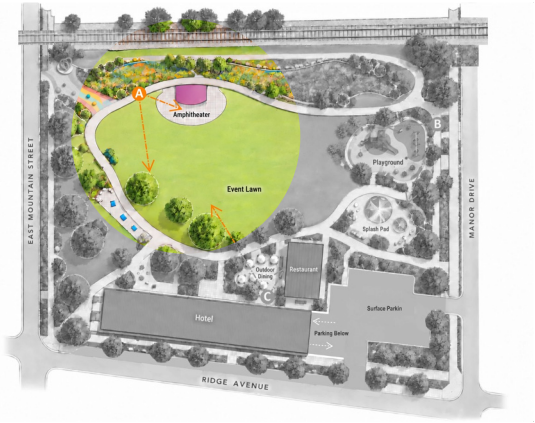
C: View to Amphitheater from Food and Beverage Space

JLL

The Lawn on Main · Conceptual Design

Perspective View A

View to Main Lawn from Entry





JLL

Perspective View B

View to Playground and Splash Pad





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The Lawn on Main · Conceptual Design

Perspective View C

View to Amphitheater from Food and Beverage Space





JLL

Thank you!

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Executive Summary

Stone Mountain Village Outdoor Performance Venue

Preliminary Market Demand & Feasibility Assessment

Market Opportunity

The preliminary assessment identifies a moderate-to-strong opportunity for Stone Mountain to develop a flexible outdoor cultural and performance venue that enhances the visitor experience, strengthens community identity, and supports downtown economic development.

While the City's population of approximately 6,562 cannot independently support a large performance venue, proximity to metropolitan Atlanta, Stone Mountain Park's established tourism draw, and the Village's existing arts community create opportunities to attract regional audiences and generate incremental downtown activity.

The recommendation is to develop a flexible community and cultural venue rather than a traditional commercial amphitheater, complementing Stone Mountain Park's entertainment offerings with authentic cultural experiences, intimate performances, and community events.

Recommended Development Concept

The proposed Stone Mountain Community & Festival Lawn would feature:

- Site: Approximately 2.5–4 acres, preferably around 3 acres.
- Capacity: 1,200–1,500 attendees, expandable to 2,000 for selected events.
- Infrastructure: A 2,500–4,000-square-foot covered stage, permanent utilities, backstage facilities, restrooms, and event support.
- Flexible design: Landscaped lawn seating accommodating smaller theatrical performances, concerts, festivals, and community gatherings.

The emphasis is on creating an attractive public space that serves residents year-round while supporting diverse cultural and tourism programming.

Market Demand and Economic Benefits

Once established, the venue could support approximately 35–50 programmed event days annually, generating an estimated 25,000–45,000 attendee visits. These preliminary estimates require further validation.

Programming opportunities include community concerts, Shakespeare in the Park, cultural festivals, theatrical performances, outdoor movies, and private events. A signature Stone

Mountain Summer Arts Festival, potentially developed with ART Station, could establish a distinctive cultural identity.

Financial feasibility should recognize that the venue may not generate an attractive standalone operating return. Its broader value lies in increased downtown visitation, restaurant and retail spending, longer visitor stays, incremental hotel demand, and opportunities for adjacent private investment.

Development Alternatives and Next Steps

Three concepts warrant further evaluation:

- Cultural Lawn + Pavilion: Flexible 1,500-person venue, expandable to 2,000, with permanent stage infrastructure.
- Arts + Food + Performance Commons: Smaller 750–1,200-person venue emphasizing dining, markets, and downtown activation.
- Festival Grounds: Larger flexible event space accommodating occasional events exceeding 2,000 attendees.

The next phase should validate market demand, programming partnerships, capital costs, operating requirements, and economic impacts to identify the most financially sustainable development concept.

Overall Recommendation

The assessment supports advancing the project into detailed feasibility and development planning.

The opportunity extends beyond constructing a performance venue. It is to create a distinctive cultural destination that complements Stone Mountain Park, strengthens the Village's identity, and generates sustained economic activity for downtown businesses and the broader community.

Executive Summary

Initial Market Demand & Feasibility Assessment — Stone Mountain, Georgia

The initial market assessment indicates a credible opportunity to advance a 50–75 room hotel in the Town of Stone Mountain to formal feasibility analysis. The strongest opportunity is not simply to add hotel inventory, but to introduce a differentiated, upper-midscale/upscale property capable of capturing demand currently staying either within Stone Mountain Park or elsewhere in the Greater Atlanta market.

Market Opportunity

Stone Mountain benefits from an unusual combination of a major leisure attraction and access to the broader Atlanta metropolitan demand base. Stone Mountain Park represents both the project's largest demand generator and its strongest competitor. Atlanta Evergreen Lakeside Resort provides 336 rooms and significant meeting/event capacity within the park, making direct competition as a resort or conference hotel inadvisable. Instead, the opportunity is to provide something distinctly different: a walkable Stone Mountain Village hotel combining contemporary accommodations, local food and beverage, community character and convenient access to the park.

Greater Atlanta further expands the potential demand base beyond park visitation. Potential segments include leisure and weekend visitors, visiting friends and relatives, weddings and social events, small corporate meetings and retreats, sports and youth groups, reunions, and travelers seeking metropolitan Atlanta access without an urban-core stay. This diversification is important to reducing dependence on the seasonality and price sensitivity of park-related leisure demand.

Preliminary Market & Operating Potential

Initial planning assumptions indicate a local market occupancy range of approximately 58–65%, ADR of $140–$165 and RevPAR of $81–$107. A differentiated new property could potentially stabilize at 64–69% occupancy, $175–$200 ADR and $112–$138 RevPAR. These figures are preliminary underwriting assumptions rather than reported STR results and should be validated through a formal competitive-set analysis.

The initial concept recommends testing 60–70 rooms, rather than automatically maximizing the development at 75 rooms. A 65-room scenario operating at 67% occupancy and $185 ADR would generate approximately 15,900 occupied room nights, $2.94 million in annual rooms revenue and $124 RevPAR. With successful food and beverage, meetings, weddings and ancillary activity, total stabilized hotel revenue could potentially reach approximately $4.0–$4.7 million annually.

Recommended Positioning

The preferred concept is an upscale lifestyle/boutique hotel, a potentially soft-branded project, positioned as a “boutique full experience” rather than a traditional full-service hotel. The concept would benefit from a destination-oriented restaurant/bar, outdoor patio or courtyard, approximately 2,500–4,000 square feet of flexible meeting/social space, locally influenced design, recreation-oriented amenities and capacity to accommodate weddings, reunions and smaller social/corporate events.

This positioning addresses what appears to be the most compelling market opportunity: lodging leakage and a gap between conventional limited-service hotels and the full resort experience available within Stone Mountain Park.

Initial Feasibility Conclusion

The project should currently be characterized as potentially feasible and worthy of advancing to formal feasibility, not yet demonstrated feasible. Key strengths include Stone Mountain Park's substantial visitor draw, proximity to metropolitan Atlanta, relatively modest room-night absorption requirements and limited contemporary experiential lodging within the Village. Principal risks include Evergreen's competitive position, local rate sensitivity, the operating economics of a small full-service property, and the need to achieve a meaningful ADR premium through superior product and experience.

The recommended next step is a formal feasibility analysis incorporating 36–60 months of STR/CoStar performance data across;

- Stone Mountain/Park,
- Tucker–Northlake/east Atlanta
- and selected Atlanta boutique/experiential competitive sets

The analysis should test 50-, 65- and 75-room scenarios and determine supportable occupancy, ADR, RevPAR, F&B revenue, GOP/NOI and development cost.

The initial investment thesis is strongest for a 60–70 room upscale boutique/full-experience hotel positioned as the “hotel of Stone Mountain Village and gateway to Stone Mountain Park”, complementing rather than competing directly with the Park's resort inventory.

Preliminary Market Demand & Feasibility Assessment

Stone Mountain Village Outdoor Performance Venue

Executive conclusion

Preliminary finding: Market support appears MODERATE-TO-STRONG, provided the project is developed as a flexible community/cultural venue rather than primarily as a commercial concert amphitheater.

Stone Mountain itself is a small community—approximately 6,562 residents in 2025—so the facility cannot be justified by resident demand alone. The opportunity instead comes from Stone Mountain's unusual combination of proximity to metropolitan Atlanta, an established tourism draw, an existing arts ecosystem, and the opportunity to create stronger connections between Stone Mountain Park visitation and Stone Mountain Village.

Stone Mountain Park is a 3,200-acre attraction with extensive year-round recreation and seasonal entertainment programming. This creates a visitor base that is disproportionate to the city's resident population. Importantly, however, the Park already provides large-scale entertainment and spectacular programming, including festivals and its signature drone/light shows.

That suggests Stone Mountain Village should not attempt to compete with the Park on scale or spectacle. The opportunity is to provide something fundamentally different: intimate, authentic, culturally oriented programming that encourages residents and visitors to spend additional time in the Town.

Recommended concept: Stone Mountain Cultural Lawn + Pavilion

Rather than a traditional fixed-seat amphitheater, we are recommending for consideration a 2.5–3.5-acre flexible performance park organized around a permanent covered stage/pavilion and landscaped audience lawn.

The sweet spot would be approximately 1,200–1,500 comfortable attendees, expandable to approximately 2,000 for selected events. The estimated size of the stage should be roughly 2,500–3,500 square feet, supported by permanent power, lighting infrastructure, basic backstage facilities, restrooms, possible concessions/food-truck connections, modest storage and with good event-production access.

The defining feature should be flexibility. A 150-person theatrical performance should feel just as appropriate as a 1,500-person concert. This consideration argues strongly against extensive fixed seating.

The venue could support a programming calendar built around Shakespeare/theatre in the park type of events, weekly or biweekly summer concerts, jazz/blues/gospel programming, cultural festivals, movies on the lawn, children's performances, dance, storytelling, holiday events, community celebrations, food-and-music events and occasional ticketed regional performers.

Why the concept fits Stone Mountain

Stone Mountain already has an established cultural foundation through ART Station, which has operated in the Village since 1986 as a multidisciplinary arts organization encompassing theatre, music, dance, visual arts, literary arts, education and community outreach. That is particularly important: a new outdoor venue would not have to create an arts identity from scratch.

There is also precedent specifically for programming like outdoor Shakespeare events. A regional arts and culture planning study for Peachtree Corners identified Shakespeare in the Park as appropriate for an outdoor amphitheater or park setting and specifically identified Atlanta Shakespeare as a potential programming resource.

Tourism opportunities are equally important. The Town is currently pursuing regional tourism collaboration specifically to expand its marketing reach, highlight local attractions and events, and attract visitors into downtown Stone Mountain and surrounding areas. A performance venue could therefore function as tourism infrastructure and downtown economic-development infrastructure, rather than simply a parks amenity.

Competitive environment

There are several relevant precedents around metropolitan Atlanta, but we do not see them as eliminating the opportunity. They actually help define Stone Mountain's market niche.

> **Rainbow Park Amphitheater** in DeKalb County is probably the most relevant capacity comparable. The County currently describes it as a 2,000-person outdoor venue operating approximately April through September and hosting both touring performers and its summer concert series. This demonstrates that a 2,000-person outdoor venue can support meaningful cultural programming within the broader DeKalb market.
>
> **City of Lithonia Amphitheater** provides an even more locally oriented example of a park-based outdoor venue used for community entertainment.

Mable House Barnes Amphitheatre demonstrates another model: a publicly owned cultural venue combining concerts and performing arts with a relaxed, picnic-oriented outdoor experience.

At the larger end, **Chastain Park Amphitheater** illustrates the enduring appeal of an outdoor, park-based concert experience, but at approximately 6,900 seats it operates in a substantially different market position. Similarly, **Stockbridge Amphitheater** is oriented toward larger concert and community-event programming.

The competitive gap therefore appears to be below the major regional amphitheaters and above small community stages—especially for a venue intentionally connected to a walkable historic downtown.

Preliminary demand segmentation

We would anticipate demand coming from four primary markets. Local/community demand could support recurring free concerts, movies, festivals and civic programming. Regional demand from DeKalb County and eastern Metro Atlanta could support stronger concerts, cultural festivals and theatrical productions. Tourism demand represents the differentiator, particularly if events can be packaged with dining, overnight accommodations and Stone Mountain Park visitation. Finally, rental/event demand could include corporate gatherings, nonprofit events, weddings, graduations, private celebrations, and smaller festivals.

A reasonable stabilized programming objective would be approximately 35–50 programmed event days annually, rather than trying to pursue and then having to operate as a high-volume commercial concert venue.

Program	Annual Events	Typical Attendance
Community concert series	8–12	500–1,200
Shakespeare/theatre	6–10	200–600
Regional concerts	4–6	800–2,000
Cultural/food festivals	4–6	750–2,000+
Movies/family programming	6–10	200–750
Holiday/special events	3–5	500–1,500
Private/rental events	8–12	100–750

This could produce roughly 25,000–45,000 annual attendee visits once established. We would treat that as a preliminary planning range rather than a forecast until ticketing, event attendance, tourism visitation and competitive venue data are further analyzed.

Financial feasibility

This is where we would be relatively conservative.

We do not recommend developing the project around the expectation that venue operations alone will generate an attractive financial return. Facilities of this scale frequently have a public-purpose component, particularly when free community programming is part of the mission.

The financial case should instead evaluate a combination of ticket revenue, rentals, sponsorship/naming rights, concessions, food-and-beverage participation, festivals, grants and public support.

More importantly, feasibility should incorporate the venue's district-level economic impact: increased downtown visitation, restaurant spending, longer visitor dwell time, incremental hotel demand, event-related spending and its ability to stimulate adjacent private investment.

That changes the fundamental feasibility question from:

> "Can an amphitheater make money?"
>
> to:
>
> "Can a relatively modest investment in cultural infrastructure generate sufficient community, tourism and downtown economic activity to justify its capital and operating requirements?"

For Stone Mountain, we believe the second question has considerably more potential.

Three concepts worth testing

We would test three alternatives before committing to an amphitheater design.

> Concept A — Flexible Cultural Lawn + Pavilion. Approximately 1,500-person planned capacity expandable to 2,000. Permanent covered stage but predominantly lawn seating. Maximum programming flexibility and relatively low capital intensity.
>
> Concept B — Arts + Food + Performance Commons. A smaller 750–1,200-person venue integrated with food trucks, restaurant patios, public art, markets and festival space. This could have greater year-round downtown economic-development value than a standalone amphitheater.
>
> Concept C — Stone Mountain Festival Grounds. Approximately 3–5 acres with a modest permanent stage but infrastructure capable of supporting 2,000+ people for occasional events. Rather than investing heavily in seats and structures, capital goes into power, drainage, lighting, restrooms, landscaping, Wi-Fi, production access and event infrastructure.

A particularly strong programming opportunity

There is an opportunity to build a signature identity around something more distinctive than "concerts in the park."

We would explore a Stone Mountain Summer Arts Festival/Series, potentially anchored by Shakespeare and theatre, but expanded to incorporate music, storytelling, food and multicultural programming.

That aligns especially well with ART Station's existing mission and programming. It also creates a deliberate counterpoint to the large-scale entertainment inside Stone Mountain Park: **Park = spectacle and attractions; Village = culture, food, arts and authentic community experience.**

That distinction could be powerful.

Factor	Assessment
Local resident demand	**Moderate**
Regional market	**Strong**
Tourism market	**Strong**
Existing arts ecosystem	**Strong**
Competitive environment	**Moderate / manageable**
Programming flexibility	**Strong**
Standalone operating profitability	**Moderate–Low**
Downtown economic impact potential	**Strong**
Placemaking value	**Strong**
Overall preliminary feasibility	**MODERATE–STRONG**

Preliminary Recommendation

We would advance the concept to a more formal feasibility phase, but we would change the working description from an amphitheater to something like a "Stone Mountain Cultural Performance & Festival Lawn."

That distinction matters. It keeps the project from becoming an overbuilt 2,000-seat concert facility and instead creates a public space that happens to have excellent performance infrastructure, and the ability to be both a local and a tourism amenity

The next phase should quantify the 15-, 30- and 45-minute drive-time population; competitive venue calendars and utilization; Stone Mountain Park visitor capture potential; ART Station and local programming demand; capital cost; annual operating pro forma; hotel/F&B spending impacts; and three development scenarios at roughly

750, 1,500 and 2,000 capacity. That would allow us to move from this preliminary market assessment to an investment-ready recommendation.

Site Recommendation

For a flexible outdoor performance venue intended to accommodate roughly 100 to 2,000 attendees;

- 2.5- to 4-acre site
- with approximately 1.5 to 2.5 acres devoted to the core performance and audience area.

That scale provides enough room for an intimate Shakespeare-in-the-park setting while also supporting larger concerts and community events without making smaller programs feel lost.

A practical configuration would include;

- a 2,500–4,000 sq. ft. covered or partially covered stage/pavilion,
- approximately 60–80 feet wide and 35–50 feet deep,
- with back-of-house support for performers, storage, loading, and basic production functions.

The audience area should be designed as a flexible lawn or terraced green accommodating approximately 15–20 sq. ft. per person, which translates to roughly 30,000–40,000 sq. ft. for a 2,000-person audience. For Shakespeare, acoustic performances, or smaller community events, the front portion of the lawn could comfortably accommodate 100–500 people while maintaining an intimate relationship with the stage.

We would size the overall site approximately as follows:

Stage + backstage/support: 8,000–15,000 sq. ft.

Audience lawn / seating: 30,000–45,000 sq. ft.

Circulation, concessions, restrooms, gathering areas: 25,000–40,000 sq. ft.

Landscape buffers, service access, flexibility: 30,000–60,000 sq. ft.

Total venue footprint: approximately 2.5–4 acres, excluding dedicated parking

For the programming you describe, I would lean toward a 3-acre venue planned around a 1,500–2,000-person maximum capacity rather than designing a traditional amphitheater exclusively for 2,000 people. A flexible lawn, modest permanent stage, good power and production infrastructure, and movable seating would allow the venue to comfortably “scale down” for a 150-person theatrical performance and “scale up” for a 2,000-person concert.

The most important design consideration is therefore less the maximum capacity than creating multiple audience zones so that a 200-person event still feels intentional and active rather than occurring in an oversized field.

The Lawn on Main · Conceptual Design

Architectural Perspectives

Flexible Cultural Lawn

Lawn – Approx. 43,000 SF

A:
View to Main Lawn from Entry

B:
View to Playground and Splash Pad

C:
View to Amphitheater from Food and Beverage Space

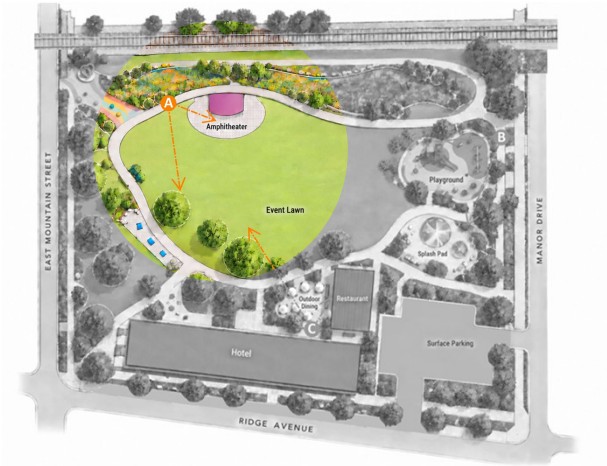


JLL

The Lawn on Main · Conceptual Design

Perspective View A

View to Main Lawn from Entry





The Lawn on Main · Conceptual Design

Perspective View B

View to Playground and Splash Pad





The Lawn on Main · Conceptual Design

Perspective View C

View to Amphitheater from Food and Beverage Space





APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: 10/15/2026

REZONING PERMIT#: PC2026-180890300 1+ 18 089 03 002
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: City of Stone Mountain

Address: 875 Main Street, Stone Mountain, GA 30083

Phone: 770-498-8984 Cell: — Fax: —

Email Address:

OWNER INFORMATION (If different from Applicant)

Owner Name: City of Stone Mountain.

Address:

Phone: Cell: Fax:

Email Address:

PROPERTY INFORMATION

Address: 5305 West Mountain Street Stone Mountain, GA 30083

Parcel ID#: 18 089 03 001+ Land Lot: District:
18 089 03 002

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # PC 2026-180890300 1+ 18 089 03 002

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Green Space (GS)

ZONING REQUEST: Village Center Mixed-use (VCM)

SECTION II OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

City of Stone Mountain
TYPE OR PRINT OWNER'S NAME

875 Main St.
ADDRESS

Stone Mountain, Georgia 30083
CITY & STATE ZIP CODE

MDimov
OWNER'S SIGNATURE

mdimov@stonemountaincity.org
EMAIL ADDRESS

Sworn to and subscribed before me this the

15 Day of OCT 2026

NOTARY PUBLIC

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES 2027

770 [illegible]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: PC2026-1808903001 CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☒ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Miglena Dimov

Signature: M Dimov Date: 10/15/2026

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☐
2	The proposed land use classification.	☐
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☐
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐
9	Required zoning setbacks.	☐
10	Existing and proposed impervious surface area ratio calculations.	☐
11	Existing and proposed open space calculations.	☐
12	Abutting street, sidewalks, and right-of-way.	☐
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	☐
14	Required streetscape elements.	☐
15	Landscaping plan with tree removal and additional plantings shown.	☐
16	Additional information as requested by staff.	☐

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
RESIDENTIAL	$500 each
MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

Zoning Considerations

1. Compatibility with land uses and zoning district in the vicinity of the property for which the use permit is proposed?

- The subject parcel is adjacent to property that is currently zoned as Village Center Mixed Use (VCM). In addition, other properties that are adjacent to the subject parcel are zoned as Office Professional Institutional (OPI). Per Section 5-8, the OPI district serves as a transition district between commercial, residential, and village center districts. As such, the proposal of this application to convert the zoning of the subject parcel to Village Center Mixed Use (VCM) is compatible with the adjacent land uses.

2. What is the extent to which property values are diminished by their particular zoning restrictions?

- The current property value is currently diminished do to the fact that there are limited uses that the site is allowed to be used for. The proposed change in use will reduce the reduction in property values.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public?

- The proposed rezoning is not intended to and will not allow for any standard nuisances to be introduced to the area. The subject property value is not anticipated to decrease due to this change and the change in zoning has the opportunity to expand viable economic uses to positively impact the general welfare of the public of the City of Stone Mountain.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner?

- The rezoning of the property will create greater density downtown whereas the Owner will receive greater property development rights.

5. What is the suitability of the subject property for the zoning proposed?

- The project site is located adjacent to the main street area and is recently been included as a part of the Entertainment District that was passed by the Mayor and City Council. This property is also part of the Historic Core Character Area per the newly updated Comprehensive Plan. Within this Character area, the intended development patterns include mixed use that includes, homes, offices, shops, green space, institutions, civic offices, and accommodations.

6. What is the length of time the property has been vacant as zoned, considered in the

- The city of Stone Mountain acquired the property in 2023; however, the property has never been entirely vacant. There are existing structures located on the site which

previously included a church, school, and hotel on the site until they burned down in 1975.

7. context of the land development in the area in the vicinity of the property?

- The development of the site with uses permitted in the VCM district will provide additional uses compatible with surrounding uses and create attractive destinations for those in the area.

8. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

- There are no adverse effects of the existing use of nearby properties anticipated.

9. Will the zoning proposal adversely affect the existing use or stability of adjacent or nearby property?

- The property currently has limited uses as it is zoned Green Space (GS).

10. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

- Based on recent discussions and the newly adopted Comprehensive Plan, the rezoning is consistent with the plan for the area. However, the property as currently zoned does not meet this intent and does not have a reasonable economic use as currently zoned.

11. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

- Due to the fact that there is no existing development proposal for the property, it would be too early in the process to determine if there would be an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools. At the time of development there will be collaboration with the County, School System, and engineers to help determine impact to effectively determine any impact of any proposed development. The subject application is soley for the rezoning of the property with no associated development plans.

12. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan and future development map?

- The zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map. The project site is located within the Historic Core Character area. The intended development patterns include mixed use that includes homes, offices, shops, greenspace, institutions, civic offices, and accommodations.

13. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

- None.

14. What is the impact upon the appearance of the city?

- The anticipated impact upon the appearance of the city cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site.

15. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

- The anticipated impact upon the provision of water, sewage, transportation and other urban services cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site. Staff does not have the ability to assess these impacts and would need to consult with the county at the time a development application is submitted to assess the impact based on the size and intensity of the development.

16. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

- The anticipated impact upon population density and the potential for overcrowding and urban sprawl cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site.

17. What is the anticipated impact upon thoroughfare congestion and traffic safety?

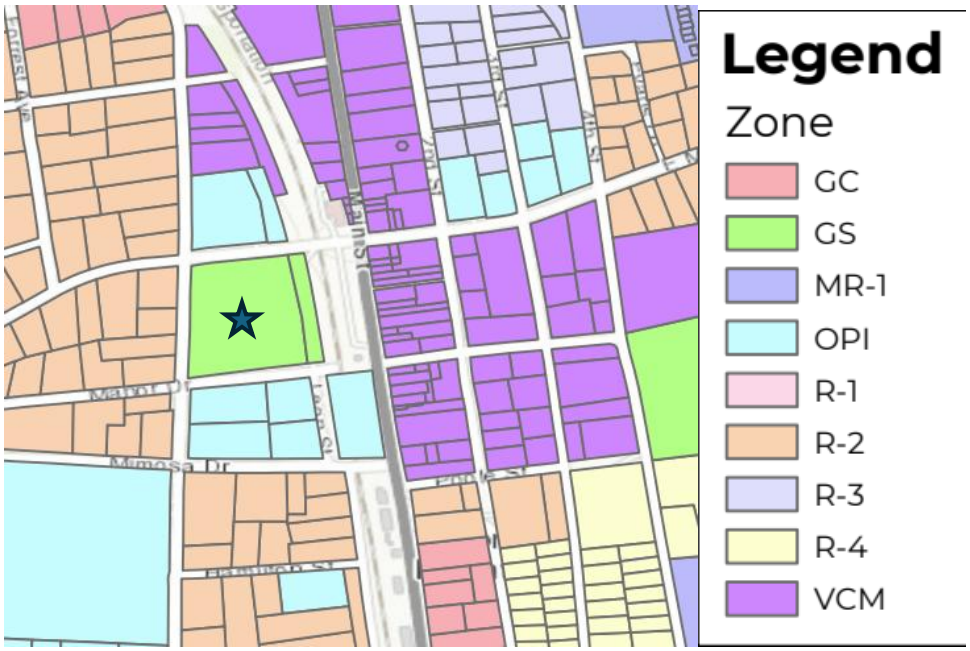
- The anticipated impact upon thoroughfare congestion and traffic safety cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site. Staff does not have the ability to assess these impacts and would need to consult with a traffic engineer at the time a development application is submitted to assess the impact based on the size and intensity of the development.

18. What measures are being taken to protect the property against blight and depreciation?

- The city has a blight ordinance that can be used in case the property becomes unkept. This ordinance is designed to encourage property owners to keep their property in good repair. In the case that the property becomes blighted the property owner is charged an increase in property taxes until the blight is addressed.

Attachment 1: Current and Future Zoning Maps

Current Zoning



Proposed Zoning



CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Economic development	**Presenter:**	Thatcher Hart
Agenda Title:	**Public Hearing - Consideration of an action to rezone City owned property located at 5327 West Mountain Street from Green Space (GS) to Village Center Mixed Use (VCM).**		

Agenda Item Description (Background/History/Details):
Based on Mayor and City Council Direction, city staff has presented the following application to modify the zoning for property located at 5305 and 5327 West Mountain Street from Green Space (GS) to Village Center Mixed Use (VCM). The Planning Commission voted to recommend approval at their November 16, 2026 meeting with conditions as outlined within the staff report.
Workplan Goal Details: Maintain compliance with the Comprehensive Plan.

Staff Recommendations (Motion):
Staff recommends the following: **Staff Recommends approval of the request to rezone the City owned property located at 5305 and 5327 West Mountain Street from Green Space (GS) to Village Center Mixed Use (VCM).**

Mayor's Signature Required:		**NO**

List Attachments:
1. *Supporting documentation attached to 5305 W. Mountain*

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

REVIEW OF JOURNAL

		City Council Meeting Date:	December 1, 2026
		Department:	City Clerk
Goal:	Governance	**Presenter:**	Shavala Ames
Agenda Title:	**Consideration of an action on a request to approve November 17, 2026, meeting minutes.**		

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. November 17, 2026, Meeting Minutes DRAFT

Mayor and City Council Work Session

Tuesday, November 17, 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 | Shavala Ames - 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*

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

PRESENT: Mayor – Jelani Linder, 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

I. **Public Hearing**

1. Public Hearing on the Proposed FY2027 Budget. – Public Hearing #2

Mayor Jelani Linder announced that Public Hearings 2-5 will be heard at the December 1st City Council Meeting. Members of the audience noted that they were not notified the meeting had changed to which the Community Development Director confirmed that the meeting advertised was not done due to a fault of the legal organ.

City Manager, Maggie Dimov, presented the PowerPoint of the proposed FY2027 Budget Public Hearing as outlined in the city council packet.

Mayor Linder opened the public hearing.

Public Hearing comments

IN FAVOR

Public Comment 1: Michael Rollins – Inquired if the public could see a better breakdown of the budget.

OPPOSED – None
Mayor Linder closed the public hearing.

II. **Adjournment** – 6:37 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:37 P.M.

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)

III. **Call to Order**

Mayor Linder called the meeting to order at 6:37 P.M.

IV. **Determination of Quorum**

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

V. **Invocation and Pledge**

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

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

Citizen Comment 1: Dave Thomas – Mentioned a Facebook post complaining about the buildings on Main Street. Praised attributes of the City like the outdoor recreation area, the freeway that leads to Atlanta, the Mineral and Pet Supply stores, as well as the local restaurants and breweries.

Citizen Comment 2: Michael Rollins – Discussed decisions made at the City's Planning Commission Meeting held on November 16th. Expressed that there were no concerns regarding the residents, no citizen comments allowed and how there are various signatures against a hotel on the greenspace.

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

1. Consideration of an action on a request to approve October 28, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE OCTOBER 28, 2026, MEETING MINUTES
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

2. Consideration of an action on a request to approve November 4, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE NOVEMBR 4, 2026, MEETING MINUTES
Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark Marianos

DRAFT

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. **Reading of Communications – None**

IX. **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)

X. **Committee Discussion Items**

1. Stone Mountain Community Garden

Columbus Brown - SMCG Chair - reviewed the report as outlined in the agenda packet.

2. Historic Preservation / Planning Commission

Thatcher Hart - Community Development Director - reviewed the report as outlined in the agenda packet.

XI. **Staff Reports**

1. Operations Report – City Manager – Maggie Dimov

City Manager, Maggie Dimov, reviewed the report as outlined in the agenda packet.

2. Public Safety – Police Chief – James Westerfield Jr.

Police Chief, James Westerfield Jr., reviewed the report as outlined in the agenda packet.

3. Budget to Actuals – Finance Consultant – Michelle Uran

Finance Consultant, Michelle Uran, reviewed the report as outlined in the agenda packet.

XII. **Council Policy Discussion Topics**

1. Discussion – Public Hearing Procedures, requested by Mayor Pro Tem Smith

Mayor Pro Tem Smith requested that applicants be notified when they're going to be on an upcoming Agenda or if they're removed from an Agenda.

XIII. **Unfinished Business – None**

XIV. **New Business**

DRAFT

1. Discussion – Retirement Discussion, requested by City Manager Maggie Dimov, presented by Josh Colley with Georgia Municipal Association

2. Consideration of an action on a request to approve Resolution 2026-25 authorizing the establishment of a dedicated bank account for Tax Allocation District (TAD) contributions

ACTION: MOTION TO APPROVE RESOLUTION 2026-25 AUTHORIZING THE ESTABLISHMENT OF A DEDICATED BANK ACCOUNT FOR TAD CONTRIBUTIONS
Motion made by Council Member: Post 4 Kay Nunez, 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)

XV. New Ordinances and Resolutions

1. Ordinance 2026-16 - FY2027 Budget Adoption (FIRST READ) – No Action Taken

A lengthy discussion was held regarding the proposed budget as presented for adoption. Members of the governing body raised questions concerning the removal of Public Safety vehicles and body-worn cameras from the budget, as well as the status of the City's fleet. Additional discussion addressed the availability of the current budget on the City's website and the allocation and distribution of Tax Allocation District (TAD) and Blight funds. Members also expressed concern regarding the lack of clarity surrounding the items removed from the proposed budget and requested a better understanding of the changes made prior to adoption.

2. Ordinance 2026-17 – Food Truck Ordinance (FIRST READ) – No Action Taken

Lt. Bob Hillis presented the item, explaining that the proposed amendment was prompted by concerns that the existing process for obtaining a Stone Mountain Mobile Food Vendor License may be overly burdensome for food truck operators. The amendment proposes revisions to certain existing provisions and introduces an alternative procedure for obtaining the license. Following discussion, it was recommended that the proposed amendments be forwarded to the City Attorney for review, with any recommended revisions to be presented at the second reading.

3. Amendment to Ordinance No. 2025-01 - Film Production Regulations

ACTION: MOTION TO AMEND RESOLUTION 2025-01 FILM PRODUCTION REGULATIONS
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

4. Resolution 2026-23 - 2027 City Council Meeting Schedule

ACTION: MOTION TO APPROVE RESOLUTION 2026-23 – 2027 CITY COUNCIL MEETING SCHEDULE WITH THE AMENDED CHANGE TO MOVE THE FIRST CITY COUNCIL MEETING OF NOVEMBER FROM NOVEMBER 2ND TO NOVEMBER 3RD

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

5. Resolution 2026-24 - 2027 Holiday Schedule

ACTION: MOTION TO APPROVE RESOLUTION 2026-24 – 2027 HOLIDAY SCHEDULE
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, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

Voting Nay: Mayor Pro Tem: Post 3 Ryan Smith

XVI. Remarks of Privilege

1. Council Member Marianos thanked the Planning Commission for their November 16th meeting decisions. Mayor Pro Tem Smith inquired regarding an update for the Public Works Facility and Public Work Director, Mike Helton, provided an update. Council Member Jordan mentioned his attendance at the grand opening of the Interpretive Center at Stone Mountain Park. Council Member Vaughn thanked the City's Finance Consultant, Michelle Uran, for her Budget 101 Workshop presentation and material.

XVII. Announcements by the Mayor

1. Mayor Linder echoed Council Member Jordans announcement regarding attending the Interpretive Center at Stone Mountain Park and encouraged everyone to visit.

XVIII. Executive Session

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:15 P.M. TO DISCUSS REAL ESTATE
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)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 9:50 P.M. - (1) ITEM DISCUSSED IN EXECUTIVE SESSION
Motion made 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)

XIX. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING 9:51 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**

DRAFT

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 01, 2026
Goal:	Governance	**Presenter:**	Council Member Mark Marianos
Agenda Title:	**Discussion of Proactive Property Preservation Ordinance**		

Agenda Item Description (Background/Details):
Discussion of a potential Proactive Property Preservation Ordinance, modeled after Section 3.20 of the City of Savannah's Code of Ordinances. The proposed ordinance would establish minimum property maintenance and stabilization requirements to address deterioration of vacant or underutilized buildings before conditions reach the level of blight or nuisance. Council discussion and direction regarding whether staff should explore developing a similar ordinance for the City of Stone Mountain.

List Attachments:
1. City of Savannah Code of Ordinances / 3.20 Proactive Preservation

3.20 Proactive Preservation

3.20.1 Purpose

The purpose of this Section is to provide a process for early detection of the deterioration of contributing buildings and structures within local historic districts and properties due to neglect, and to encourage proactive preservation before demolition due to neglect occurs. Neglect shall be considered work performed without a Certificate of Appropriateness.

3.20.2 Applicability

This Section shall apply to all local historic overlay districts and local historic properties as identified in Article 7.0, Overlay Districts.

3.20.3 Property Owner Responsibility

Property owners shall maintain or cause to be maintained the exterior and structural features of their properties in accordance with the applicable property maintenance and nuisance abatement ordinances and shall not allow conditions of neglect to occur on such properties.

3.20.4 Conditions Considered Neglect

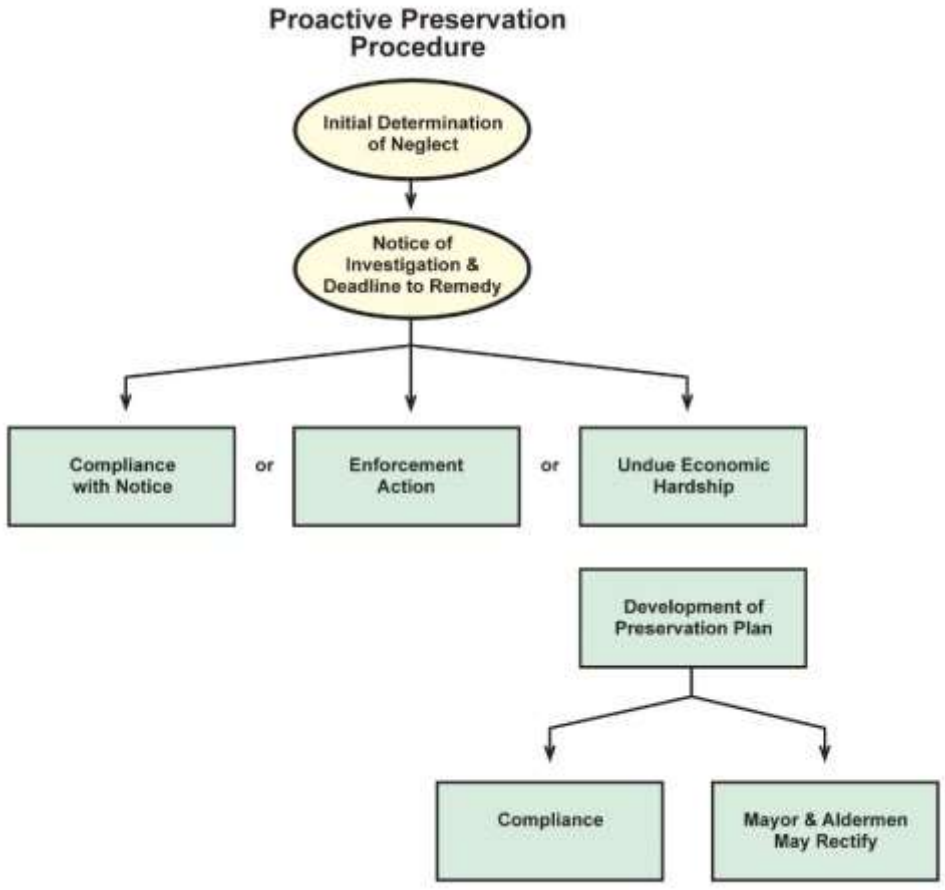
Conditions considered neglect are defined in the International Property Maintenance Code (IPMC) and other Property Maintenance Ordinances adopted by the Mayor and Aldermen.

3.20.5 Process for a Determination of Neglect

a. **Initial Determination of Neglect**
The City Manager or his or her designee shall investigate reports of neglect and make an initial determination of neglect based on criteria in Sec. 3.20.4 above.

b. **Notice of Investigation**
If the City Manager or his or her designee determines that any of the conditions in Sec. 3.20.4 above exists, the City Manager or his or her designee shall notify the owner in writing of the determination of neglect and provide a deadline for rectification.

c. **Enforcement**
Should the property owner(s) fail to respond within the given time frame, the neglect shall be considered work performed without a Certificate of Appropriateness. The City Manager or his or her designee shall take appropriate action, as set forth in Sec. 3.18.12 and Sec. 3.18.13.



3.20.6 Undue Economic Hardship

a. **Application Requirements**

Should the property owner(s) claim undue economic hardship, the owner shall provide the following information, where possible:

i. Nature of ownership (individual, business or nonprofit) or legal possession, custody and control;
ii. Financial resources of the owner and parties of interest;
iii. Estimated cost of repairs;
iv. Assessed value of land and improvements;
v. Real estate taxes for the previous two (2) years;
vi. Amount paid for the property and date of purchase;
vii. Annual debt service, if any, for previous two (2) years;
viii. Any listing of property for sale or rent, price asked and offers received;
ix. If income producing:
    1. Annual gross income from property for the previous two (2) years;
    2. Itemized operating and maintenance expenses for the previous two (2) years;
    3. Annual cash flow, if any, for the previous two (2) years.

b. **Review Process**

The Planning Director shall review the application and decide as to whether undue economic hardship exists.

3.20.7 Development of a Preservation Plan

a. If it is determined that an undue economic hardship exists, the Planning Director will develop a Preservation Plan for the property which may include, but will not be limited to, the following:
    i. A detailed list of work to be completed to alleviate the determination of demolition by neglect;
    ii. Any loans or grants available;
    iii. Acquisition by purchase options;
    iv. Time frame for rectification.
b. Should the Planning Director find that undue economic hardship does not exist, the City Manager or his or her designee shall notify the property owner and provide a time frame for rectification.
c. Should the property owner(s) fail to respond within the given time frame, regardless of the determination of economic hardship, the Mayor and Aldermen may cause such property to be repaired and rely on other legal remedies to recover the cost of repair.

3.20.8 Appeals

A determination of demolition by neglect and/or undue economic hardship may be appealed only by the property owner(s) in accordance with Sec. 3.23, Appeals.

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	City Council
Goal:	Economic Development	**Presenter:**	Mayor Jelani Linder
Agenda Title:	**Discussion on a partnership with Decide Dekalb Partnership and the City, requested by Mayor Jelani Linder**		

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):
Decide DeKalb presented an overview of its organization, services, and the potential benefits of partnering with the City of Stone Mountain during the October 20, 2026 City Council meeting. Following that presentation, Mayor Linder is requesting additional discussion to further explore opportunities for collaboration, identify potential benefits to the City, and consider how a partnership with Decide DeKalb could support the City's economic development efforts, business community, and overall growth.

Staff Recommendations (Motion):
Mayor Linder recommends the governing body to have another discussion on a partnership with Decide Dekalb.

List Attachments:
1. No supporting documentation

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

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

CONTRACT FOR PROFESSIONAL PROBATION SERVICES, INC.

Date:	November 25, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Kristie Tucker	**Department:**	Court Services
Goal:	Governance	**Presenter:**	Kristie Tucker
Agenda Title:	**Consideration of a request to approve the contracts for Municipal Court Judges:** • **Chief Judge L'Erin Wiggins** • **Associate Judge Warren Hoffman** • **Associate Judge Tracey Moran**		
Audio/Visual Presentation:	Yes/No/NA		

Workplan Goal Details:
Governance: Ensure the Municipal Court is served by qualified, independent, and legally compliant judicial leadership by approving contracts for the Chief Judge and Associate Judges that clearly define roles, compensation, and performance expectations, supporting the fair and timely administration of justice, efficient court operations, transparency, and public trust in the City's judicial system.
Agenda Item Description (Background/History/Details):
Having been reviewed and approved by the City Attorney, this request is for the bi-annual renewal of the contracts for the Municipal Court Judges.

Staff Recommendations (Motion):
Staff recommends the following: **"Approval of the contracts for the Municipal Court Judges: Chief Judge L'Erin Wiggins, Associate Judge Warren Hoffman and Associate Judge Tracey Moran for FY 2027 and FY 2028"**

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

Mayor's Signature Required:	YES	NO

List Attachments:
1. Contract for Chief Judge L'Erin Wiggins 2. Contract for Associate Judge Warren Hoffman 3. Contract for Associate Judge Tracey Moran

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

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

CONTRACT FOR SERVICES AGREEMENT
CHIEF MUNICIPAL COURT JUDGE

THIS AGREEMENT is made and entered into this 1st day of January, 2027 ("Effective Date"), by and between the CITY OF STONE MOUNTAIN, GEORGIA, a municipal corporation, (hereinafter referred to as the "City") and **L'ERIN BARNES WIGGINS, ESQ**. ("Chief Municipal Court Judge"), an individual.

W I T N E S S E T H:

WHEREAS, the City Council appoints a Chief and associate municipal court judges; and,

WHEREAS, state law, at O.C.G.A. § 36-32-2(a), requires that the City enter into contract with said judges and that such appointments be for a minimum period of two (2) years; and,

WHEREAS, L'Erin Barnes Wiggins has served as a Municipal Court Judge for the City of Stone Mountain, Georgia for the past several years; and

WHEREAS, the City desires for L'Erin Barnes Wiggins to continue to perform services as Municipal Court Judge of the City of Stone Mountain as provided by the City Charter, and to serve Chief Municipal Court Judge; and

WHEREAS, the City Council wishes, by majority vote of the Council, to reappoint Judge L'Erin Barnes Wiggins for fiscal year ("FY") 2027 and FY 2028.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

I. MUTUAL ASSENT TO EMPLOYMENT.

The City Council hereby appoints, engages and hires L'Erin Barnes Wiggins to act as the Chief Municipal Court Judge for the City, and the Municipal Court Judge accepts and agrees to this engagement of services.

II. DUTIES OF MUNICIPAL CHIEF COURT JUDGE.

The duties of the Chief Municipal Court Judge shall be the duties for Municipal Court Judge as described in the City's Charter and Code, which are incorporated herein by this reference. The Chief Municipal Court Judge shall be responsible for oversight of the operation of the Municipal Court of Stone Mountain in accordance with Constitutional and statutory standards, as well as all applicable directives from the Georgia Supreme Court, Georgia Court of Appeals and the Administrative Office of the Courts. The Municipal Court Judge shall supervise and oversee all aspects of court operations to ensure their compliance with such standards. The Chief Municipal Court Judge shall supervise the scheduling of court calendars, the scheduling of special hearings, and the assignment of Municipal Court Judges to court calendars. The Chief Municipal Court Judge shall be responsible for review of the fines and fees schedule for the Stone Mountain

Municipal Court. To the extent training deficiencies are observed, the Chief Municipal Court Judge shall notify the City of the need for further training. The Chief Municipal Court Judge shall be available to review warrants, issue probable cause findings and hold hearings as needed.

III. COMPENSATION AND BENEFITS.

a. Salary

In consideration for the successful performance of the duties as Chief Municipal Court Judge, as referred to hereinabove, the City agrees to pay and L'Erin Barnes Wiggins agrees to accept, in full payment for Chief Municipal Court Judges services, the total of One-thousand, Seven-hundred fifty and 00/100 Dollars (**$1,750.00**) per month, withholding applicable federal and state payroll taxes **beginning January 1, 2027, and ending December 31, 2028**, unless this agreement is terminated as set forth herein or as may otherwise be allowed by law. Such salary covers all assigned court sessions per month and all associated court activity outside/beyond regular sessions.

b. Benefits.

As required by Georgia statute, the City shall pay the cost of annual continuing education judge training for municipal court judges as required by the State of Georgia, and associated travel expenses as approved by the City, provided that should the Chief Municipal Court Judge serve as a Chief Judge or Municipal Court Judge in one or more other municipal jurisdictions, the cost of such training and travel shall be apportioned among all such jurisdictions on an equal basis, as applicable.

IV. TERM.

This Contract shall become effective January 1, 2027, and shall continue through December 31, 2028.

V. INSURANCE AND BONDING.

The City shall ensure and/or bond the Chief Municipal Court Judge for all responsibilities and obligations and duties to be performed with the scope of his/her employment; however, the City shall have no obligation to indemnify or defend Municipal Judge for conduct or action undertaken in bad faith, is criminal in nature, constituting gross negligence, or for intentional, wrongful or reckless misconduct.

VI. TERMINATION.

The City shall comply with Georgia Law in the termination of a Municipal Court Judge.

In the event the Municipal Court Judge voluntarily resigns his/her position with the City before expiration of the aforesaid term of employment, the Chief Municipal Court Judge shall give the City sixty (60) days advance written notice. This Contract shall terminate prior to the expiration

of the term specified above, without further liability of the City, if death, permanent disability (extending three (3) months or longer), or total incapacity shall render the Municipal Court Judge incapable of serving as the Chief Municipal Court Judge.

VII. GENERAL PROVISIONS.

a. The Chief Municipal Court Judge shall be allowed to select an associate judge to serve in his/her stead during his absence, provided his absence is not a result of a termination or expiration of this Contract.
b. Nothing herein contained shall act to prohibit L'Erin Barnes Wiggins from engaging in the private practice of law and activities related thereto.
c. In the event the Municipal Judge is called upon to perform marriage ceremonies as provided in Georgia Law, the Municipal Judge shall be allowed to charge a fee, therefore, and retain any such fee received in accordance with Georgia Laws on honorarium.

VIII. NOTICES.

All notices required under this Agreement shall be in writing and shall be hand-delivered to the addresses of the parties set forth below. Any party, by notice so given, may change the address to which future notices shall be sent.

Municipal Court Judge: The Honorable L'Erin Barnes Wiggins
PO Box 250464
Atlanta, GA 30325

City of Stone Mountain: Mayor, City of Stone Mountain
City Manager, City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

IX. FINAL AND ENTIRE AGREEMENT.

This Agreement supersedes and controls all prior written and oral agreements and representations of the parties. To the extent this Contract is inconsistent with prior written and oral agreements, the provisions set forth herein shall control, supersede and constitute the entire agreement of the parties. Additionally, by signing this agreement, the Municipal Court Judge warrants and represents that, as of the date of his signature below, he has no undisclosed claims against the City or nay employee or representative thereof and that he is eligible to serve as judge in accordance with Georgia law.

X. AMENDMENTS AND MODIFICATIONS.

This Agreement shall not be amended or modified except by written agreement signed by both parties.

XI. INVALID PROVISIONS.

Should any court for any reason deem any provision of this Agreement invalid or unenforceable, the remaining provisions shall nevertheless continue to be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this agreement in duplicate, each counterpart of which is hereby deemed an original for all purposes.

CITY OF STONE MOUNTAIN, GEORGIA

_____ _____

Jelani Linder, Mayor L'Erin Barnes Wiggins, Esq.

ATTEST:

_____

Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____

Angela Couch, City Attorney

CONTRACT FOR SERVICES AGREEMENT
ASSOCIATE MUNICIPAL COURT JUDGE

THIS AGREEMENT is made and entered into this 1st day of January, 2027 (the "Effective Date"), by and between the CITY OF STONE MOUNTAIN, GEORGIA, a municipal corporation, (hereinafter referred to as the "City") and **TRACEY A. MORAN, ESQ**. ("Associate Municipal Court Judge"), an individual.

W I T N E S S E T H:

WHEREAS, the City Council appoints a Chief and associate municipal court judges; and,

WHEREAS, state law, at O.C.G.A. § 36-32-2(a), requires that the City enter into contract with said judges and that such appointments be for a minimum period of two (2) years; and,

WHEREAS, Tracey A. Moran desires to serve as an Associate Municipal Court Judge for the City of Stone Mountain, Georgia; and

WHEREAS, the City desires for Tracey A. Moran to perform services as an Associate Municipal Court Judge of the City of Stone Mountain as provided by the City Charter; and

WHEREAS, the City Council wishes, by majority vote of the Council, to appoint Tracey A. Moran as Associate Municipal Court Judge for fiscal year ("FY") 2027 and FY 2028.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

I. MUTUAL ASSENT TO EMPLOYMENT.

The City Council hereby engages and hires Tracey A. Moran to act as an Associate Municipal Court Judge for the City, and Tracey A. Moran accepts and agrees to this engagement of services.

II. DUTIES OF MUNICIPAL COURT JUDGE.

The duties of the Associate Municipal Court Judge shall be as described in the City's Charter and Code, which are incorporated herein by this reference. The Associate Municipal Court Judge shall be responsible for the operation of the Municipal Court of Stone Mountain in accordance with Constitutional and statutory standards, as well as all applicable directives from the Georgia Supreme Court, Georgia Court of Appeals and the Administrative Office of the Courts. To the extent training deficiencies are observed, the Associate Municipal Court Judge shall notify the City of the need for further training. The Associate Municipal Court Judge shall be available to review warrants, issue probable cause findings and hold hearings as needed.

III. COMPENSATION AND BENEFITS.

a. Salary

In consideration for the successful performance of the duties as Municipal Court Judge, as referred to hereinabove, the City agrees to pay and t Tracey A. Moran agrees to accept, in full payment for Municipal Court Judges services, the total of One Thousand Five Hundred and 00/100 Dollars (**$1,500.00**) per month, withholding applicable federal and state payroll tax withholdings, **beginning January 1, 2027, and ending December 31, 2028,** unless this agreement is terminated as set forth herein or as may otherwise be allowed by law. Such salary covers all assigned court sessions per month and all associated court activity outside/beyond regular sessions.

b. Benefits.

As required by Georgia statute, the City shall pay the cost of annual continuing education judge training for municipal court judges as required by the State of Georgia, and associated travel expenses as approved by the City, provided that should the Associate Municipal Court Judge serve as the Chief Judge or Municipal Court Judge in one or more other municipal jurisdictions, the cost of such training and travel shall be apportioned among all such jurisdictions on an equal basis, as applicable.

IV. TERM.

This Agreement shall become effective January 1, 2027, and shall continue through December 31, 2028.

V. INSURANCE AND BONDING.

The City shall ensure and/or bond the Associate Municipal Court Judge for all responsibilities and obligations and duties to be performed with the scope of his/her employment; however, the City shall have no obligation to indemnify or defend Municipal Judge for conduct or action undertaken in bad faith, is criminal in nature, constituting gross negligence, or for intentional, wrongful or reckless misconduct.

VI. TERMINATION.

The City shall comply with Georgia Law in the termination of a Municipal Court Judge.

In the event the Associate Municipal Court Judge voluntarily resigns his/her position with the City before expiration of the aforesaid term of employment, the Associate Municipal Court Judge shall give the City sixty (60) days advance written notice. This Agreement shall terminate prior to the expiration of the term specified above, without further liability of the City, if death, permanent disability (extending three (3) months or longer), or total incapacity shall render the Associate Municipal Court Judge incapable of serving as a Municipal Court Judge.

VII. GENERAL PROVISIONS.

a. The Chief Municipal Court Judge shall be allowed to select an associate judge to serve in his/her stead during his absence, provided his absence is not a result of a termination or expiration of this Agreement, and the Associate Municipal Court Judge agrees to serve in said capacity if selected.
b. Nothing herein contained shall act to prohibit Tracey A. Moran from engaging in the private practice of law and activities related thereto.
c. In the event the Associate Municipal Judge is called upon to perform marriage ceremonies as provided in Georgia Law, the Associate Municipal Judge shall be allowed to charge a fee, therefore, and retain any such fee received in accordance with Georgia Laws on honorarium.

VIII. NOTICES.

All notices required under this Agreement shall be in writing and shall be hand-delivered to the addresses of the parties set forth below. Any party, by notice so given, may change the address to which future notices shall be sent.

Municipal Court Judge: The Honorable Tracey A. Moran
Mann & Moran, P.C.
1618 Thompson Avenue
East Point, Georgia 30344

City of Stone Mountain: Mayor, City of Stone Mountain
City Manager, City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

IX. FINAL AND ENTIRE AGREEMENT.

This Agreement supersedes and controls all prior written and oral agreements and representations of the parties. To the extent this Contract is inconsistent with prior written and oral agreements, the provisions set forth herein shall control, supersede and constitute the entire agreement of the parties. Additionally, by signing this agreement, the Municipal Court Judge warrants and represents that, as of the date of his signature below, he has no undisclosed claims against the City or nay employee or representative thereof and that he is eligible to serve as judge in accordance with Georgia law.

X. AMENDMENTS AND MODIFICATIONS.

This Agreement shall not be amended or modified except by written agreement signed by both parties.

XI. INVALID PROVISIONS.

Should any court for any reason deem any provision of this Agreement invalid or unenforceable, the remaining provisions shall nevertheless continue to be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this agreement in duplicate, each counterpart of which is hereby deemed an original for all purposes.

CITY OF STONE MOUNTAIN, GEORGIA

Jelani Linder, Mayor	Tracey A. Moran, Esq.

ATTEST:

Shavala Ames, City Clerk

APPROVED AS TO FORM:

Angela Couch, City Attorney

CONTRACT FOR SERVICES AGREEMENT
ASSOCIATE MUNICIPAL COURT JUDGE

THIS AGREEMENT is made and entered into this 1st day of January, 2027 (the "Effective Date"), by and between the CITY OF STONE MOUNTAIN, GEORGIA, a municipal corporation, (hereinafter referred to as the "City") and **WARREN W. HOFFMAN, ESQ**. ("Associate Municipal Court Judge"), an individual.

W I T N E S S E T H:

WHEREAS, the City Council appoints a Chief and associate municipal court judges; and,

WHEREAS, state law, at O.C.G.A. § 36-32-2(a), requires that the City enter into contracts with said judges and that such appointments be for a minimum period of two (2) years; and,

WHEREAS, Warren W. Hoffman desires to serve as an Associate Municipal Court Judge for the City of Stone Mountain, Georgia; and

WHEREAS, the City desires for Warren W. Hoffman to perform services as an Associate Municipal Court Judge of the City of Stone Mountain as provided by the City Charter; and

WHEREAS, the City Council wishes, by majority vote of the Council, to appoint Warren W. Hoffman as Associate Municipal Court Judge for fiscal year ("FY") 2027 and FY 2028.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

I. MUTUAL ASSENT TO EMPLOYMENT.

The City Council hereby engages and hires Warren W. Hoffman to act as an Associate Municipal Court Judge for the City, and Warren W. Hoffman accepts and agrees to this engagement of services.

II. DUTIES OF MUNICIPAL COURT JUDGE.

The duties of the Associate Municipal Court Judge shall be as described in the City's Charter and Code, which are incorporated herein by this reference. The Associate Municipal Court Judge shall be responsible for the operation of the Municipal Court of Stone Mountain in accordance with Constitutional and statutory standards, as well as all applicable directives from the Georgia Supreme Court, Georgia Court of Appeals and the Administrative Office of the Courts. To the extent training deficiencies are observed, the Associate Municipal Court Judge shall notify the City of the need for further training. The Associate Municipal Court Judge shall be available to review warrants, issue probable cause findings and hold hearings as needed.

III. COMPENSATION AND BENEFITS.

a. Salary

In consideration for the successful performance of the duties as Municipal Court Judge, as referred to hereinabove, the City agrees to pay and t Warren W. Hoffman agrees to accept, in full payment for Municipal Court Judges services, the total of One Thousand Five Hundred and 00/100 Dollars (**$1,500.00**) per month, withholding applicable federal and state payroll tax withholdings, **beginning January 1, 2027, and ending December 31, 2028,** unless this agreement is terminated as set forth herein or as may otherwise be allowed by law. Such salary covers all assigned court sessions per month and all associated court activity outside/beyond regular sessions.

b. Benefits.

As required by Georgia statute, the City shall pay the cost of annual continuing education judge training for municipal court judges as required by the State of Georgia, and associated travel expenses as approved by the City, provided that should the Associate Municipal Court Judge serve as the Chief Judge or Municipal Court Judge in one or more other municipal jurisdictions, the cost of such training and travel shall be apportioned among all such jurisdictions on an equal basis, as applicable.

IV. TERM.

This Agreement shall become effective January 1, 2027, and shall continue through December 31, 2028.

V. INSURANCE AND BONDING.

The City shall ensure and/or bond the Associate Municipal Court Judge for all responsibilities and obligations and duties to be performed with the scope of his employment; however, the City shall have no obligation to indemnify or defend Municipal Judge for conduct or action undertaken in bad faith, is criminal in nature, constituting gross negligence, or for intentional, wrongful or reckless misconduct.

VI. TERMINATION.

The City shall comply with Georgia Law in the termination of a Municipal Court Judge.

In the event the Associate Municipal Court Judge voluntarily resigns his position with the City before expiration of the aforesaid term of employment, the Associate Municipal Court Judge shall give the City sixty (60) days advance written notice. This Agreement shall terminate prior to the expiration of the term specified above, without further liability of the City, if death, permanent disability (extending three (3) months or longer), or total incapacity shall render the Associate Municipal Court Judge incapable of serving as a Municipal Court Judge.

VII. GENERAL PROVISIONS.

a. The Chief Municipal Court Judge shall be allowed to select an associate judge to serve in his stead during his absence, provided his absence is not a result of a termination or expiration of this Agreement, and the Associate Municipal Court Judge agrees to serve in said capacity if selected.
b. Nothing herein contained shall act to prohibit Warren W. Hoffman from engaging in the private practice of law and activities related thereto.
c. In the event the Associate Municipal Judge is called upon to perform marriage ceremonies as provided in Georgia Law, the Associate Municipal Judge shall be allowed to charge a fee, therefore, and retain any such fee received in accordance with Georgia Laws on honorarium.

VIII. NOTICES.

All notices required under this Agreement shall be in writing and shall be hand-delivered to the addresses of the parties set forth below. Any party, by notice so given, may change the address to which future notices shall be sent.

Municipal Court Judge: The Honorable Warren W. Hoffman
797 San Miguel Drive
Stone Mountain, GA 30083

City of Stone Mountain: Mayor, City of Stone Mountain
City Manager, City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

IX. FINAL AND ENTIRE AGREEMENT.

This Agreement supersedes and controls all prior written and oral agreements and representations of the parties. To the extent this Contract is inconsistent with prior written and oral agreements, the provisions set forth herein shall control, supersede and constitute the entire agreement of the parties. Additionally, by signing this agreement, the Municipal Court Judge warrants and represents that, as of the date of his signature below, he has no undisclosed claims against the City or nay employee or representative thereof and that he is eligible to serve as judge in accordance with Georgia law.

X. AMENDMENTS AND MODIFICATIONS.

This Agreement shall not be amended or modified except by written agreement signed by both parties.

XI. INVALID PROVISIONS.

Should any court for any reason deem any provision of this Agreement invalid or unenforceable, the remaining provisions shall nevertheless continue to be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this agreement in duplicate, each counterpart of which is hereby deemed an original for all purposes.

CITY OF STONE MOUNTAIN, GEORGIA

_____	_____
Jelani Linder, Mayor	Warren W. Hoffman, Esq.

ATTEST:

_____
Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

CONTRACT FOR PROFESSIONAL PROBATION SERVICES, INC.

Date:	September 24, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Kristie Tucker	**Department:**	Court Services
Goal:	Governance	**Presenter:**	Kristie Tucker
Agenda Title:	**Consideration of a request to approve the contract for probation services by Professional Probation Services, Inc.**		
Audio/Visual Presentation:	Yes/No/NA		

Workplan Goal Details:
Governance: Ensure the Municipal Court has reliable, transparent, and legally compliant probation services that provide consistent supervision, accurate case reporting, timely monitoring of court-ordered requirements, and clear accountability for service delivery, supporting efficient court operations, public safety, and successful probationer compliance.
Agenda Item Description (Background/History/Details):
Having been reviewed and approved by the City Attorney, this request is for the annual renewal of the contract for probation services provided by Professional Probation Services, Inc. for 2027.

Staff Recommendations (Motion):
Staff recommends the following: **"Approval of the contract for probation services by Professional Probation Services, Inc. for 2027"**

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

Mayor's Signature Required:	YES	NO

List Attachments:
1. Professional Probation Services, Inc. Contract

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				

STATE OF GEORGIA
COUNTY OF DEKALB

CONTRACT FOR PROBATION SUPERVISION AND REHABILITATION SERVICES

THIS CONTRACT made and entered into this _____ day of _____, 20_____, by and between the City of Stone Mountain, Georgia (hereinafter referred to as the "City") and Professional Probation Services, Inc. (hereinafter referred to as "PPSI"), upon the request and consent of the Chief Judge of the Stone Mountain Municipal Court (hereinafter referred to as the "Court").

WITNESSETH:

WHEREAS, the City, authorized by O.C.G.A. §42-8-101, wishes to enter into this agreement with PPSI with the consent of the Court, and recognizes its responsibility to provide professional and effective sentencing alternatives for citizenry and offenders of the community; and

WHEREAS, PPSI is uniquely qualified and experienced in providing such comprehensive professional services and is willing to contract with the City with the approval of the Court; and

WHEREAS, the parties hereto deem it in their respective best interests and each will best be served by entering into said Contract for the provision by PPSI of such probation services as ordered by the Court.

NOW THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, the parties hereto agree as follows:

DESIGNATION BY THE CITY

The City shall designate PPSI as the sole private entity to coordinate, provide and direct probation programs and services to offenders sentenced by and under the jurisdiction of the Court.

SCOPE OF SERVICES

PPSI shall provide the services and programs for the misdemeanor and ordinance violation offenders placed on probation by the Court which shall include the following particulars:

A. Comply with the rules, standards, and qualifications as set forth by the Department of Community Supervision (DCS), and any subsequent changes, thereto, and the Laws of the State of Georgia.

B. Operate under the conditions as agreed to by and between PPSI and the City, as more fully set forth in the Specifications for Probation Services attached hereto and incorporated herein by reference.

C. Provide such services as specifically set forth in the Specifications for Probation Services for the provisions of services to offenders under the jurisdiction of the Court.

D. Meet, maintain, and comply with all rehabilitation program offerings as specified in the Specifications for Probation Services.

E. Maintain individual files for each offender participating in PPSI's programs in accordance with DCS Board Rule 105-2-.14. The files will be maintained in a secured area, in a secure file cabinet, or electronically. PPSI shall maintain the confidentiality of all files, records, and papers relative to the supervision of probationers under this agreement.

F. Provide timely and prompt reports as are, or may be required by the Court during the period of the Contract, which include, but are not limited to, statistical reports, caseload data, and other records documenting the types of program services provided and the identity of the offenders receiving such services in accordance with O.C.G.A. §42-8-108 and DCS Board Rule 105-2-.13.

G. Provide counseling and supervision services for all persons ordered by the Court to participate in such programs during the period of the Contract and assure that PPSI is providing program services and maintaining records reflective of good business practice.

H. Make fiscal and program records available within ten (10) working days for review and maintain financial records reflective of good business practice. Records shall be maintained in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.14.

I. Bill the offender for program services provided on such forms and in such manner to conform to acceptable business practice in accordance with DCS Board Rule 105-2-.14 and 105-2-.15. The accuracy of billing is to be confirmed by providing a copy of the services and attending cost to the offender.

J. Charge each offender participating in rehabilitation programs the reasonable cost of the program as reflected in the Specifications for Probation Services attached hereto and incorporated herein by reference. Each offender shall be charged a maximum not to exceed the program costs as specified in the Specifications for Probation Services unless it is approved in advance by the Court. Those offenders the Court shall determine to be indigent shall be ordered as such and shall be supervised at no cost in accordance with O.C.G.A. §42-8-102.

K. Collect restitution, fines, court costs and fees, program fees, and probation fees as ordered by the Court. PPSI shall prioritize the collection of restitution before the collection of fines and probation fees pursuant to O.C.G.A. §17-14-8. PPSI shall collect funds for the Georgia Crime Victims Emergency Fund, as applicable, and forward them directly to the Georgia Crime Victims Compensation Board by the end of each month along with a corresponding remittance report pursuant to O.C.G.A. §17-15-13(f).

L. Submit a written report to the Court as frequently as the Court requires on the amount of Court fines, costs, fees, and restitution Court ordered and collected from each offender. The report shall include the total dollar amount applied to Court ordered fines, fees, restitution, and other conviction related costs.

M. Tender all Court fines and costs ordered and collected from offenders to the Court as frequently as the Court requires.

N. Comply with all laws regarding confidentiality of offender records in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.09.

O. Furnish a fidelity bond or letter of credit in the amount of not less than one hundred thousand ($100,000.00) dollars as surety for the satisfactory performance of the Contract.

P. Not profit or attempt to profit from any fines, restitution, or Court cost collected from the of

Q. The Court shall assist PPSI in obtaining access to criminal histories in the Georgia Crime Information Center and National Crime Information Center through local law enforcement in order for PPSI to conduct pre-sentence or probationer investigations as may be requested. PPSI may obtain a Georgia Crime Information Center (GCIC) Originating Agency Identifier (ORI) number. The Federal Bureau of Investigation (FBI) CJIS Security Addendum is, therefore, attached hereto and incorporated herein by reference.

R. PPSI shall employ competent and able personnel to provide services rendered hereunder and to appropriately administer this caseload. All staff shall meet qualifications as prescribed by O.C.G.A. §42-8-107 and DCS Board Rule 105-2-.09.

S. PPSI shall have a criminal history records check made of all staff in accordance with O.C.G.A. §42-8-106.1, O.C.G.A. §42-8-107, and DCS Board Rule 105-2-.10.

T. PPSI staff shall comply with the orientation and continuing education training required per annum as prescribed by O.C.G.A. §42-8-107, DCS Board Rule 105-2-.09, and DCS Board Rule 105-2-.12.

U. PPSI shall make a supervision assessment of each offender and determine the reporting schedule, type of contact(s), and frequency of contact(s) pursuant to the direction of the Court. There are no minimally required contacts for pay-only cases. Probation officers shall supervise no more than 250 probationers under Basic Supervision and no more than 50 probationers under Intensive Supervision. There are no caseload size limitations regarding pay-only cases.

V. PPSI shall coordinate and ensure compliance with community service by each probationer as ordered by the Court. PPSI will maintain records of community service participation and completion.

W. PPSI shall coordinate with certified vendors the evaluation and assessment of probationers for drug/alcohol rehabilitation, mental health, psychological counseling, or educational programs mandated by the Court and shall require probationer's compliance. PPSI shall not specify, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program, which a probationer may or shall attend. PPSI shall conduct on-site drug and alcohol screens as determined necessary by the Court, the costs for which shall be paid by the offender as fully set forth in the Specifications for Services, attached hereto.

X. The term "pay-only probation" means a defendant has been placed under probation supervision solely because such defendant is unable to pay the court imposed fine and statutory surcharges when such defendant's sentence is imposed. Such term shall not include circumstances when restitution has been imposed or other probation services are deemed appropriate by the court. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees.

Y. Consecutive misdemeanor sentences shall be supervised in accordance with O.C.G.A. §42-8-103 and §42-8-103.1.

Z. PPSI shall prepare probation violation warrants, orders, and petitions for modification/revocation of probation for submission to the Court. PPSI shall recommend the modification or revocation of probation whenever the probationer fails to substantially comply with the terms and conditions of probation. The Court shall determine what constitutes a substantial failure to comply with probation terms and conditions. Modification/Revocation proceedings shall be conducted in accordance with O.C.G.A. §42-8-102 and the Court's Judicial Procedures.

PRETRIAL INTERVENTION AND DIVERSION PROGRAM

In accordance with O.C.G.A. §15-18-80, the prosecuting attorney of the Stone Mountain Municipal Court is authorized to create and administer a Pretrial Intervention and Diversion Program for offenses within the jurisdiction of the Court. The purpose of such program is to provide an alternative to prosecuting offenders in the criminal justice system. Upon the request of the prosecuting attorney and with the advice and express written consent of the prosecuting attorney, which is now given, the City designates PPSI as the private entity to be used for the purpose of monitoring program participants' compliance with the Pretrial Intervention and Diversion Program. Fees for monitoring services are payable not by the City, but by the program participants. Entry into the Pretrial Intervention and Diversion Program shall be at the discretion of the prosecuting attorney.

PERIOD OF SERVICE

The performance of the aforementioned services shall commence on the 1st day of January, 2027, and shall continue with a specific expiration date of the 31st day of December, 2027.

PAYMENTS FOR SERVICES

Fees for basic services are set out in the Specifications for Probation Services, which fees are payable not by the City, but by sentenced offenders. No fees accrued pursuant to the Specifications for Probation Services shall be obligations of the City.

DEFICIENCIES IN SERVICE, TERMINATION

In the event the City determines there are deficiencies in the service and work provided by PPSI, the City shall notify PPSI in writing as to the precise nature of any such deficiencies. Within ten (10) working days of receipt of such notice, PPSI shall correct or take reasonable steps to correct the deficiencies complained of, including, if necessary, increasing the work force and/or equipment, or modifying the policies and procedures used by PPSI in performing services pursuant to this Contract. If PPSI fails to correct or take reasonable steps to correct the deficiencies within ten (10) working days, the City may declare PPSI in default and this Contract shall be declared terminated upon receipt by PPSI of notice thereof. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City or seek, as its remedy, monetary damages in a Court of competent jurisdiction.

DISPUTES

In the event of any controversy, claim or dispute as to the services and work performed or to be performed by PPSI, or the construction or operation of or rights and liabilities of the parties under this Contract, where the City is the complaining party, each such question shall be submitted to the Chief Judge of the Stone Mountain Municipal Court for resolution; provided, however, in the event either party disagrees with the decisions of the Judge, that party shall have the right to litigate the matter in its entirety in a Court of competent jurisdiction. The party wishing to submit a matter to the Judge shall do so by written notice to the other party and to the Judge, which shall specify the nature of the controversy, claim or dispute. The Judge shall schedule a hearing within fifteen (15) days of such notice, at which time both parties shall present their positions. The Judge shall render a decision within seven (7) days after the date of the hearing. In the event the Judge is the complaining party, the Presiding Judge of the Dekalb County Superior Court, or his/her designee, shall be asked to resolve the issues presented.

TRANSFER OF OPERATIONS

In the event PPSI defaults for any reason in the service provided for by this Contract, the City may, at its election and upon five (5) working days' prior written notice to PPSI, take possession of all records and other documents generated by PPSI in connection with this Contract, and the City may use the same in the performance of the services described herein. PPSI agrees to surrender peacefully said records and documents in paper and in electronic (CSV) format. The City shall provide PPSI with a written receipt of those items over which the City assumes exclusive control. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City, or seek monetary damages as its remedy in a court of competent jurisdiction.

RIGHT TO REQUIRE PERFORMANCE

The failure of the City at any time to require performance by PPSI of any provisions hereof shall in no way affect the right of the City thereafter to enforce same. Nor shall waiver by the City of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

ACCESS TO BOOKS AND RECORDS

The City's representatives shall have access on a weekday, other than a legal State holiday, upon forty-eight (48) hours prior written notice to PPSI's representative, to all PPSI's books, records, correspondence, instructions, receipts, vouchers, and memoranda of every description pertaining to work under this Contract, for the purpose of conducting a complete independent fiscal audit for any fiscal year within the immediately preceding two (2) years, in accordance with O.C.G.A. §42-8-108, DCS Board Rule 105-2-.14, and DCS Board Rule 105-2-.19.

INSURANCE

PPSI shall provide and maintain during the life of this Contract, workers' compensation insurance and general liability with the following limits of liability:

Workers' Compensation	- Statutory
Bodily Injury Liability	- $ 100,000 each accident
	- $ 500,000 each occurrence
General Liability	- $1,000,000 each occurrence
Personal & Advertising Injury	- $1,000,000 each occurrence
Professional Liability	- $1,000,000 each occurrence

INDEMNIFICATION/HOLD HARMLESS

With regard to the work to be performed by PPSI, neither the Court nor the City shall be liable to PPSI, or to anyone who may claim a right resulting from any relationship with PPSI, for any negligent act or omission of PPSI, its employees, agents, or participants in the performance of services conducted on behalf of the City. In addition, PPSI agrees to indemnify and hold harmless the Court and the City, their officials, employees, agents, or participants with the Court and the Probation Services described herein, from any and all claims, actions, proceedings, expenses, damages, liabilities or losses (including, but not limited to, attorney's fees and court costs) arising out of or in connection with any negligent act or omission of PPSI, including wrongful criminal acts of PPSI, or PPSI's employees, agents, or representatives. Further, the City is to be named as an additional named insured on PPSI's liability insurance policies.

ASSIGNMENT

The duties and obligations assumed by PPSI are professional services unique to PPSI and are therefore not transferable or assignable without prior consent of the Court and City. Consent, however, shall not be unreasonably withheld.

VALIDITY

This Contract shall be binding on any successor to the undersigned official of the City or Court. The provisions enumerated in this Contract shall be deemed valid insofar as they do not violate any City, State, or Federal laws. In the event any provision of this Contract should be declared invalid, the remainder of this Contract shall remain in full force and effect.

NOTICE

Any notice provided for in this Contract shall be in writing and served by personal delivery or by registered or certified mail addressed to:

As to the City:	The City of Stone Mountain 875 Main Street Stone Mountain, GA 30083
As to PPSI:	Professional Probation Services, Inc. 327 South Hill Street, Building A Buford, GA 30518 Attn: Keith Ward, CEO

Notices sent by registered or certified mail shall be deemed delivered/received upon actual receipt or three (3) days from mailing, whichever is shorter. The above addresses may be modified by written notice to the other party.

ENTIRE AGREEMENT

This Contract, including all exhibits attached hereto and incorporated herein by reference, constitutes the entire understanding and agreement between the parties hereto and supersedes any and all agreements, whether written or oral, that may exist between the parties regarding the same. No representations, inducements, promises, or agreements between the parties not embodied herein shall be of any force and effect. No amendment or modification to this Contract or any waiver of any provisions hereof shall be effective unless in writing and signed by the City and PPSI.

In witness whereof, the parties here to have executed this agreement on the day first above written.

THE CITY OF STONE MOUNTAIN

_____
Jelani Linder, Mayor

PROFESSIONAL PROBATION SERVICES, INC.

_____
Keith Ward, CEO

APPROVED BY THE STONE MOUNTAIN MUNICIPAL COURT

_____
L'Erin Barnes Wiggins, Chief Judge

_____
Andres Marierose, Esq., Solicitor

APPROVED AS TO FORM

_____
Angela Couch, Esq., City Attorney

Pay-Only Probation Supervision	**$45.00 per month.** **The pay-only probation supervision fees shall be capped, per O.C.G.A. §42-8-103.**
Basic Probation Supervision	**$45.00 per month**
Intensive Probation Supervision	**$45.00 per month**
Indigent Supervision	**$0.00** – As determined and ordered by the Court
Pre-Trial/Diversion Supervision	**$45.00 per month**
Electronic Monitoring	**$50.00 Installation Fee +** **RF House Arrest: $6.75 per day** **Active GPS: $10.00 per day** **SCRAM – Remote Breath: $7.25 per day** **SCRAM – with landline: $10.00 per day** **SCRAM – Alcohol Monitoring with Cellular Connector: $12.00 per day** **SCRAM – Alcohol Monitoring plus House Arrest: $15.00 per day**
Alternative GPS Monitoring with Victim Notification	**Talitrix System (or similar) Smart Phone Application** **$55.00/$85.00 Enrollment Fee +** **$4.50 - $5.50 per day**
On-Site, Multi-Panel Drug Screen	**$25.00**
Alcohol Test – Breathalyzer	**$25.00**
On-Site EtG Test	**$25.00**
Laboratory Confirmation Test	**$25.00**
Termination Letter Administrative Fee	**$10.00 (If applicable)**
Community Service Work Coordination	**No Cost**
Restitution Collection - Direct Disbursement to Victim	**No Cost**
Court and On-Line Access to the PPSI Offender Management Computer Program	**No Cost** **For 24/7 Internet Access to all Offender Data and Activity**
Transfer of Supervision	**No Cost to any of our more than 40 locations nationwide**
Resume and Interview Skills Development with Job Placement Assistance	**No Cost**
Indemnification of the Court, and Naming the Court as an Additional Insured	**No Cost – Professional and General Liability**

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to appoint HPC members to vacant seats.**		

Agenda Item Description (Background/History/Details):

Due to three expired terms, **four vacancies** exist on the Historic Preservation Commission. Per Sections 5-33, "the governing authority shall accept applications from interested individuals, review the application and recommend a short list of potential candidates to the mayor. The mayor shall nominate individuals from the short list for confirmation of appointment by the Council no later than the work session following receipt of the short list."

The Historic Preservation Board shall consist of three to seven members that reside within the City have been residents of the city for at least one year prior to appointment. In addition, a majority of members shall be persons who have demonstrated special interest, experience or education in the preservation of historic resources, history or architecture. As a result, the following individuals have applied and are eligible based on the criteria listed above.

Rebecca Spring; November 30, 2026 – November 30, 2030
Elisabeth Richmond; November 30, 2026 – November 30, 2030

Workplan Goal Details: Ensuring a well-functioning Planning Commission and Historic Preservation Commission.

Staff Recommendations (Motion):

Staff recommends the following: **Staff Recommends approval of the applicants listed above to ensure the City has an adequate number of volunteers for the Historic Preservation Commission.**

List Attachments:

1. Supporting Application Files

November 14, 2026

Historic Preservation Commission Application

City of Stone Mountain

The City of Stone Mountain is accepting applications for appointments to the Historic Preservation Commission.

The Historic Preservation Commission plays an important role in protecting and preserving the City's historic resources, architectural character, and cultural heritage.

Applicants must have resided within the incorporated city limits of Stone Mountain for at least one year prior to appointment. Individuals with a demonstrated special interest, experience, or education in historic preservation, history, or architecture are encouraged to apply.

Interested applicants must complete the application below and submit a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Elisabeth Richmond

Email [redacted]

Phone Number

Residential Street Address [redacted]

Section 2: Residency Requirements

Note: A Stone Mountain mailing address does not necessarily indicate residency within the incorporated City limits.

Do you currently reside within the incorporated City limits of Stone Mountain? Yes

Have you been a resident of the City of Stone Mountain for at least one year? Yes

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Historic Preservation | Local or Regional History | Architecture | Architectural History | Historic Building Restoration or Rehabilitation

5. Please describe your interest, experience, or education in historic preservation, history, or architecture.

I have served on the City of Stone Mountain's Historic Preservation Commission since February 2023. This makes me the most senior member and the only member of the commission that has received any historical preservation training.

Section 4: Supporting Documents

Upload Your Résumé

Resume 2023.docx

Upload Your Letter of Interest

HPC Letter of Intent 2023.docx

Section 5: Certification and Electronic Signature

I certify that the information provided in this application is true and accurate to the best of my knowledge. I understand that submission of this application does not guarantee appointment to the City of Stone Mountain Historic Preservation Commission.

I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.

I acknowledge.

Full Legal Name (Electronic Signature)

Elisabeth Richmond

November 17, 2026

Historic Preservation Commission Application

City of Stone Mountain

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Applicants must have resided within the incorporated city limits of Stone Mountain for at least one year prior to appointment. Individuals with a demonstrated special interest, experience, or education in historic preservation, history, or architecture are encouraged to apply.

Interested applicants must complete the application below and submit a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Rebecca Spring

Email [redacted]

Phone Number

Residential Street Address

Section 2: Residency Requirements

Note: A Stone Mountain mailing address does not necessarily indicate residency within the incorporated City limits.

Do you currently reside within the incorporated City limits of Stone Mountain? Yes

Have you been a resident of the City of Stone Mountain for at least one year? Yes

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Historic Preservation | Local or Regional History | Architecture | Architectural History | Cultural Heritage Preservation | Archaeology | Other Related Area

5. Please describe your interest, experience, or education in historic preservation, history, or architecture.

I am an existing member of the Commission and acting Chair since March 2026. I have a professional background in Archaeology, Cultural Resource Management, and Digital Preservation (including GIS, drones, and photogrammetry). I worked on many RFPs and have a solid comprehension of Section 106, NEPA, and GNAHRGIS. I also worked on public museum displays and created youth summer camps for archaeology. I have a passion for cultural preservation and history, and a strong desire to maintain the historical character of Stone Mountain.

Section 4: Supporting Documents

Upload Your Résumé

PDF rwspring Resume 2026-Nov.pdf

Upload Your Letter of Interest

PDF HPC LoI 2026-Nov RSpring.pdf

Section 5: Certification and Electronic Signature

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I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.

I acknowledge.

Full Legal Name (Electronic Signature)

Rebecca Winker Spring

November 15, 2026

Dear City of Stone Mountain,

I am writing to express interest in remaining on the Historic Preservation Commission. I am an existing member of the Commission and acting Chair since March 2026.

I have a professional background in Cultural Resource Management and both my Bachelor's and Master's Degrees are in Anthropology, with focus in archaeology. I worked as a professional archaeologist and ethnographer. I am a Registered Professional Archaeologist (RPA) and certified Geographic Information Systems (GIS) Professional.

I am skilled in digital preservation techniques including GIS, drones, and photogrammetry. My most recent project was to support the Black Burials Project for the Preservation Society of Charleston.

I worked on many RFPs and possess a sound knowledge in cultural heritage planning and permitting at local, state, and federal levels, including Section 106 of the National Historic Preservation Act (NHPA). I have experience with public museum displays and created youth summer camps for archaeology. I have a passion for cultural preservation and history, and a strong desire to maintain the historical character of Stone Mountain.

I look forward to hearing from you and the board. Please let me know if you need additional information.

Regards,

Rebecca Spring, MA, RPA, GISP
[redacted]

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to appoint HPC members to vacant seats.**		

Agenda Item Description (Background/History/Details):

Due to three expired terms, **four vacancies** exist on the Historic Preservation Commission. Per Sections 5-33, "the governing authority shall accept applications from interested individuals, review the application and recommend a short list of potential candidates to the mayor. The mayor shall nominate individuals from the short list for confirmation of appointment by the Council no later than the work session following receipt of the short list."

The Historic Preservation Board shall consist of three to seven members that reside within the City have been residents of the city for at least one year prior to appointment. In addition, a majority of members shall be persons who have demonstrated special interest, experience or education in the preservation of historic resources, history or architecture. As a result, the following individuals have applied and are eligible based on the criteria listed above.

Rebecca Spring; November 30, 2026 – November 30, 2030
Elisabeth Richmond; November 30, 2026 – November 30, 2030

Workplan Goal Details: Ensuring a well-functioning Planning Commission and Historic Preservation Commission.

Staff Recommendations (Motion):

Staff recommends the following: **Staff Recommends approval of the applicants listed above to ensure the City has an adequate number of volunteers for the Historic Preservation Commission.**

List Attachments:

1. Supporting Application Files

November 14, 2026

Historic Preservation Commission Application

City of Stone Mountain

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The Historic Preservation Commission plays an important role in protecting and preserving the City's historic resources, architectural character, and cultural heritage.

Applicants must have resided within the incorporated city limits of Stone Mountain for at least one year prior to appointment. Individuals with a demonstrated special interest, experience, or education in historic preservation, history, or architecture are encouraged to apply.

Interested applicants must complete the application below and submit a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Elisabeth Richmond

Email [redacted]

Phone Number

Residential Street Address [redacted]

Section 2: Residency Requirements

Note: A Stone Mountain mailing address does not necessarily indicate residency within the incorporated City limits.

Do you currently reside within the incorporated City limits of Stone Mountain? Yes

Have you been a resident of the City of Stone Mountain for at least one year? Yes

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Historic Preservation | Local or Regional History | Architecture | Architectural History | Historic Building Restoration or Rehabilitation

5. Please describe your interest, experience, or education in historic preservation, history, or architecture.

I have served on the City of Stone Mountain's Historic Preservation Commission since February 2023. This makes me the most senior member and the only member of the commission that has received any historical preservation training.

Section 4: Supporting Documents

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HPC Letter of Intent 2023.docx

Section 5: Certification and Electronic Signature

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I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.

I acknowledge.

Full Legal Name (Electronic Signature)

Elisabeth Richmond

November 17, 2026

Historic Preservation Commission Application

City of Stone Mountain

The City of Stone Mountain is accepting applications for appointments to the Historic Preservation Commission.

The Historic Preservation Commission plays an important role in protecting and preserving the City's historic resources, architectural character, and cultural heritage.

Applicants must have resided within the incorporated city limits of Stone Mountain for at least one year prior to appointment. Individuals with a demonstrated special interest, experience, or education in historic preservation, history, or architecture are encouraged to apply.

Interested applicants must complete the application below and submit a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Rebecca Spring

Email [redacted]

Phone Number

Residential Street Address

Section 2: Residency Requirements

Note: A Stone Mountain mailing address does not necessarily indicate residency within the incorporated City limits.

Do you currently reside within the incorporated City limits of Stone Mountain? Yes

Have you been a resident of the City of Stone Mountain for at least one year? Yes

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Historic Preservation | Local or Regional History | Architecture | Architectural History | Cultural Heritage Preservation | Archaeology | Other Related Area

5. Please describe your interest, experience, or education in historic preservation, history, or architecture.

I am an existing member of the Commission and acting Chair since March 2026. I have a professional background in Archaeology, Cultural Resource Management, and Digital Preservation (including GIS, drones, and photogrammetry). I worked on many RFPs and have a solid comprehension of Section 106, NEPA, and GNAHRGIS. I also worked on public museum displays and created youth summer camps for archaeology. I have a passion for cultural preservation and history, and a strong desire to maintain the historical character of Stone Mountain.

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Upload Your Résumé

PDF rwspring Resume 2026-Nov.pdf

Upload Your Letter of Interest

PDF HPC LoI 2026-Nov RSpring.pdf

Section 5: Certification and Electronic Signature

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I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.

I acknowledge.

Full Legal Name (Electronic Signature)

Rebecca Winker Spring

November 15, 2026

Dear City of Stone Mountain,

I am writing to express interest in remaining on the Historic Preservation Commission. I am an existing member of the Commission and acting Chair since March 2026.

I have a professional background in Cultural Resource Management and both my Bachelor's and Master's Degrees are in Anthropology, with focus in archaeology. I worked as a professional archaeologist and ethnographer. I am a Registered Professional Archaeologist (RPA) and certified Geographic Information Systems (GIS) Professional.

I am skilled in digital preservation techniques including GIS, drones, and photogrammetry. My most recent project was to support the Black Burials Project for the Preservation Society of Charleston.

I worked on many RFPs and possess a sound knowledge in cultural heritage planning and permitting at local, state, and federal levels, including Section 106 of the National Historic Preservation Act (NHPA). I have experience with public museum displays and created youth summer camps for archaeology. I have a passion for cultural preservation and history, and a strong desire to maintain the historical character of Stone Mountain.

I look forward to hearing from you and the board. Please let me know if you need additional information.

Regards,

Rebecca Spring, MA, RPA, GISP
[redacted]

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to appoint Planning Commission members to vacant seats.**		

Agenda Item Description (Background/History/Details):

Due to expired terms**, four vacancies** exist on the Planning Commission. Per Sections 2-309, "the governing authority shall accept applications from interested individuals, review the application and recommend a short list of potential candidates to the mayor. The mayor shall nominate individuals from the short list for confirmation of appointment by the Council no later than the work session following receipt of the short list."

The Planning Commission shall consist of five to seven members, the majority of which shall reside within the city and have been a resident of the city for at least one year prior to appointment. In addition, there may only be a maximum of two community stakeholders on the board as defined by the code. As a result, the following individuals have applied and are eligible based on the criteria listed above.

Grace Kelly; November 30, 2026 – November 30, 2029
Leela Brown-Waller; November 30, 2026 – November 30, 2029

Three of the available seats are up for a full three-year term that would expire on November 30, 2030. The remaining seat expires on November 30, 2027, due to a vacancy. There are currently no Community Stakeholders on the committee.

Workplan Goal Details: Ensuring a well-functioning Planning Commission and Historic Preservation Commission.

Staff Recommendations (Motion):

Staff recommends the following: **Staff Recommends approval of the applicants listed above to ensure the City has an adequate number of volunteers for the Planning Commission.**

List Attachments:

1. Supporting Application Files

November 10, 2026

Planning Commission Application

City of Stone Mountain

The City of Stone Mountain invites interested individuals to apply for service on the Planning Commission. The Planning Commission plays an important role in shaping the City's future by reviewing matters related to land use, planning, development, and redevelopment.

Applicants should demonstrate an interest in the community and a commitment to its responsible growth and development.

Please complete the application below and upload a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Grace Kelly

Email [redacted]

Phone Number

Residential Street Addre

Section 2: Residency and Community Stakeholder Status

Note:

1. A Stone Mountain mailing address does not necessarily indicate residency within the incorporated City limits.
2. A community stakeholder is a person who does not reside within the incorporated area of the City of Stone Mountain but has a vested interest or concern in the local community. This may include a local business or property owner or a member of a civic, religious, or social organization located within the incorporated city limits.

Do you currently reside within the incorporated City limits of Stone Mountain? Yes

Have you been a resident of the City of Stone Mountain for at least one year? Yes

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Land Use | Urban or Community Planning | Zoning | Architecture or Urban Design | Other Related Area

Please describe your interest, experience, or education in land use, planning, development, or redevelopment.

I have been the vice chair of the Planning Commission for the City of Stone Mountain for the last two years. In addition to this experience I am an academically trained sociologist and have conducted research for Cape Coast University in Ghana. Sociology is relevant to urban planning because sociology critically analyzes the impacts of institutions on communities. I regularly engage in professional development researching societies, including Dekalb County and Stone Mountain, Georgia.

In 2012 I studied earthship biotecture in Taos, New Mexico where I learned how to build sustainable homes.

In 2014 I earned a certification in Environmental Sustainability from the University of Illinois Urbana-Champaign.

Lastly, I am a legacy resident of Stone Mountain. Since the 1990's I have witnessed the city's ups and downs.

Side note: Please do not post my resume in the agenda for public view. Council may review as necessary but it is a serious safety concern to have my workplace posted publicly. Thanks.

Section 4: Supporting Documents

Upload Your Résumé

Grace Kelly Resume Planning (1).docx

Upload Your Letter of Interest

Letter of Interest - City of Stone Mou... .docx

Section 5: Certification and Electronic Signature

I certify that the information provided in this application is true and accurate to the best of my knowledge. I understand that submission of this application does not guarantee appointment to the City of Stone Mountain Planning Commission.

I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.	I acknowledge.
Full Legal Name (Electronic Signature)	Grace Kelly

Letter of Interest - Planning Commission - City of Stone Mountain
875 Main Street Stone Mountain, GA 30083

Dear Council,
I am writing to express my interest in serving on the City of Stone Mountain Planning Commission. I'm a native of Stone Mountain and have a professional background in education and small business management. I believe in my ability to confer with the Commission to shape our city's future in a way that preserves livability and expands possibility. My interest in the community stems from having seen the city change over decades.

Our planning and progress should be thoughtful, to observe our city's many attractive qualities. I understand that sustainable and varied development can make communities wonderful places to live. I believe that environmental stewardship and a people-based approach to development is imperative for our legacy and future as a city. I hold a bachelor's degree in Sociology from Kennesaw State University which explores both of these topics. My educational experience has prepared me to have an informed voice on community issues, particularly planning. Sociology articulates keen connections on how societies, institutions, and governments impact individual lives. I am well trained on reading and analyzing data in the context of community needs. Further, I have previous professional experience in managing two small businesses and hold an Associate in Business Management from Georgia Piedmont College in Clarkston. An understanding of business owners' needs is also relevant to the role of a Planning Commission
Member. I value balanced and impartial leadership. I, like many of my neighbors, have high hopes for our city's future. I am enthusiastic about the possibility to work with residents, the commission, investors, and the city.

Thank you for considering my application.
Sincerely,
Grace Kelly

November 17, 2026

Planning Commission Application

City of Stone Mountain

The City of Stone Mountain invites interested individuals to apply for service on the Planning Commission. The Planning Commission plays an important role in shaping the City's future by reviewing matters related to land use, planning, development, and redevelopment.

Applicants should demonstrate an interest in the community and a commitment to its responsible growth and development.

Please complete the application below and upload a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Leela Brown-Waller

Email [redacted]

Phone Number

Residential Street Address

Section 2: Residency and Community Stakeholder Status

Note:

1. A Stone Mountain mailing address does not necessarily indicate residency within the incorporated City limits.
2. A community stakeholder is a person who does not reside within the incorporated area of the City of Stone Mountain but has a vested interest or concern in the local community. This may include a local business or property owner or a member of a civic, religious, or social organization located within the incorporated city limits.

Do you currently reside within the incorporated City limits of Stone Mountain? No

Are you a community stakeholder in the City of Stone Mountain? Yes

Please identify your connection to the City of Stone Mountain. (Select All That Apply)

Member of a Religious Organization

Please describe your connection to the City of Stone Mountain.

See attached letter

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Urban or Community Planning

Redevelopment

Please describe your interest, experience, or education in land use, planning, development, or redevelopment.

See resume & letter

Section 4: Supporting Documents

Upload Your Résumé

Updated resume.docx

Upload Your Letter of Interest

Application letter.docx

Section 5: Certification and Electronic Signature

I certify that the information provided in this application is true and accurate to the best of my knowledge. I understand that submission of this application does not guarantee appointment to the City of Stone Mountain Planning Commission.

I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.

I acknowledge.

Full Legal Name (Electronic Signature)

Leela Patrice Waller



The Reverend Leela Brown Waller

Greetings,

I write this letter with the interest of volunteering for the Historic Preservation Commission or the Planning Commission. Although I do not reside in the city of Stone Mountain, as the Assistant Pastor of Saint Paul AME Church, 821 3rd St., I do consider myself a community stakeholder.

I would like to state three reasons why I feel I should be considered for one of these positions.

First, I have a heart for the City of Stone Mountain. This has been my birth home up until I married in 1995. Still at that time my mother Gloria Brown lived at 759 for 83 years until her death in 2024. Although I have been outside of Stone Mountains living my life, I have always continued to have a connection with Stone Mountain. My mother would not have it any other way.

I promised God and her, that I would return to the community that raised me to make an impact with the City Government leadership and the citizens of Stone Mountain. I consider Stone Mountain to be who I am.

Second, I had the opportunity to Pastor Bethel AME Church in Acworth, Ga., for five years. Bethel is on the Historical Register. The five years that I was there, I worked with the Georgia Historical Society, the mayor of Acworth, Mayor Allgood and the City Counsel, as well as Georgia Tech, to restore this historical site. My eyes were open to a new experience, knowing how to preserve legacy and history while moving forward with the future. Working with the Georgia Historical Society, we created a two-volume book on the history and how to preserve Bethel's legacy through building and restoring.

And finally, it has taken me 20 years to understand my full purpose. I had to experience and learn the things that God had ordained for me to do. Now that I understand that I have come back in full circle to uplift the city and the people of Stone Mountain. Although Stone Mountain has a very rich history, I believe there are some amazing days ahead. Please know whether or not I am assigned to either of these committees. I am committed to being here in Stone Mountain and doing the work. Doing the work means uplifting a great and vital legacy of those who have come before me and not allowing it to die.

May God bless you and keep you,

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to appoint Planning Commission members to vacant seats.**		

Agenda Item Description (Background/History/Details):

Due to expired terms**, four vacancies** exist on the Planning Commission. Per Sections 2-309, "the governing authority shall accept applications from interested individuals, review the application and recommend a short list of potential candidates to the mayor. The mayor shall nominate individuals from the short list for confirmation of appointment by the Council no later than the work session following receipt of the short list."

The Planning Commission shall consist of five to seven members, the majority of which shall reside within the city and have been a resident of the city for at least one year prior to appointment. In addition, there may only be a maximum of two community stakeholders on the board as defined by the code. As a result, the following individuals have applied and are eligible based on the criteria listed above.

Grace Kelly; November 30, 2026 – November 30, 2029
Leela Brown-Waller; November 30, 2026 – November 30, 2029

Three of the available seats are up for a full three-year term that would expire on November 30, 2030. The remaining seat expires on November 30, 2027, due to a vacancy. There are currently no Community Stakeholders on the committee.

Workplan Goal Details: Ensuring a well-functioning Planning Commission and Historic Preservation Commission.

Staff Recommendations (Motion):

Staff recommends the following: **Staff Recommends approval of the applicants listed above to ensure the City has an adequate number of volunteers for the Planning Commission.**

List Attachments:

1. Supporting Application Files

November 10, 2026

Planning Commission Application

City of Stone Mountain

The City of Stone Mountain invites interested individuals to apply for service on the Planning Commission. The Planning Commission plays an important role in shaping the City's future by reviewing matters related to land use, planning, development, and redevelopment.

Applicants should demonstrate an interest in the community and a commitment to its responsible growth and development.

Please complete the application below and upload a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Grace Kelly

Email [redacted]

Phone Number

Residential Street Addre

Section 2: Residency and Community Stakeholder Status

Note:

1. A Stone Mountain mailing address does not necessarily indicate residency within the incorporated City limits.
2. A community stakeholder is a person who does not reside within the incorporated area of the City of Stone Mountain but has a vested interest or concern in the local community. This may include a local business or property owner or a member of a civic, religious, or social organization located within the incorporated city limits.

Do you currently reside within the incorporated City limits of Stone Mountain? Yes

Have you been a resident of the City of Stone Mountain for at least one year? Yes

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Land Use | Urban or Community Planning | Zoning | Architecture or Urban Design | Other Related Area

Please describe your interest, experience, or education in land use, planning, development, or redevelopment.

I have been the vice chair of the Planning Commission for the City of Stone Mountain for the last two years. In addition to this experience I am an academically trained sociologist and have conducted research for Cape Coast University in Ghana. Sociology is relevant to urban planning because sociology critically analyzes the impacts of institutions on communities. I regularly engage in professional development researching societies, including Dekalb County and Stone Mountain, Georgia.

In 2012 I studied earthship biotecture in Taos, New Mexico where I learned how to build sustainable homes.

In 2014 I earned a certification in Environmental Sustainability from the University of Illinois Urbana-Champaign.

Lastly, I am a legacy resident of Stone Mountain. Since the 1990's I have witnessed the city's ups and downs.

Side note: Please do not post my resume in the agenda for public view. Council may review as necessary but it is a serious safety concern to have my workplace posted publicly. Thanks.

Section 4: Supporting Documents

Upload Your Résumé

Grace Kelly Resume Planning (1).docx

Upload Your Letter of Interest

Letter of Interest - City of Stone Mou... .docx

Section 5: Certification and Electronic Signature

I certify that the information provided in this application is true and accurate to the best of my knowledge. I understand that submission of this application does not guarantee appointment to the City of Stone Mountain Planning Commission.

I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.	I acknowledge.
Full Legal Name (Electronic Signature)	Grace Kelly

Letter of Interest - Planning Commission - City of Stone Mountain
875 Main Street Stone Mountain, GA 30083

Dear Council,
I am writing to express my interest in serving on the City of Stone Mountain Planning Commission. I'm a native of Stone Mountain and have a professional background in education and small business management. I believe in my ability to confer with the Commission to shape our city's future in a way that preserves livability and expands possibility. My interest in the community stems from having seen the city change over decades.

Our planning and progress should be thoughtful, to observe our city's many attractive qualities. I understand that sustainable and varied development can make communities wonderful places to live. I believe that environmental stewardship and a people-based approach to development is imperative for our legacy and future as a city. I hold a bachelor's degree in Sociology from Kennesaw State University which explores both of these topics. My educational experience has prepared me to have an informed voice on community issues, particularly planning. Sociology articulates keen connections on how societies, institutions, and governments impact individual lives. I am well trained on reading and analyzing data in the context of community needs. Further, I have previous professional experience in managing two small businesses and hold an Associate in Business Management from Georgia Piedmont College in Clarkston. An understanding of business owners' needs is also relevant to the role of a Planning Commission
Member. I value balanced and impartial leadership. I, like many of my neighbors, have high hopes for our city's future. I am enthusiastic about the possibility to work with residents, the commission, investors, and the city.

Thank you for considering my application.
Sincerely,
Grace Kelly

November 17, 2026

Planning Commission Application

City of Stone Mountain

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Applicants should demonstrate an interest in the community and a commitment to its responsible growth and development.

Please complete the application below and upload a current résumé and letter of interest for consideration.

Section 1: Applicant Information

Name Leela Brown-Waller

Email [redacted]

Phone Number

Residential Street Address

Section 2: Residency and Community Stakeholder Status

Note:

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Do you currently reside within the incorporated City limits of Stone Mountain? No

Are you a community stakeholder in the City of Stone Mountain? Yes

Please identify your connection to the City of Stone Mountain. (Select All That Apply)

Member of a Religious Organization

Please describe your connection to the City of Stone Mountain.

See attached letter

Section 3: Qualifications and Experience

Do you have a demonstrated special interest, experience, or education in any of the following areas? (Select All That Apply)

Urban or Community Planning

Redevelopment

Please describe your interest, experience, or education in land use, planning, development, or redevelopment.

See resume & letter

Section 4: Supporting Documents

Upload Your Résumé

Updated resume.docx

Upload Your Letter of Interest

Application letter.docx

Section 5: Certification and Electronic Signature

I certify that the information provided in this application is true and accurate to the best of my knowledge. I understand that submission of this application does not guarantee appointment to the City of Stone Mountain Planning Commission.

I certify and understand.

By typing my full name below, I acknowledge that my typed name serves as my electronic signature.

I acknowledge.

Full Legal Name (Electronic Signature)

Leela Patrice Waller



The Reverend Leela Brown Waller

Greetings,

I write this letter with the interest of volunteering for the Historic Preservation Commission or the Planning Commission. Although I do not reside in the city of Stone Mountain, as the Assistant Pastor of Saint Paul AME Church, 821 3rd St., I do consider myself a community stakeholder.

I would like to state three reasons why I feel I should be considered for one of these positions.

First, I have a heart for the City of Stone Mountain. This has been my birth home up until I married in 1995. Still at that time my mother Gloria Brown lived at 759 for 83 years until her death in 2024. Although I have been outside of Stone Mountains living my life, I have always continued to have a connection with Stone Mountain. My mother would not have it any other way.

I promised God and her, that I would return to the community that raised me to make an impact with the City Government leadership and the citizens of Stone Mountain. I consider Stone Mountain to be who I am.

Second, I had the opportunity to Pastor Bethel AME Church in Acworth, Ga., for five years. Bethel is on the Historical Register. The five years that I was there, I worked with the Georgia Historical Society, the mayor of Acworth, Mayor Allgood and the City Counsel, as well as Georgia Tech, to restore this historical site. My eyes were open to a new experience, knowing how to preserve legacy and history while moving forward with the future. Working with the Georgia Historical Society, we created a two-volume book on the history and how to preserve Bethel's legacy through building and restoring.

And finally, it has taken me 20 years to understand my full purpose. I had to experience and learn the things that God had ordained for me to do. Now that I understand that I have come back in full circle to uplift the city and the people of Stone Mountain. Although Stone Mountain has a very rich history, I believe there are some amazing days ahead. Please know whether or not I am assigned to either of these committees. I am committed to being here in Stone Mountain and doing the work. Doing the work means uplifting a great and vital legacy of those who have come before me and not allowing it to die.

May God bless you and keep you,

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	City Manager/City Attorney
Goal:	Governance	**Presenter:**	Miglena Dimov/Angela Couch
Agenda Title:	**Proposed Budget Ordinance for FY2027 (SECOND READ)**		

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):
Adopt 2027 City of Stone Mountain proposed budget.

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Budget Ordinance 2. Exhibit A – Budget Detail

ORDINANCE 2026-____

AN ORDINANCE TO ADOPT THE FISCAL YEAR 2027 BUDGET FOR EACH FUND OF THE CITY OF STONE MOUNTAIN, GEORGIA, APPROPRIATING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING THE ANTICIPATED REVENUES FOR EACH FUND, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS FOR EACH FUND AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE FOR EACH FUND

WHEREAS, a proposed Budget for each of the various funds of the City has been presented to the City Council by the Mayor; and

WHEREAS, appropriately advertised public hearings have been held on the proposed Budget, as required by State law and City Charter; and

WHEREAS, the City Council has reviewed the proposed Budget and has made certain amendments to both funding sources and appropriations; and

WHEREAS, each of the funds has a balanced Budget, such that anticipated funding sources equal or exceed proposed expenditures; and

WHEREAS, the Mayor and City Council intend to adopt an annual Operating Budget for the Fiscal Year 2027.

NOW, THEREFORE BE IT ORDAINED that the Operating Budget, shown as "Exhibit A" attached hereto and by this reference made a part of this Ordinance, shall be the City of Stone Mountain's Fiscal Year 2027 Operating Budget; and

BE IT FURTHER ORDAINED that this Budget be and is hereby approved and that the anticipated revenues presented for each fund are adopted in the amounts shown and that the amounts shown for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and

BE IT FURTHER ORDAINED that Mayor and Council further approve the reappropriation of all approved capital projects, parks bond projects, grant funding that is unspent or uncollected and available as of December ___, 2026; and

Commented [AC1]: DO WE HAVE A PARKS BOND???

BE IT FURTHER ORDAINED that, as provided in Section 6.26-6.29 of the City Charter, such revisions to the Budget may be made by majority vote of the Mayor and Council at any regular, special, or emergency meeting; and

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this Budget or amendments thereto and that expenditures for the fiscal year shall not exceed actual funding available; and

BE IT FURTHER ORDAINED that the City Manager or her designee may promulgate all necessary internal rules, regulations, and policies to ensure compliance with this Budget Ordinance.

SO ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, this ____ day of December, 2026.

CITY OF STONE MOUNTAIN, GEORGIA

_____
Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk **[Affix City Seal]**

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

FY2027 Proposed Budget



Public Hearing

Balanced General Fund

$6.73 million

General Fund and
other fund summaries

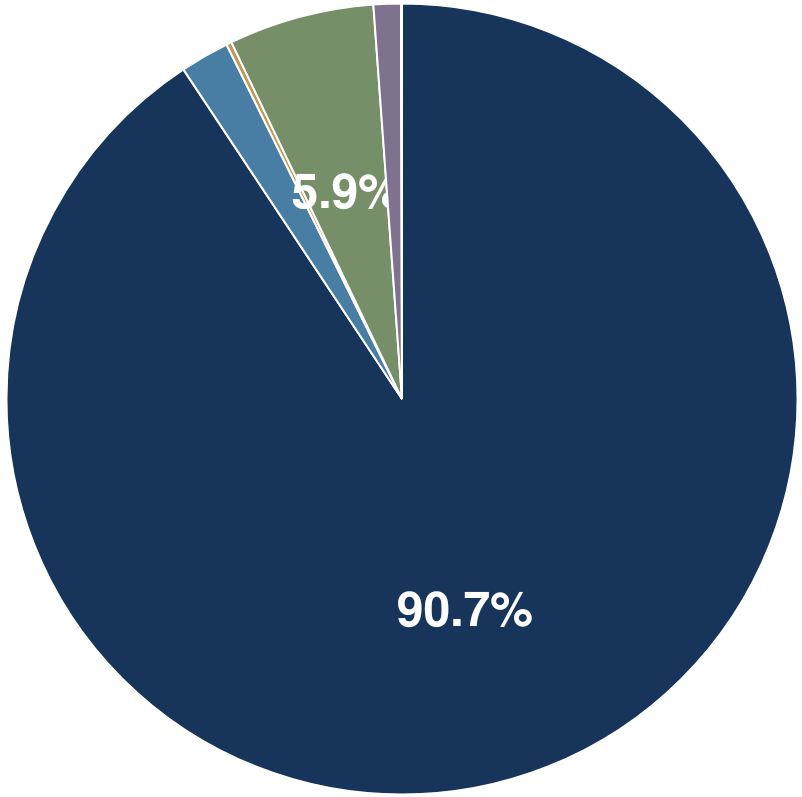
General Fund at a glance

$6,730,564.13

Proposed General Fund revenue and expenditures

Budget measure	Version 5
Revenue	$6,730,564.13
Expenditures	$6,730,564.13
Budgeted use of unrestricted reserves	$0.00
Revenue less expenditures	**$0.00**

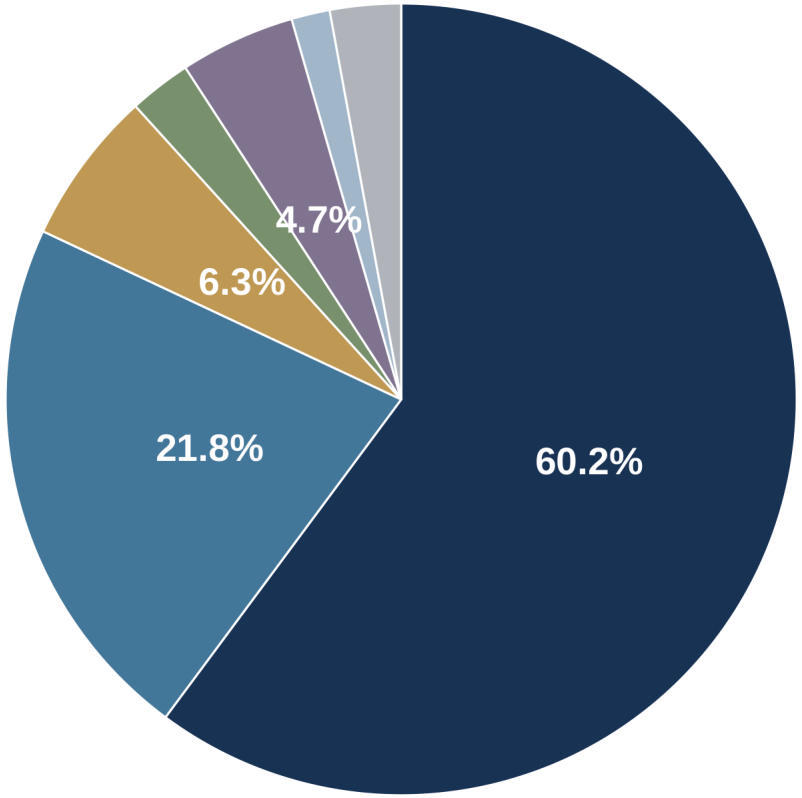
General Fund revenue



	Category	Amount	Share
	Taxes	$6,103,164	90.7%
	Licenses & permits	$134,900	2.0%
	Charges for services	$14,800	0.2%
	Fines & forfeitures	$400,000	5.9%
	Investment income	$75,000	1.1%
	Other / miscellaneous	$2,700	<0.1%
	Total	**$6,730,564**	**100.0%**

Taxes provide 90.7% of General Fund revenue.

General Fund spending



	Category	Amount	Share
	Personnel & benefits	$4,049,169	60.2%
	Purchased & contractual	$1,468,426	21.8%
	Supplies	$423,900	6.3%
	Capital outlay	$171,000	2.5%
	Other / transfers	$317,465	4.7%
	Debt service	$105,611	1.6%
	Enterprise vehicle leases	$194,993	2.9%
	Total	**$6,730,564**	**100.0%**

Personnel and contracted services account for 82% of General Fund spending.

General Fund by service area

Service area	Version 5
Public Safety & Code Enforcement	$2,788,119
Administration, General Government & Debt	$1,701,810
Buildings, Public Works & Parks	$1,164,047
Community Development	$359,449
Court	$313,993
City Clerk	$267,346
Mayor & City Council	$135,800
General Fund total	**$6,730,564**

Includes operating costs, transfers, debt and budgeted capital allocations.

General Fund departmental totals

Department	Version 5
City Council (six posts)	$102,708.00
Mayor	$33,092.00
Administration	$808,127.00
Buildings	$117,500.00
General Government	$788,071.94
City Clerk	$267,346.28
Community Development	$359,449.08

Department	Version 5
Court	$313,993.00
Code Enforcement	$187,730.00
Public Safety	$2,600,388.51
Public Works	$1,005,747.32
Parks	$40,800.00
Debt Service	$105,611.00

General Fund total: $6,730,564.13

City Council includes six posts at $17,118 each. All amounts are included in the GF total.

Closing the original budget gap

Reconciliation	Effect on balance
Original draft deficit	($454,931.40)
Revenue estimate increases	+$178,834.19
Expenditure reductions	+$605,303.44
Expenditure additions	($329,206.23)
Version 5 balance	**$0.00**

Net spending reduction: $276,097.21

Major changes to the Proposed Budget

Updated revenue estimates

Property tax +$83,334.19, interest +$60,000, insurance premium +$30,000.

Public Works revisions since FY2027 Budget Public Hearing I

Reduced regular employee pay by ($67,000) and equipment and vehicle funding by ($15,000) – Increased Contract labor by $57,000 and building capital by $25,000.

Court and public safety allocations

Court judges and benefits added $80,875. Axon allocation totals $110,000.

Lower support to related funds

Visitor Center and Cemetery transfers reduced by a combined $30,275. Moved $2,500 from MLK events to High School Parade.

Capital allocations and vehicle leases

Capital allocation in V5	Amount
Axon	$110,000
Public Works Equipment (mower & trailer)	$25,000
Public Works Building Renovations	$25,000
Computers across departments	$11,000
Total excluding vehicle leases	**$171,000**

Existing Enterprise vehicle leases: $194,992.83

Public Safety $134,564.31 • Public Works $60,428.52

All amounts above are included in the General Fund total.

Other funds and the DDA

Fund / authority	Spending	General Fund support
Visitor Center	$145,215	$106,215
Cemetery	$30,000	$30,000
Stormwater	$145,000	$0
Downtown Development Authority	$162,250	$162,250

Stormwater relies on utility revenue.

General Fund support is already included in the $6.73 million GF budget.

Public comment and adoption

Public input

Comments on proposed spending and service priorities.

Council consideration

Review hearing feedback and any proposed revisions.

Budget adoption

Council action establishes final FY2027 appropriations.

GENERAL FUND — FY2027 WORKING BUDGET

Revenue and expenditures	2024 Actual	2025 Actual	2026 Budget	2026 YTD Actual	FY2027 Working
Total revenue	5,948,411.59	6,143,252.08	6,336,829.81	1,198,018.97	6,730,564.13
Total expenditures	5,215,639.00	6,631,203.00	6,336,830.00	3,773,220.00	6,730,564.13
Revenue less expenditures	732,772.59	(487,950.92)	(0.19)	(2,575,201.03)	—

Account Number	Account Description	2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
TAXES							
3000.31.1100	Real Property CY- Revenue	-$3,337,315.67	-$3,379,542.90	-$3,875,039.81	$0.00	$3,958,374.00	
3000.31.1101	Homeowners Tax Relief Grants	-$309,566.50	$0.00	$0.00	$0.00	$0.00	
3000.31.1105	Blight Tax Revenue- RESTRICTED	-$6,507.20	-$74,290.13	-$5,000.00	$0.00	$74,290.13	
3000.31.1110	Utilities Tax CY- Revenue	-$211,631.49	$0.00	$0.00	$0.00	$0.00	
3000.31.1177	Sanitation Franchise	-$59.16	$0.00	$0.00	$0.00	$0.00	
3000.31.1200	Real Property Prior Year	-$111,167.69	-$178,931.67	-$200,000.00	-$157,975.46	$200,000.00	
3000.31.1210	Utilities Prior Year	-$8,405.20	-$85,818.51	-$186,000.00	-$185,676.48	$190,000.00	
3000.31.1310	Motor Vehicle	-$168,723.30	-$187,495.69	-$175,000.00	-$96,051.14	$160,000.00	
3000.31.1311	Commercial Vehicle AAVT	$0.00	$0.00	$0.00	$0.00	$0.00	
3000.31.1315	Motor Vehicle TAVT	$0.00	$0.00	$0.00	$0.00	$0.00	
3000.31.1320	Mobile Home Current Year	-$31.95	$0.00	$0.00	$0.00	$0.00	
3000.31.1340	Intangibles	-$24,093.85	-$37,415.38	-$40,000.00	-$8,165.63	$40,000.00	
3000.31.1350	Railroad Equip Ad Valorem Tax	$0.00	$0.00	$0.00	$0.00	$0.00	
3000.31.1600	Real Estate Transfer	-$9,907.46	-$14,621.12	-$20,000.00	-$5,406.01	$15,000.00	
3000.31.1710	Electric Franchise	-$196,692.32	-$225,499.13	-$235,000.00	-$234,203.67	$250,000.00	
3000.31.1730	Gas Franchise	-$45,286.68	-$56,800.62	-$45,000.00	-$24,177.80	$60,000.00	
3000.31.1750	Television Cable Franchise	-$32,691.49	-$31,105.99	-$30,000.00	-$13,973.14	$33,000.00	
3000.31.1760	Telephone Franchise	-$1,031.88	-$1,235.09	-$1,500.00	-$333.25	$1,500.00	
3000.31.3300	HOST Tax	$0.00	$0.00	$0.00	$0.00	$0.00	
3000.31.4200	Beer & Wine Tax	-$16,821.56	-$26,554.20	-$20,000.00	-$21,689.63	$28,000.00	
3000.31.4300	Mixed Drink Tax	-$10,189.33	-$12,254.58	-$12,500.00	-$6,994.66	$12,500.00	
3000.31.4900	Motor Vehicle Sales Tax	$0.00	-$230.00	$0.00	$0.00	$0.00	
3000.31.4901	Energy Excise Tax	-$2,439.98	-$3,962.36	-$4,000.00	$0.00	$4,500.00	
3000.31.6100	Business & Occupation Tax	-$40,472.10	-$33,960.00	-$35,000.00	-$34,990.00	$35,000.00	
3000.31.6200	Insurance Premium	-$639,995.62	-$728,967.20	-$730,000.00	$0.00	$760,000.00	
3000.31.6300	Financial Instituon Taxes	-$4,390.00	-$4,245.00	-$5,000.00	-$4,958.00	$5,000.00	
3000.31.6400	Business Property Tax	-$75,946.88	-$72,626.35	-$76,000.00	$0.00	$76,000.00	
3000.31.6500	Business Property Tax Prior Yr	-$149.62	-$10,174.34	-$10,000.00	-$4,779.71	$10,000.00	
3000.31.9110	Real Property Pen & Int Prior	-$31,055.21	-$37,754.58	-$35,000.00	-$18,618.23	$35,000.00	
3000.31.9120	Personal Property Pen & Int	$0.83	$0.00	$0.00	$0.00	$0.00	
3000.31.9200	SALES TAX DISTRIBUTION	$0.00	$0.00	$0.00	$0.00	$0.00	
3000.31.9300	Business Occup Tax Pen & Inter	$0.00	$0.00	$0.00	$0.00	$0.00	
3000.31.9500	FIFA	$0.00	$0.00	$0.00	$0.00	$0.00	
3000.31.9600	TAD	$0.00	$0.00	$0.00	$0.00	$155,000.00	
TOTAL TAXES		**-$5,284,571.31**	**-$5,203,484.84**	**-$5,740,039.81**	**-$817,992.81**	**$6,103,164.13**	
LICENSES & PERMITS							

3000.32.1110	Beer & Wine Licenses	-$4,612.78	-$4,077.61	-$5,000.00	-$3,000.00	$5,000.00
3000.32.1111	Beer Garden Permit	$0.00	$0.00	$0.00	$0.00	$0.00
3000.32.1130	Liquor, Beer & Wine License	-$18,950.00	-$17,300.00	-$26,000.00	-$25,250.00	$26,000.00
3000.32.1220	Insurance License	-$22,125.00	-$18,475.00	-$20,000.00	-$11,750.00	$22,000.00
3000.32.1290	Peddlers Solicitor Permit	-$25.00	-$75.00	$0.00	-$225.00	$200.00
3000.32.2210	Zoning & Land Use	-$160.00	-$1,390.00	-$2,000.00	-$2,180.00	$2,000.00
3000.32.2211	Special Use Permit	-$2,050.00	-$1,800.00	-$1,000.00	-$800.00	$1,000.00
3000.32.2230	Sign Permits	-$735.00	-$725.00	-$700.00	-$450.00	$750.00
3000.32.2240	Display Permit	$0.00	$0.00	$0.00	$0.00	$0.00
3000.32.2245	Assembly Permit	$0.00	$0.00	$0.00	$0.00	$0.00
3000.32.2250	Parade Permit	$0.00	-$250.00	-$250.00	$0.00	$0.00
3000.32.2260	Film Permit	-$7,400.00	$0.00	-$2,000.00	$0.00	$2,000.00
3000.32.2270	Golf Cart Permit	$0.00	-$15.00	-$250.00	$0.00	$0.00
3000.32.2500	Variance	-$1,800.00	-$400.00	-$2,000.00	$0.00	$0.00
3000.32.2901	Registry of Foreclosed Propert	-$525.00	-$400.00	-$300.00	-$760.00	$750.00
3000.32.2902	Registry of Vacant Property	$0.00	$0.00	$0.00	$0.00	$0.00
3000.32.3100	Building Structure Permit	-$113,072.27	-$72,170.01	-$75,000.00	-$54,653.31	$75,000.00
3000.32.3200	Land Disturbance Permit	-$141.50	$0.00	$0.00	$0.00	$0.00
3000.32.3300	Tree Permits	$0.00	-$500.00	-$100.00	-$100.00	$200.00
3000.32.9000	Other	-$1,185.00	-$80,376.61	-$15,000.00	-$16,888.52	$0.00
3000.32.9302	Yard Sale Permits	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL LICENSES & PERMITS		**-$172,781.55**	**-$197,954.23**	**-$149,600.00**	**-$116,056.83**	**$134,900.00**
INTERGOVERNMENTAL REVENUE						
3000.33.1210	DOJ VEST PROGRAM	$0.00	$0.00	$0.00	$0.00	$0.00
3000.33.4150	GA TOURISM GRANT	$0.00	$0.00	$0.00	$0.00	$0.00
3000.33.4210	LOCAL MAINT IMPRVMT GRANT	$0.00	-$267,233.39	$0.00	$0.00	$0.00
3000.33.4220	CARES Act Funding	$0.00	$0.00	$0.00	$0.00	$0.00
3000.33.4230	DeKalb County Grant	$0.00	$0.00	$0.00	$0.00	$0.00
3000.33.6001	ARC-LCI GRANT - LOCAL	-$15,120.00	-$64,200.00	$0.00	$0.00	$0.00
3000.33.6002	DeKalb County School System	$0.00	$0.00	$0.00	$0.00	$0.00
3000.33.9000	OTHER - Gov't Funds	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL INTERGOVERNMENTAL REVENUE		**-$15,120.00**	**-$331,433.39**	**$0.00**	**$0.00**	**$0.00**

CHARGES FOR SERVICES						
3000.34.1100	Court Costs, Fees, Charges	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.1390	Other-Planning & Development	-$300.00	$0.00	$0.00	$0.00	$0.00
3000.34.1400	Printing & Duplicating Service	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.1700	Occupation & Tax Admin Fee	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.1900	Other	-$75.00	$0.00	-$250.00	-$225.00	$0.00
3000.34.1910	Election Qualifying Fee	$0.00	-$4,680.00	$0.00	$0.00	$0.00
3000.34.2120	Accident Report	-$1,840.40	-$1,715.00	-$2,000.00	-$780.00	$2,000.00
3000.34.2130	Impounds	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.6410	Background Check Fees	-$2,420.00	-$3,220.00	-$3,000.00	-$1,220.00	$3,000.00
3000.34.7510	Medlock Park Rental	-$2,100.00	-$25.00	-$550.00	-$175.00	$550.00
3000.34.7520	McCurdy Park Rental	-$50.00	-$25.00	-$550.00	$0.00	$550.00
3000.34.7530	Leila Mason Park Rental	-$568.75	-$3,425.00	-$2,000.00	-$3,425.00	$3,000.00
3000.34.7540	Rock Gym Rental	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.7550	STREETSCAPE PHASE I	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.7560	COMMUNITY GARDEN RENTAL	-$1,720.00	-$2,295.00	-$3,000.00	-$2,205.00	$2,500.00
3000.34.9300	Bad Check Fees	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.9400	Notary Fees	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.9500	Copy Fees Other	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.9510	Open Record Request	-$544.60	-$131.83	-$200.00	-$60.00	$200.00
3000.34.9600	Certificate of Appropriateness	-$1,640.00	-$2,150.00	-$2,000.00	-$1,200.00	$2,000.00
3000.34.9601	Certificate of Completion	$0.00	$0.00	$0.00	$0.00	$0.00
3000.34.9700	Fax Fee	-$25.00	$0.00	$0.00	$0.00	$0.00
3000.34.9900	Other	-$520.00	-$195.00	-$1,000.00	-$575.00	$1,000.00
TOTAL CHARGES FOR SERVICES		**-$11,803.75**	**-$17,861.83**	**-$14,550.00**	**-$9,865.00**	**$14,800.00**
FINES & FORFEITURES						
3000.35.1170	Municipal Fees	-$381,896.69	-$377,585.07	-$400,000.00	-$252,631.66	$400,000.00
3000.35.1900	Other Fines	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL FINES & FORFEITURES		**-$381,896.69**	**-$377,585.07**	**-$400,000.00**	**-$252,631.66**	**$400,000.00**
INVESTMENT INCOME						
3000.36.1000	Interest Revenues	-$19,999.92	-$15,971.00	-$15,000.00	$0.00	$75,000.00
TOTAL INVESTMENT INCOME		**-$19,999.92**	**-$15,971.00**	**-$15,000.00**	**$0.00**	**$75,000.00**
CONTRIBUTIONS PRIVATE SERVICES						
3000.37.1001	Back to School - Donations	$0.00	$0.00	-$140.00	-$140.00	$0.00
3000.37.1002	Granite Grasshopper 5K	$0.00	$0.00	$0.00	$0.00	$0.00
3000.37.1003	Compliance - App	$0.00	$0.00	$0.00	$0.00	$0.00
3000.37.1004	Contributions to General Fund	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL CONTRIBUTIONS PRIVATE SERVICES		**$0.00**	**$0.00**	**-$140.00**	**-$140.00**	**$0.00**

MISC REVENUE						
3000.38.1001	GMC Rent	$0.00	$0.00	$0.00	$0.00	$0.00
3000.38.3000	Reimbursements-Insurance Co.	$0.00	$0.00	$0.00	$0.00	$0.00
3000.38.9100	Nuisance Abatement - Lien	$0.00	$0.00	$0.00	$0.00	$0.00
3000.38.9200	Abatement Salvage Sales	$0.00	$0.00	$0.00	$0.00	$0.00
3000.38.9300	Miscellaneous-Other	-$5,043.16	$14,300.32	-$2,000.00	-$750.92	$2,000.00
3000.38.9301	Miscellaneous - Payroll	$1,904.79	$692.93	-$500.00	$518.25	$700.00
3000.38.9302	Community Garden Fees	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL MISC REVENUE		**-$3,138.37**	**$14,993.25**	**-$2,500.00**	**-$232.67**	**$2,700.00**
OTHER FINANCING SERVICES						
3000.39.1000	GEN FUND UNRESTRICTED RESERVES	$0.00	$0.00	$0.00	$0.00	$0.00
3000.39.1100	Interfund Transfer General Fun	-$59,100.00	$0.00	$0.00	$0.00	$0.00
3000.39.1200	Unrestricted - DEPOT RENO	$0.00	$0.00	$0.00	$0.00	$0.00
3000.39.1201	COVID Relief	$0.00	$0.00	$0.00	$0.00	$0.00
3000.39.2100	Proceeds from Sales of Assets	$0.00	-$7,500.00	-$15,000.00	-$1,100.00	$0.00
3000.39.2200	Insurance Disposition	$0.00	-$6,454.97	$0.00	$0.00	$0.00
3000.39.2300	Insurance Settlement - Award	$0.00	$0.00	$0.00	$0.00	$0.00
3000.39.3500	Capital Lease Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00
3000.39.3600	Special Item	$0.00	$0.00	$0.00	$0.00	$0.00
TOTAL OTHER FINANCING SERVICES		**-$59,100.00**	**-$13,954.97**	**-$15,000.00**	**-$1,100.00**	**$0.00**
TOTAL REVENUES		**-$5,948,411.59**	**-$6,143,252.08**	**-$6,336,829.81**	**-$1,198,018.97**	**$6,730,564.13**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET	
CC Post 1								
PERSONAL SRVC & EMPL BEN								
01.5061.51.1000	Personal Service Wages	$ 12,000.00	$ 13,000.00	$ 12,000.00	$ 7,000.00	$ 12,000.00		
01.5061.51.2200	FICA Contributions	$ 744.00	$ 806.00	$ 744.00	$ 434.00	$ 744.00		
01.5061.51.2300	Medicare	$ 174.00	$ 189.00	$ 174.00	$ 102.00	$ 174.00		
TOTAL PERSONAL SRVC & EMPL BEN		$ 12,918.00	$ 13,995.00	$ 12,918.00	$ 7,536.00	$ 12,918.00	$	-
PURCHASED/CONTRACTED SVC								
01.5061.52.3500	Travel	$ 2,230.00	$ 279.00	$ 3,500.00	$ 674.00	$ 2,500.00		
01.5061.52.3550	Meetings &Conventions	$ 1,155.00	$ -	$ 2,500.00	$ -	$ 1,000.00		
01.5061.52.3700	Education & Training	$ 515.00	$ 475.00	$ 1,500.00	$ -	$ 500.00		
TOTAL PURCHASED/CONTRACTED SVC		$ 3,900.00	$ 754.00	$ 7,500.00	$ 674.00	$ 4,000.00	$	-
SUPPLIES								
01.5061.53.1110	Office Supplies	$ -	$ -	$ 200.00	$ -	$ 200.00		
TOTAL SUPPLIES		$ -	$ -	$ 200.00	$ -	$ 200.00	$	-
TOTAL CC Post 1		**$ 16,818.00**	**$ 14,749.00**	**$ 20,618.00**	**$ 8,210.00**	**$ 17,118.00**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET	
CC Post 2								
PERSONAL SRVC & EMPL BEN								
01.5062.51.1000	Personal Service Wages	$ 12,000.00	$ 13,000.00	$ 12,000.00	$ 10,000.00	$ 12,000.00		
01.5062.51.2200	FICA Contributions	$ 744.00	$ 806.00	$ 744.00	$ 620.00	$ 744.00		
01.5062.51.2300	Medicare	$ 174.00	$ 189.00	$ 174.00	$ 145.00	$ 174.00		
TOTAL PERSONAL SRVC & EMPL BEN		$ 12,918.00	$ 13,995.00	$ 12,918.00	$ 10,765.00	$ 12,918.00	$	-
PURCHASED/CONTRACTED SVC								
01.5062.52.3500	Travel	$ 1,217.00	$ 492.00	$ 3,500.00	$ 574.00	$ 2,500.00		
01.5062.52.3550	Meetings & Conventions	$ 1,020.00	$ -	$ 2,500.00	$ -	$ 1,000.00		
01.5062.52.3700	Education & Training	$ 305.00	$ 3,267.00	$ 1,500.00	$ (1,050.00)	$ 500.00		
TOTAL PURCHASED/CONTRACTED SVC		$ 2,542.00	$ 3,759.00	$ 7,500.00	$ (476.00)	$ 4,000.00	$	-
SUPPLIES								
01.5062.53.1110	Office Supplies	$ -	$ -	$ 200.00	$ -	$ 200.00		
TOTAL SUPPLIES		$ -	$ -	$ 200.00	$ -	$ 200.00	$	-
TOTAL CC Post 2		**$ 15,460.00**	**$ 17,753.00**	**$ 20,618.00**	**$ 10,289.00**	**$ 17,118.00**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET	
CC Post 3								
PERSONAL SRVC & EMPL BEN								
01.5063.51.1000	Personal Service Wages	$ 12,000.00	$ 13,000.00	$ 12,000.00	$ 10,000.00	$ 12,000.00		
01.5063.51.2200	FICA Contributions	$ 744.00	$ 806.00	$ 744.00	$ 620.00	$ 744.00		
01.5063.51.2300	Medicare	$ 174.00	$ 189.00	$ 174.00	$ 145.00	$ 174.00		
TOTAL PERSONAL SRVC & EMPL BEN		$ 12,918.00	$ 13,995.00	$ 12,918.00	$ 10,765.00	$ 12,918.00	$	-
PURCHASED/CONTRACTED SVC								
01.5063.52.3500	Travel	$ 1,973.00	$ 2,481.00	$ 3,500.00	$ 668.00	$ 2,500.00		
01.5063.52.3550	Meetings & Conventions	$ 1,020.00	$ -	$ 2,500.00	$ -	$ 1,000.00		
01.5063.52.3700	Education & Training	$ 1,060.00	$ 1,010.00	$ 1,500.00	$ (955.00)	$ 500.00		
TOTAL PURCHASED/CONTRACTED SVC		$ 4,053.00	$ 3,491.00	$ 7,500.00	$ (287.00)	$ 4,000.00	$	-
SUPPLIES								
01.5063.53.1110	Office Supplies	$ -	$ -	$ 200.00	$ -	$ 200.00		
TOTAL SUPPLIES		$ -	$ -	$ 200.00	$ -	$ 200.00	$	-
TOTAL CC Post 3		**$ 16,971.00**	**$ 17,486.00**	**$ 20,618.00**	**$ 10,478.00**	**$ 17,118.00**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET	
CC Post 4								
PERSONAL SRVC & EMPL BEN								
01.5012.51.1000	Personal Service Wages	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 5,000.00	$ 12,000.00		
01.5012.51.2200	FICA Contributions	$ 744.00	$ 744.00	$ 744.00	$ 310.00	$ 744.00		
01.5012.51.2300	Medicare	$ 174.00	$ 174.00	$ 174.00	$ 73.00	$ 174.00		
TOTAL PERSONAL SRVC & EMPL BEN		$ 12,918.00	$ 12,918.00	$ 12,918.00	$ 5,383.00	$ 12,918.00	$	-
PURCHASED/CONTRACTED SVC								
01.5012.52.3500	Travel	$ 2,590.00	$ 2,661.00	$ 3,500.00	$ 919.00	$ 2,500.00		
01.5012.52.3550	Meetings & Conventions	$ -	$ 2,030.00	$ 2,500.00	$ 325.00	$ 1,000.00		
01.5012.52.3700	Education & Training	$ 305.00	$ -	$ 1,500.00	$ (145.00)	$ 500.00		
01.5012.52.3800	Constituent Services	$ -	$ -	$ -	$ -			
TOTAL PURCHASED/CONTRACTED SVC		$ 2,895.00	$ 4,691.00	$ 7,500.00	$ 1,099.00	$ 4,000.00	$	-
SUPPLIES								
01.5012.53.1110	Office Supplies	$ -	$ -	$ 200.00	$ -	$ 200.00		
TOTAL SUPPLIES		$ -	$ -	$ 200.00	$ -	$ 200.00	$	-
TOTAL CC Post 4		**$ 15,813.00**	**$ 17,609.00**	**$ 20,618.00**	**$ 6,481.00**	**$ 17,118.00**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET	
CC Post 5								
PERSONAL SRVC & EMPL BEN								
01.5026.51.1000	Personal Service Wages	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 8,000.00	$ 12,000.00		
01.5026.51.2200	FICA Contributions	$ 744.00	$ 682.00	$ 744.00	$ 496.00	$ 744.00		
01.5026.51.2300	Medicare	$ 174.00	$ 160.00	$ 174.00	$ 116.00	$ 174.00		
TOTAL PERSONAL SRVC & EMPL BEN		$ 12,918.00	$ 12,842.00	$ 12,918.00	$ 8,612.00	$ 12,918.00	$	-
PURCHASED/CONTRA	CTED SVC							
01.5026.52.3200	Communications	$ -	$ -	$ -	$ -			
01.5026.52.3500	Travel	$ 3,418.00	$ 4,335.00	$ 3,500.00	$ -	$ 2,500.00		
01.5026.52.3550	Meetings & Conventions	$ -	$ -	$ 2,500.00	$ -	$ 1,000.00		
01.5026.52.3700	Education & Training	$ -	$ 1,205.00	$ 1,500.00	$ (240.00)	$ 500.00		
01.5026.52.3800	Constituent Services	$ -	$ -	$ -	$ -			
TOTAL PURCHAS	ED/CONTRACTED SVC	$ 3,418.00	$ 5,540.00	$ 7,500.00	$ (240.00)	$ 4,000.00	$	-
SUPPLIES								
01.5026.53.1110	Office Supplies	$ -	$ -	$ 200.00	$ -	$ 200.00		
TOTAL SUPPLIES		$ -	$ -	$ 200.00	$ -	$ 200.00	$	-
TOTAL CC Post 5		**$ 16,336.00**	**$ 18,381.00**	**$ 20,618.00**	**$ 8,372.00**	**$ 17,118.00**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET	
CC Post 6								
PERSONAL SRVC & EMPL BEN								
01.5013.51.1000	Personal Service Wages	$ 12,000.00	$ 12,000.00	$ 12,000.00	$ 5,000.00	$ 12,000.00		
01.5013.51.2200	FICA Contributions	$ 744.00	$ 744.00	$ 744.00	$ 310.00	$ 744.00		
01.5013.51.2300	Medicare	$ 174.00	$ 174.00	$ 174.00	$ 73.00	$ 174.00		
TOTAL PERSONAL SRVC & EMPL BEN		$ 12,918.00	$ 12,918.00	$ 12,918.00	$ 5,383.00	$ 12,918.00	$	-
PURCHASED/CONTRACTED SVC								
01.5013.52.3500	Travel	$ 963.00	$ -	$ 3,500.00	$ 204.00	$ 2,500.00		
01.5013.52.3550	Meetings & Conventions	$ 1,020.00	$ -	$ 2,500.00	$ -	$ 1,000.00		
01.5013.52.3700	Education & Training	$ -	$ -	$ 1,500.00	$ 485.00	$ 500.00		
01.5013.52.3800	Constituent Services	$ -	$ -	$ -	$ -			
TOTAL PURCHASED/CONTRACTED SVC		$ 1,983.00	$ -	$ 7,500.00	$ 689.00	$ 4,000.00	$	-
SUPPLIES								
01.5013.53.1110	Office Supplies	$ -	$ -	$ 200.00	$ -	$ 200.00		
TOTAL SUPPLIES		$ -	$ -	$ 200.00	$ -	$ 200.00	$	-
TOTAL CC Post 6		**$ 14,901.00**	**$ 12,918.00**	**$ 20,618.00**	**$ 6,072.00**	**$ 17,118.00**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
Mayor							
PERSONAL SRVC & EMPL BEN							
01.5017.51.1000	Personal Service Wages	$ 24,000.00	$ 24,000.00	$ 24,000.00	$ 16,000.00	$ 24,000.00	
01.5017.51.2100	Health Insurance	$ -	$ 142.00	$ -	$ 87.00	$ 142.00	
01.5017.51.2130	Dental Insurance	$ 12.00	$ (1.00)	$ -	$ 31.00	$ 50.00	
01.5017.51.2140	Life Inswurance	$ (125.00)	$ (125.00)	$ -	$ -		
01.5017.51.2150	ACCIDENT / VISION INS	$ 95.00	$ (38.00)	$ -	$ 4.00	$ 100.00	
01.5017.51.2200	FICA Contributions	$ 1,488.00	$ 1,485.00	$ 1,488.00	$ 992.00	$ 1,500.00	
01.5017.51.2300	Medicare	$ 348.00	$ 347.00	$ 348.00	$ 232.00	$ 350.00	
TOTAL PERSONAL SRVC & EMPL BEN		$ 25,818.00	$ 25,810.00	$ 25,836.00	$ 17,346.00	$ 26,142.00	$ -
PURCHASED/CONTRACTED SVC							
01.5017.52.3200	Communications	$ 120.00	$ -	$ 1,500.00	$ -	$ 250.00	
01.5017.52.3500	Travel	$ 2,974.00	$ 4,952.00	$ 4,500.00	$ 837.00	$ 3,000.00	
01.5017.52.3550	Meetings & Conventions	$ -	$ 1,761.00	$ 2,000.00	$ 70.00	$ 1,500.00	
01.5017.52.3700	Education & Training	$ 614.00	$ 2,940.00	$ 1,500.00	$ 85.00	$ 1,000.00	
01.5017.52.3800	Constituent Services	$ -	$ -	$ -	$ -		
01.5017.52.3801	Quarterly Breakfast	$ 5,366.00	$ 548.00	$ 2,500.00	$ -	$ 1,000.00	
TOTAL PURCHASED/CONTRACTED SVC		$ 9,073.00	$ 10,202.00	$ 12,000.00	$ 992.00	$ 6,750.00	$ -
SUPPLIES							
01.5017.53.1110	Office Supplies	$ 63.00	$ 47.00	$ 200.00	$ -	$ 200.00	
TOTAL SUPPLIES		$ 63.00	$ 47.00	$ 200.00	$ -	$ 200.00	$ -
TOTAL Mayor		**$ 34,954.00**	**$ 36,059.00**	**$ 38,036.00**	**$ 18,337.00**	**$ 33,092.00**	**$ -**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
ADMINISTRATION							
PERSONAL SRVC & EMPL BEN							
01.5030.51.1100	Regular Employees	$ 508,210.00	$ 747,867.00	$ 785,730.00	$ 265,624.00	$ 343,359.74	
01.5030.51.1101	Part Time Employees	$ 45,976.00	$ 31,397.00	$ 45,000.00	$ 17,259.00		
01.5030.51.1102	Deferred Compensation 4	$ -	$ -	$ -	$ -		
01.5030.51.1300	Overtime	$ 338.00	$ 3,532.00	$ 1,000.00	$ 172.00	$ 1,000.00	
01.5030.51.2100	Group Health Ins	$ 59,757.00	$ 95,276.00	$ 57,000.00	$ 46,709.00	$ 75,200.00	
01.5030.51.2120	Disability (STD)	$ 598.00	$ 697.00	$ 546.00	$ 1,185.00	$ 1,500.00	
01.5030.51.2130	Dental Insurance	$ 2,432.00	$ 1,889.00	$ 4,056.00	$ 365.00	$ 1,000.00	
01.5030.51.2140	Life Insurance	$ 747.00	$ 797.00	$ 9,546.00	$ 311.00	$ 800.00	
01.5030.51.2150	Accident / Vision Ins.	$ 1,042.00	$ 1,611.00	$ 1,092.00	$ 170.00	$ 1,100.00	
01.5030.51.2200	F.I.C.A.	$ 34,497.00	$ 48,002.00	$ 50,000.00	$ 45,138.00	$ 21,288.26	
01.5030.51.2300	Medicare	$ 8,068.00	$ 11,227.00	$ 14,413.00	$ 4,039.00	$ 4,979.00	
01.5030.51.2400	Retirement	$ -	$ -	$ -	$ -		
01.5030.51.2600	Unemployment - Administ	$ -	$ 11,273.00	$ -	$ 10,144.00	$ 12,000.00	
01.5030.51.2610	Admin - FUTA	$ -	$ 12.00	$ -	$ -		
01.5030.51.2620	Admin - SUTA	$ -	$ 57.00	$ -	$ -		
01.5030.51.2700	Worker's Comp	$ -	$ -	$ 21,212.00	$ -	$ 22,000.00	
01.5030.51.2710	Workers Comp. Deductibl	$ -	$ -	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ 661,665.00	$ 953,636.00	$ 989,595.00	$ 391,118.00	$ 484,227.00	$ -
PURCHASED/CONTRACTED SVC							
01.5030.52.1100	Office Administrative	$ 26,353.00	$ 42,800.00	$ 29,000.00	$ 15,631.00	$ 30,000.00	
01.5030.52.1200	Professional Serv.	$ 190,856.00	$ 135,484.00	$ 29,511.00	$ 158,522.00	$ 220,000.00	
01.5030.52.1204	Building Inspection	$ 143,923.00	$ 115,231.00	$ 70,000.00	$ 78,992.00	$ -	
01.5030.52.1207	Professional Svcs - Pla	$ -	$ 64,200.00	$ -	$ -		
01.5030.52.1300	Technical Services	$ 8,382.00	$ 21,928.00	$ 8,000.00	$ 7,856.00	$ 10,000.00	
01.5030.52.2100	Cleaning Service	$ -	$ -	$ -	$ -		
01.5030.52.2110	Sanitation Pick Up	$ -	$ -	$ -	$ -		
01.5030.52.2210	Equipment and Repair Ot	$ 9,057.00	$ 11,952.00	$ 8,000.00	$ 7,147.00	$ 5,000.00	
01.5030.52.2220	Vehicle Repair & Mainte	$ 193.00	$ 300.00	$ -	$ -		
01.5030.52.2230	Building Repairs	$ -	$ 857.00	$ -	$ -	$ -	
01.5030.52.2300	Rental	$ -	$ -	$ -	$ -		
01.5030.52.3101	Vehicle Insurance	$ -	$ -	$ -	$ -		
01.5030.52.3102	Equipment Insurance	$ -	$ -	$ -	$ -		
01.5030.52.3200	Communications	$ 15,603.00	$ 30,016.00	$ 15,300.00	$ 15,178.00	$ 20,000.00	
01.5030.52.3300	Advertising	$ 1,711.00	$ 2,109.00	$ 2,757.00	$ 1,216.00	$ -	
01.5030.52.3400	Printing & Binding	$ 1,786.00	$ 1,746.00	$ 3,000.00	$ 347.00	$ 500.00	
01.5030.52.3500	Travel	$ 10,818.00	$ 13,759.00	$ 12,000.00	$ 2,610.00	$ 2,000.00	
01.5030.52.3550	Meetings & Conventions	$ 6,033.00	$ 5,015.00	$ 5,000.00	$ 720.00	$ 2,000.00	
01.5030.52.3600	Dues & Fees	$ 2,708.00	$ 455.00	$ 2,800.00	$ 5,019.00	$ 6,000.00	
01.5030.52.3700	Education & Training	$ 10,859.00	$ 8,493.00	$ 7,000.00	$ 640.00	$ 1,500.00	
01.5030.52.3900	Purchased/Contracted Se	$ -	$ -	$ -	$ -		
TOTAL PURCHASED/CONTRACTED SVC		$ 428,282.00	$ 454,344.00	$ 192,368.00	$ 293,879.00	$ 297,000.00	$ -

SUPPLIES											
01.5030.53.1103	Postage	$	1,149.00	$	1,420.00	$	1,700.00	$	442.00	$	400.00
01.5030.53.1110	Office Supplies	$	6,429.00	$	7,125.00	$	6,300.00	$	3,378.00	$	1,500.00
01.5030.53.1120	Computer Software	$	-	$	-	$	-	$	5,733.00	$	20,000.00
01.5030.53.1210	Water/ Sewer	$	-	$	-	$	-	$	-		
01.5030.53.1220	Natural Gas	$	-	$	-	$	-	$	-		
01.5030.53.1230	Electricity/Bldg	$	-	$	-	$	-	$	-		
01.5030.53.1240	Bottled Water	$	-	$	-	$	-	$	-		
01.5030.53.1270	Gasoline - Code Enforce	$	1,579.00	$	833.00	$	3,200.00	$	-		
01.5030.53.1600	Small Equipment	$	3,648.00	$	14,849.00	$	4,000.00	$	5,780.00	$	1,500.00
01.5030.53.1700	Other Supplies	$	2,653.00	$	5,468.00	$	3,000.00	$	2,082.00	$	2,000.00
01.5030.53.1800	Uniforms - Code Enforce	$	2,651.00	$	3,956.00	$	3,600.00	$	-		
TOTAL SUPPLIES		$	18,110.00	$	33,651.00	$	21,800.00	$	17,415.00	$	25,400.00
CAPITAL OUTLAY											
01.5030.54.1101	Bldg Demolition- Code E	$	-	$	-	$	-	$	-		
01.5030.54.2200	Vehicles - Code Enforce	$	-	$	5,062.00	$	-	$	-		
01.5030.54.2400	Computer	$	4,217.00	$	6,600.00	$	4,500.00	$	3,726.00	$	1,500.00
01.5030.54.2500	Other	$	39,721.00	$	2,734.00	$	-	$	-		
01.5030.54.5000	Misc Payroll (Admin)	$	-	$	-	$	-	$	-		
TOTAL CAPITAL OUTLAY		$	43,938.00	$	14,396.00	$	4,500.00	$	3,726.00	$	1,500.00
OTHER COSTS											
01.5030.57.3000	Payments to Others	$	1,994.00	$	7,257.00	$	-	$	-		
01.5030.57.9000	Contingencies	$	-	$	-	$	-	$	-		
TOTAL OTHER COSTS		$	1,994.00	$	7,257.00	$	-	$	-	$	-
TOTAL Administration		**$**	**1,153,989.00**	**$**	**1,463,284.00**	**$**	**1,208,263.00**	**$**	**706,138.00**	**$**	**808,127.00**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
BUILDINGS							
PURCHASED/CONTRACTED SVC							
01.5031.52.1210	Water	$ -	$ -	$ -	$ 17.00		
01.5031.52.1220	Natural Gas	$ 377.00	$ -	$ -	$ -		
01.5031.52.1231	Electricity/Bldg	$ -	$ 244.00	$ 11,000.00	$ 8,000.00	$ 12,000.00	
01.5031.52.1300	Technical Services	$ 3,325.00	$ 9,818.00	$ 7,500.00	$ 5,085.00	$ 7,500.00	
01.5031.52.1700	Other Supplies	$ -	$ 9,356.00	$ 5,000.00	$ 80.00	$ -	
01.5031.52.2230	Building Repairs	$ 16,823.00	$ 96,953.00	$ 10,000.00	$ 5,171.00	$ 12,000.00	
01.5031.52.2231	Grounds Maint / Landsca	$ -	$ 2,748.00	$ 5,000.00	$ -	$ 5,000.00	
01.5031.52.2310	Building Lease/Rent-Roc	$ -	$ -	$ -	$ -		
01.5031.52.3101	Building Insurance	$ -	$ -	$ -	$ -		
01.5031.52.3200	Communications	$ 9,498.00	$ 9,498.00	$ 9,000.00	$ 5,541.00	$ 10,000.00	
01.5031.52.3901	Custodial Services	$ 29,893.00	$ 29,519.00	$ -	$ -		
TOTAL PURCHASED/CONTRACTED SVC		$ 59,917.00	$ 158,138.00	$ 47,500.00	$ 23,894.00	$ 46,500.00	$ -
SUPPLIES							
01.5031.53.1210	Water	$ 2,839.00	$ 3,879.00	$ 2,700.00	$ 2,570.00	$ 4,000.00	
01.5031.53.1220	Natural Gas	$ 5,198.00	$ 1,376.00	$ 4,000.00	$ 3,701.00	$ 6,000.00	
01.5031.53.1231	Electricity/PublicFacil	$ 30,375.00	$ 39,743.00	$ 35,000.00	$ 22,175.00	$ 40,000.00	
01.5031.53.1700	Other Supplies	$ 11,540.00	$ 17,157.00	$ 15,000.00	$ 8,778.00	$17,000.00	
TOTAL SUPPLIES		$ 49,952.00	$ 62,155.00	$ 56,700.00	$ 37,223.00	$ 67,000.00	$ -
CAPITAL OUTLAY							
01.5031.54.1202	Landscaping	$ -	$ -	$ -	$ -		
01.5031.54.1300	Buildings	$ -	$ -	$ -	$ -		
01.5031.54.2500	Other	$ -	$ -	$ -	$ -		
TOTAL CAPITAL OUTLAY		$ -	$ -	$ -	$ -	$ -	$ -
OTHER COSTS							
01.5031.57.3400	Stormwater Utility	$ 1,283.00	$ 3,582.00	$ 3,000.00	$ 367.00	$ 4,000.00	
01.5031.57.9000	Contingencies	$ -	$ -	$ 500.00	$ -		
TOTAL OTHER COSTS		$ 1,283.00	$ 3,582.00	$ 3,500.00	$ 367.00	$ 4,000.00	$ -
TOTAL Buildings		**$ 111,152.00**	**$ 223,874.00**	**$ 107,700.00**	**$ 61,484.00**	**$ 117,500.00**	**$ -**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
GENERAL GOVERNMENT							
PERSONAL SRVC &EMPL BEN							
01.5032.51.2100	Group Health Insurance	$ -	$ -	$ 112,200.00	$ -		
01.5032.51.2400	Retirement	$ 94,227.00	$ 120,651.00	$ -	$ 112,896.00	$ 193,536.00	
01.5032.51.2600	Unemployment Claims	$ -	$ -	$ -	$ -		
01.5032.51.2700	Worker's Comp	$ -	$ -	$ -	$ -		
01.5032.51.2910	Medical Reimbursement P	$ 1,002.00	$ -	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ 95,229.00	$ 120,651.00	$ 112,200.00	$ 112,896.00	$ 193,536.00	$ -
PURCHASED/CONTRACTED SVC							
01.5032.52.1200	Professional Svcs	$ 154,043.00	$ 67,804.00	$ 82,605.00	$ 11,309.00	$ 15,000.00	
01.5032.52.1210	Legal Service	$ 184,389.00	$ 203,391.00	$ 130,000.00	$ 108,651.00	$ 130,000.00	
01.5032.52.1220	Audit Service	$ 45,705.00	$ 36,755.00	$ 45,000.00	$ 10,305.00	$ 50,000.00	
01.5032.52.1230	Code Revisions	$ 10,175.00	$ 15,804.00	$ 10,000.00	$ 4,518.00	$ -	
01.5032.52.1300	Technical Services	$ 15,839.00	$ 8,113.00	$ 5,000.00	$ -	$ -	
01.5032.52.2160	Elections	$ -	$ 4,417.00	$ 5,000.00	$ -		
01.5032.52.2310	Land Rental	$ 867.00	$ 100.00	$ -	$ 100.00	$ 100.00	
01.5032.52.3100	General Liability Premi	$ 51,890.00	$ 51,961.00	$ 55,000.00	$ 35,054.00	$ 55,000.00	
01.5032.52.3102	Misfeasance Insurance	$ -	$ -	$ 1,000.00	$ -	$ 1,000.00	
01.5032.52.3103	Public Officials Insura	$ -	$ -	$ 16,000.00	$ -	$ 16,000.00	
01.5032.52.3104	Employment Practices	$ -	$ -	$ 10,000.00	$ -	$ 3,370.94	
01.5032.52.3105	Cyber Liability Premium	$ 3,338.00	$ 3,632.00	$ 3,500.00	$ 3,585.00	$ 3,600.00	
01.5032.52.3110	General Liability Deduc	$ -	$ -	$ -	$ 5,000.00	$ 5,000.00	
01.5032.52.3120	Workers Comp Adjustment	$ -	$ -	$ -	$ -		
01.5032.52.3200	Communications	$ 4,910.00	$ 5,203.00	$ 2,000.00	$ 7,506.00	$ 8,000.00	
01.5032.52.3300	Advertising	$ -	$ -	$ 500.00	$ -		
01.5032.52.3310	Newsletter	$ -	$ -	$ -	$ -		
01.5032.52.3320	July 4th Parade	$ -	$ -	$ -	$ -		
01.5032.52.3350	May Concert	$ -	$ -	$ -	$ -		
01.5032.52.3360	Special Events	$ 259.00	$ 352.00	$ 1,000.00	$ (50.00)		
01.5032.52.3400	Printing & Binding	$ 372.00	$ -	$ -	$ 570.00		
01.5032.52.3500	Travel	$ -	$ -	$ 1,500.00	$ -	$ -	
01.5032.52.3600	Dues & Fees	$ 12,271.00	$ 4,344.00	$ 6,000.00	$ 4,477.00	$ 6,000.00	
01.5032.52.3700	Education and Training	$ -	$ -	$ -	$ -	$ -	
01.5032.52.3900	Others	$ 8,229.00	$ 8,514.00	$ -	$ -		
01.5032.52.3901	COVID-19 RELATED	$ -	$ -	$ -	$ -		
01.5032.52.3902	COVID Relief - Gen Govt	$ -	$ -	$ -	$ -		
TOTAL PURCHASED/CONTRACTED SVC		$ 492,288.00	$ 410,391.00	$ 374,105.00	$ 191,025.00	$ 293,070.94	$ -

SUPPLIES											
01.5032.53.1103	Postage	$	-	$	-	$	-	$	-		
01.5032.53.1120	Computer Software	$	-	$	-	$	-	$	-		
01.5032.53.1600	Small Equipment	$	-	$	22,127.00	$	-	$	-		
01.5032.53.1700	Others Supplies	$	345.00	$	485.00	$	-	$	1,664.00	$	-
01.5032.53.1710	Holiday Expense	$	103.00	$	405.00	$	-	$	-	$	2,000.00
01.5032.53.1720	Employee Luncheons	$	1,543.00	$	799.00	$	1,000.00	$	-	$	1,000.00
01.5032.53.1730	Community Affairs	$	163.00	$	980.00	$	-	$	-	$	-
01.5032.53.3370	Back to School Bash	$	-	$	-	$	-	$	-		
01.5032.53.3371	Granite Grasshopper Exp	$	-	$	-	$	-	$	-		
01.5032.53.3380	At The Table	$	-	$	-	$	-	$	-		
TOTAL SUPPLIES		$	2,154.00	$	24,796.00	$	1,000.00	$	1,664.00	$	3,000.00
CAPITAL OUTLAY											
01.5032.54.1100	Acquisition of Property	$	-	$	-	$	-	$	-		
01.5032.54.2500	Other - Capital Outlay	$	-	$	-	$	8,357.00	$	8,357.00		
TOTAL CAPITAL OUTLAY		$	-	$	-	$	8,357.00	$	8,357.00	$	-
OTHER COSTS											
01.5032.57.2108	School Beer & Wine Tax	$	-	$	-	$	-	$	-		
01.5032.57.2130	Payments to DDA	$	168,951.00	$	-	$	214,400.00	$	214,000.00	$	162,250.00
01.5032.57.2131	Payments To Others - SM	$	-	$	-	$	-	$	-		
01.5032.57.3400	Stormwater Utility Fee	$	-	$	-	$	-	$	-		
01.5032.57.3500	Refunds	$	-	$	-	$	-	$	-		
01.5032.57.7208	interfund Trf To Fund 7	$	-	$	-	$	-	$	-		
01.5032.57.9000	Contingencies	$	-	$	-	$	-	$	-		
01.5032.57.9005	Interfund Transfer To F	$	-	$	-	$	-	$	-		
01.5032.57.9007	interfund Trf to fund 7	$	-	$	-	$	-	$	-		
01.5032.57.9100	Rewards Fund	$	-	$	-	$	-	$	-		
01.5032.57.9900	Interfund Transfers	$	-	$	-	$	-	$	-		
01.5032.57.9902	Interfund Transfer - To	$	-	$	-	$	-	$	-		
01.5032.57.9903	Interfund Transfer - To Cemetery	$	-	$	-	$	20,000.00	$	-	$	30,000.00
01.5032.57.9905	Interfund Transfer To F	$	-	$	-	$	-	$	-		
01.5032.57.9907	Interfund Transfer - To	$	-	$	-	$	-	$	-		
01.5032.57.9908	Interfund Transfer - To	$	-	$	-	$	-	$	-		
01.5032.57.9909	Interfund Transfer - To	$	-	$	-	$	-	$	-		
01.5032.57.9911	Interfund Transfer To F	$	-	$	-	$	-	$	-		
01.5032.57.9920	Interfund Transfer -To Visitor Center	$	-	$	170,750.00	$	106,362.00	$	-	$	106,215.00
01.5032.57.9999	MISC SUSPENSE-AUDITOR	$	-	$	-	$	13,725.00	$	-		
TOTAL OTHER COSTS		$	168,951.00	$	170,750.00	$	354,487.00	$	214,000.00	$	298,465.00
DEBT SERVICE											
01.5032.58.2001	INTEREST EXPENSE	$	-	$	-	$	-	$	-		
TOTAL DEBT SERVICE		$	-	$	-	$	-	$	-	$	-
TOTAL General Government		**$**	**758,622.00**	**$**	**726,587.00**	**$**	**850,149.00**	**$**	**527,942.00**	**$**	**788,071.94**

CITY CLERK - FY2027 BUDGET PREPARATION

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	R/E INDICATOR	FUND	2027 PROPOSED BUDGET	
PERSONAL SERVICES					
	Regular Employees	E	01	$188,895.28	
	Part-Time Employees	E	01	$0.00	
	Overtime	E	01	$0.00	
	Group Health Insurance	E	01	$0.00	
	Disability (STD)	E	01	$0.00	
	Dental Insurance	E	01	$0.00	
	Life Insurance	E	01	$0.00	
	Accident / Vision Insurance	E	01	$0.00	
	F.I.C.A.	E	01	$14,192.00	
	Medicare	E	01	$3,319.00	
	Retirement	E	01	$0.00	
	TOTAL PERSONAL SERVICES			**$206,406.28**	
PURCHASED/CONTRACTED SERVICES					
	Professional Services/Technical Svcs	E	01	$20,200.00	JustFOia MuniCode
	Advertising / Legal Notices	E	01	$2,000.00	
	Codification Services	E	01	$10,000.00	
	Records / Document Management	E	01	$7,000.00	Records Management Software
	Communications	E	01	$240.00	
	Travel	E	01	$3,000.00	
	Meetings & Conventions	E	01	$4,000.00	
	Other Contracted Services	E	01	$0.00	
	TOTAL PURCHASED/CONTRACTED SERVICES			**$46,440.00**	
SUPPLIES					
	Office Supplies	E	01	$2,500.00	
	Computer Software	E	01	$0.00	
	Small Equipment	E	01	$0.00	
	Other Supplies	E	01	$2,000.00	
	TOTAL SUPPLIES			**$4,500.00**	
CAPITAL OUTLAY					
	Computers	E	01	$2,000.00	
	Equipment	E	01	$0.00	
	TOTAL CAPITAL OUTLAY			**$2,000.00**	
OTHER COSTS					
	Dues & Fees / Memberships	E	01	$3,000.00	
	Elections (if applicable)	E	01	$5,000.00	
	Other Requested Expenditure - Please Des	E	01	$0.00	
	TOTAL OTHER COSTS			**$8,000.00**	
	CITY CLERK TOTAL			**$267,346.28**	

COMMUNITY DEVELOPMENT - FY2027 BUDGET PREPARATION

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	R/E INDICATOR	FUND	2027 PROPOSED BUDGET
PERSONAL SERVICES				
	Regular Employees	E	01	$176,300.80
	Part-Time Employees	E	01	$0.00
	Overtime	E	01	$0.00
	Group Health Insurance	E	01	$0.00
	Disability (STD)	E	01	$0.00
	Dental Insurance	E	01	$0.00
	Life Insurance	E	01	$0.00
	Accident / Vision Insurance	E	01	$0.00
	F.I.C.A.	E	01	$10,510.24
	Medicare	E	01	$2,458.04
	Retirement	E	01	$0.00
	TOTAL PERSONAL SERVICES			**$189,269.08**
PURCHASED/CONTRACTED SERVICES				
	Professional Services	E	01	$115,000.00
	Planning / Technical Services	E	01	$30,000.00
	Advertising / Public Notices	E	01	$1,000.00
	Communications	E	01	$1,680.00
	Travel	E	01	$0.00
	Meetings & Conventions	E	01	$1,500.00
	Education & Training	E	01	$1,500.00
	Other Contracted Services	E	01	$0.00
	TOTAL PURCHASED/CONTRACTED SERVICES			**$150,680.00**
SUPPLIES				
	Office Supplies	E	01	$500.00
	Computer Software	E	01	$14,000.00
	Small Equipment	E	01	$0.00
	Other Supplies	E	01	$0.00
	TOTAL SUPPLIES			**$14,500.00**
CAPITAL OUTLAY				
	Computers	E	01	$1,000.00
	Equipment	E	01	$0.00
	TOTAL CAPITAL OUTLAY			**$1,000.00**

OTHER COSTS			
Dues & Fees / Memberships	E	01	$4,000.00
Other Requested Expenditure - Please Des	E	01	$0.00
TOTAL OTHER COSTS			**$4,000.00**
COMMUNITY DEVELOPMENT TOTAL			**$359,449.08**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
COURT							
PERSONAL SRVC & EMPL BEN							
01.5035.51.1100	Regular Employees	$ 103,842.00	$ 155,495.00	$ 111,721.00	$ 71,774.00	$ 129,417.60	
01.5035.51.1101	Part-Time Employees	$ -	$ -	$ 27,653.00	$ -		
01.5035.51.1102	Deferred Compensation 4	$ -	$ -	$ -	$ -		
01.5035.51.1200	Judges	$ 39,600.00	$ 65,772.00	$ 57,600.00	$ 33,600.00	$ 60,000.00	
01.5035.51.1300	Overtime	$ 1,329.00	$ 863.00	$ 1,000.00	$ -		
01.5035.51.2100	Group Health Ins,	$ 17,524.00	$ 30,888.00	$ 15,000.00	$ 13,736.00	$ 20,000.00	
01.5035.51.2120	Disability (STD)	$ 180.00	$ 358.00	$ 168.00	$ 159.00	$ 350.00	
01.5035.51.2130	Dental Insurance	$ 399.00	$ 578.00	$ 1,248.00	$ 125.00	$ 250.00	
01.5035.51.2140	Life insurance	$ 245.00	$ 178.00	$ 5,202.00	$ 58.00	$ 125.00	
01.5035.51.2150	Accident / Vision Ins.	$ (139.00)	$ 39.00	$ 336.00	$ 130.00	$ 150.00	
01.5035.51.2200	F.I.C.A.	$ 8,942.00	$ 11,734.00	$ 8,000.00	$ 6,485.00	$ 8,023.85	
01.5035.51.2300	Medicare	$ 2,091.00	$ 5,371.00	$ 2,240.00	$ 1,517.00	$ 1,876.55	
01.5035.51.2400	Retirement	$ -	$ -	$ -	$ -		
01.5035.51.260	Court - SUTA	$ -	$ -	$ -	$ -		
01.5035.51.2600	Unemployment - Court Se	$ -	$ -	$ -	$ -		
01.5035.51.2610	Court - FUTA	$ -	$ -	$ -	$ -		
01.5035.51.2700	Worker's Comp	$ -	$ -	$ 6,061.00	$ -		
01.5035.51.2710	Workers Comp. Deductibl	$ -	$ -	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ 174,014.00	$ 271,277.00	$ 236,229.00	$ 127,582.00	$ 220,193.00	$ -
PURCHASED/CONTRACTED SVC							
01.5035.52.1100	Office/Administrative	$ -	$ 105.00	$ -	$ -	$0.00	
01.5035.52.1200	Professional Services	$ 26,891.00	$ 23,333.00	$ 10,000.00	$ 2,046.00	$8,000.00	
01.5035.52.1210	Legal	$ -	$ 13,350.00	$ -	$ -	$0.00	
01.5035.52.1221	Solicitor	$ 38,006.00	$ 31,881.00	$ 35,000.00	$ 12,852.00	$35,000.00	
01.5035.52.1230	Court Appointed Attorne	$ 1,275.00	$ 5,273.00	$ 3,000.00	$ -	$3,500.00	
01.5035.52.1300	Technical Services	$ 23,108.00	$ 34,568.00	$ 20,000.00	$ 18,695.00	$30,000.00	
01.5035.52.2210	Equipment Repair	$ -	$ -	$ 200.00	$ -		
01.5035.52.3200	Communications	$ 3,388.00	$ 3,461.00	$ 3,500.00	$ 1,747.00	$3,500.00	
01.5035.52.3400	Printing & Binding	$ 131.00	$ 72.00	$ 100.00	$ 180.00	$500.00	
01.5035.52.3500	Travel	$ 3,465.00	$ 2,035.00	$ 3,500.00	$ 4,887.00	$4,500.00	
01.5035.52.3501	Travel Judges	$ -	$ -	$ 1,000.00	$ -	$1,500.00	
01.5035.52.3600	Dues & Fees	$ 228.00	$ -	$ 500.00	$ 406.00	$1,000.00	
01.5035.52.3610	Court Appearance Fees	$ -	$ -	$ 500.00	$ -	$0.00	
01.5035.52.3700	Education & Training	$ 500.00	$ 520.00	$ 700.00	$ -	$800.00	
01.5035.52.3701	Judicial Training	$ 750.00	$ 969.00	$ 1,000.00	$ 1,167.00	$500.00	
01.5035.52.3930	Others	$ -	$ -	$ -	$ -	$0.00	
TOTAL PURCHASED/CONTRACTED SVC		$ 97,741.00	$ 115,567.00	$ 79,000.00	$ 41,981.00	$ 88,800.00	$ -

SUPPLIES												
01.5035.53.1103	Postage	$	1,034.00	$	979.00	$	1,542.00	$	265.00		$1,500.00	
01.5035.53.1110	Office Supplies	$	1,863.00	$	3,407.00	$	1,500.00	$	1,488.00		$2,500.00	
01.5035.53.1120	Computer Software	$	-	$	-	$	-	$	-		$0.00	
01.5035.53.1600	Small Equipment	$	1,752.00	$	502.00	$	1,000.00	$	-		$1,000.00	
TOTAL SUPPLIES		$	4,649.00	$	4,888.00	$	4,042.00	$	1,753.00	$	5,000.00	$ -
CAPITAL OUTLAY												
01.5035.54.2400	Computers	$	1,254.00	$	3,510.00	$	-	$	-			
01.5035.54.2500	EQUIP - OTHER	$	-	$	-	$	-	$	-			
01.5035.54.5000	Misc Payroll (Court)	$	-	$	3,012.00	$	-	$	-			
TOTAL CAPITAL OUTLAY		$	1,254.00	$	6,521.00	$	-	$	-	$	-	$ -
OTHER COSTS												
01.5035.57.2100	Peace Officer A&B Fund	$	-	$	-	$	-	$	-			
01.5035.57.2101	Peace Officer Training	$	-	$	-	$	-	$	-			
01.5035.57.2102	County Jail Fund	$	-	$	-	$	-	$	-			
01.5035.57.2103	Victims Assistance	$	-	$	-	$	-	$	-			
01.5035.57.2104	State Of Georgia	$	-	$	-	$	-	$	-			
01.5035.57.2105	Local Victim Assistance	$	-	$	-	$	-	$	-			
01.5035.57.2106	DHR Spinal Cord Fund	$	-	$	-	$	-	$	-			
01.5035.57.2107	Drug Abuse Treatment	$	-	$	-	$	-	$	-			
01.5035.57.2109	Indigent Defense Fees	$	-	$	-	$	-	$	-			
01.5035.57.2110	Drivers Education & Tra	$	-	$	-	$	-	$	-			
01.5035.57.3100	Bond Refunds	$	10,202.00	$	6,839.00	$	3,500.00	$	6,198.00			
01.5035.57.3300	Probation Refunds	$	-	$	-	$	-	$	-			
01.5035.57.9000	Contingencies	$	-	$	-	$	-	$	-			
TOTAL OTHER COSTS		$	10,202.00	$	6,839.00	$	3,500.00	$	6,198.00	$	-	$ -
TOTAL Court		**$**	**287,859.00**	**$**	**405,092.00**	**$**	**322,771.00**	**$**	**177,514.00**	**$**	**313,993.00**	**$ -**

CODE ENFORCEMENT - 50XX

Account Number	Account Description	R/E Indicator	Fund	2027 Proposed Budget
PERSONAL SERVICES				
50XX.51.1100	Regular Employees	E	01	$115,559.00
50XX.51.1101	Part Time Employees	E	01	$0.00
50XX.51.1102	Deferred Compensation 457(b)	E	01	$0.00
50XX.51.1103	Holiday Pay- Public Safety	E	01	$0.00
50XX.51.1300	Overtime	E	01	$0.00
50XX.51.2100	Group Health Ins.	E	01	$0.00
50XX.51.2120	Disability (STD)	E	01	$0.00
50XX.51.2130	Dental Insurance	E	01	$0.00
50XX.51.2140	Life Insurance	E	01	$0.00
50XX.51.2150	Accident / Vision Ins.	E	01	$0.00
50XX.51.2200	F.I.C.A.	E	01	$8,841.00
50XX.51.2300	Medicare	E	01	$1,675.00
50XX.51.2400	Retirement	E	01	$0.00
50XX.51.2600	Unemployment	E	01	$0.00
50XX.51.2610	Police - FUTA	E	01	$0.00
50XX.51.2620	Police - SUTA	E	01	$0.00
50XX.51.2700	Worker's Comp.	E	01	$0.00
50XX.51.2710	Workers Comp. Deductible	E	01	$0.00
TOTAL PERSONAL SERVICES				**$126,075.00**
PURCHASED/CONTRACTED SERVICES				
50XX.52.1200	Professional Svcs	E	01	$20,000.00
50XX.52.1300	Technical Services	E	01	$0.00
50XX.52.2100	Legal Fees	E	01	$8,000.00
50XX.52.2210	Equipment Repair Other	E	01	$500.00
50XX.52.2211	Radio Maintenance	E	01	$400.00
50XX.52.2220	Vehicle Repair & Maintenance	E	01	$3,000.00
50XX.52.2230	Building Repair & Maintenance	E	01	$0.00
50XX.52.2300	Rental	E	01	$0.00
50XX.52.3102	Law Enforcement & Liability	E	01	$0.00
50XX.52.3103	Vehicle Insurance	E	01	$0.00
50XX.52.3110	General Liability Deductible	E	01	$0.00
50XX.52.3200	Communications	E	01	$1,750.00

50XX.52.3210	Website	E	01	$0.00
50XX.52.3360	Special Events	E	01	$0.00
50XX.52.3400	Printing & Binding	E	01	$625.00
50XX.52.3500	Travel	E	01	$4,000.00
50XX.52.3550	Meeting & Conventions	E	01	$3,300.00
50XX.52.3600	Dues & Fees	E	01	$480.00
50XX.52.3700	Education & Training	E	01	$400.00
50XX.52.3900	Other Purchased Services	E	01	$0.00
50XX.52.3910	Pre-employment Expense	E	01	$0.00
TOTAL PURCHASED/CONTRACTED SERVICES				**$42,455.00**

SUPPLIES				
50XX.53.1005	Special Program Supplies	E	01	$0.00
50XX.53.1103	Postage	E	01	$750.00
50XX.53.1106	Ammunition	E	01	$0.00
50XX.53.1110	Office Supplies	E	01	$750.00
50XX.53.1120	Computer Software	E	01	$11,900.00
50XX.53.1210	Water	E	01	$0.00
50XX.53.1220	Natural Gas	E	01	$0.00
50XX.53.1230	Electricity/Bldg	E	01	$0.00
50XX.53.1240	Bottled Water	E	01	$0.00
50XX.53.1270	Gasoline	E	01	$3,500.00
50XX.53.1600	Small Equipment	E	01	$500.00
50XX.53.1700	Other Supplies	E	01	$1,000.00
50XX.53.1800	Uniforms	E	01	$800.00
TOTAL SUPPLIES				**$19,200.00**
CAPITAL OUTLAY				
50XX.54.2200	Vehicles	E	01	$0.00
50XX.54.2400	Computer	E	01	$0.00
50XX.54.2500	Others	E	01	$0.00
TOTAL CAPITAL OUTLAY				**$0.00**
OTHER COSTS				
50XX.57.9000	Contingencies	E	01	$0.00
TOTAL OTHER COSTS				**$0.00**
TOTAL CODE ENFORCEMENT				**$187,730.00**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET	
PUBLIC SAFETY								
PERSONAL SRVC & EMPL BEN								
01.5040.51.1100	Regular Employees	$ 1,229,683.00	$ 1,555,421.00	$ 1,617,445.00	$ 962,555.00	$ 1,408,364.56		
01.5040.51.1101	Part Time Employees	$ 5,574.00	$ -	$ 51,250.00	$ -	$ 27,896.63		Part Time Records Sp
01.5040.51.1102	Deferred Compensation 4	$ -	$ 42,063.00	$ -	$ -			
01.5040.51.1103	Holiday Pay- Public Saf	$ -	$ -	$ -	$ -			
01.5040.51.1300	Overtime	$ 55,132.00	$ 65,878.00	$ 50,000.00	$ 109,581.00	$ 60,000.00		
01.5040.51.2100	Group Health Ins.	$ 209,718.00	$ 258,948.00	$ 150,000.00	$ 162,347.00	$ 260,000.00		
01.5040.51.2120	Disability (STD)	$ 1,884.00	$ 4,309.00	$ 882.00	$ 3,702.00	$ 4,800.00		
01.5040.51.2130	Dental Insurance	$ 6,376.00	$ 3,930.00	$ 6,552.00	$ 1,356.00	$ 4,000.00		
01.5040.51.2140	Life Insurance	$ 2,631.00	$ 1,184.00	$ 3,322.00	$ 40.00	$ 2,000.00		
01.5040.51.2150	Accident / Vision Ins.	$ 2,797.00	$ 776.00	$ 1,764.00	$ 956.00	$ 1,500.00		
01.5040.51.2200	F.I.C.A.	$ 79,790.00	$ 100,953.00	$ 81,373.00	$ 66,000.00	$ 83,672.00		
01.5040.51.2300	Medicare	$ 18,661.00	$ 23,610.00	$ 22,074.00	$ 15,436.00	$ 19,961.00		
01.5040.51.2400	Retirement	$ -	$ -	$ -	$ -			
01.5040.51.2600	Unemployment	$ -	$ -	$ -	$ -			
01.5040.51.2610	Police - FUTA	$ -	$ -	$ -	$ -			
01.5040.51.2620	Police - SUTA	$ -	$ -	$ -	$ -			
01.5040.51.2700	Worker's Comp.	$ 43,655.00	$ 77,307.00	$ 65,000.00	$ 59,636.00	$ 80,000.00		
01.5040.51.2710	Workers Comp. Deductibl	$ 876.00	$ 359.00	$ -	$ 684.00			
TOTAL PERSONAL SRVC & EMPL BEN		$ 1,656,777.00	$ 2,134,737.00	$ 2,049,662.00	$ 1,382,292.00	$ 1,952,194.19	$ -	
PURCHASED/CONTRACTED SVC								
01.5040.52.1200	Professional Svcs	$ 7,948.00	$ 2,600.00	$ 2,000.00	$ 7,453.00	$8,075.52		
01.5040.52.1300	Technical Services	$ 6,331.00	$ 11,698.00	$ 16,000.00	$ 4,402.00	$10,000.00		
01.5040.52.2100	Cleaning Service	$ -	$ -	$ -	$ -	$0.00		
01.5040.52.2210	Equipment Repair Other	$ 10,401.00	$ 10,819.00	$ 11,700.00	$ 2,505.00	$10,000.00		
01.5040.52.2211	Radio Maintenance	$ 557.00	$ 1,272.00	$ 2,500.00	$ -	$2,500.00		
01.5040.52.2220	Vehicle Repair & Mainte	$ 18,950.00	$ 70,709.00	$ 50,000.00	$ 42,405.00	$50,000.00		
01.5040.52.2230	Building Repair & Maint	$ -	$ -	$ -	$ -	$0.00		
01.5040.52.2300	Rental	$ -	$ -	$ -	$ -	$0.00		
01.5040.52.3102	Law Enforcement & Liabi	$ -	$ -	$ 30,000.00	$ 7,445.00	$30,000.00		
01.5040.52.3103	Vehicle Insurance	$ 71,448.00	$ 64,737.00	$ 80,000.00	$ 57,004.00	$80,000.00		
01.5040.52.3110	General Liability Deduc	$ -	$ -	$ -	$ -	$0.00		
01.5040.52.3200	Communications	$ 23,030.00	$ 29,736.00	$ 24,497.00	$ 15,771.00	$24,497.00		
01.5040.52.3210	Website	$ -	$ -	$ -	$ -	$0.00		
01.5040.52.3360	Special Events	$ 2,391.00	$ 3,948.00	$ 3,000.00	$ 1,200.00	$1,500.00		
01.5040.52.3400	Printing & Binding	$ 1,560.00	$ 791.00	$ 2,915.00	$ 1,975.00	$2,915.00		
01.5040.52.3500	Travel	$ 4,367.00	$ 5,362.00	$ 7,800.00	$ 3,256.00	$7,800.00		
01.5040.52.3550	Meeting & Conventions	$ 2,978.00	$ 2,478.00	$ 7,775.00	$ 9,085.00	$10,000.00		
01.5040.52.3600	Dues & Fees	$ 739.00	$ 5,484.00	$ 4,585.00	$ 1,370.00	$4,585.00		
01.5040.52.3700	Education & Training	$ 7,931.00	$ 14,806.00	$ 11,800.00	$ 7,685.00	$11,000.00		
01.5040.52.3900	Other Purchased Service	$ 83,350.00	$ 107,989.00	$ 29,640.00	$ 45,960.00	$50,000.00		
01.5040.52.3910	Pre-employment Expense	$ 1,732.00	$ 883.00	$ -	$ 2,157.00	$2,157.49		
TOTAL PURCHASED/CONTRACTED SVC		$ 243,712.00	$ 333,311.00	$ 284,212.00	$ 209,671.00	$ 305,030.01	$ -	

SUPPLIES										
01.5040.53.1005	Special Program Supplie	$	2,015.00	$ 947.00	$ 2,150.00	$ 537.00	$1,000.00			
01.5040.53.1103	Postage	$	279.00	$ 182.00	$ 47,000.00	$ 385.00	$500.00			
01.5040.53.1106	Ammunition	$	1,440.00	$ -	$ 600.00	$ -	$600.00			
01.5040.53.1110	Office Supplies	$	2,831.00	$ 2,796.00	$ 1,500.00	$ 1,943.00	$1,500.00			
01.5040.53.1120	Computer Software	$	-	$ -	$ 17,388.00	$ -	$0.00			AXON
01.5040.53.1210	Water	$	-	$ -	$ 8,000.00	$ -	$0.00			
01.5040.53.1220	Natural Gas	$	-	$ -	$ -	$ -	$0.00			
01.5040.53.1230	Electricity/Bldg	$	-	$ -	$ -	$ -	$0.00			
01.5040.53.1240	Bottled Water	$	-	$ -	$ -	$ -	$0.00			
01.5040.53.1270	Gasoline	$	50,035.00	$ 64,515.00	$ 65,000.00	$ 46,220.00	$65,000.00			
01.5040.53.1600	Small Equipment	$	1,811.00	$ 1,467.00	$ 10,950.00	$ 2,472.00	$5,000.00			
01.5040.53.1700	Other Supplies	$	5,045.00	$ 3,294.00	$ 7,750.00	$ 731.00	$1,000.00			
01.5040.53.1800	Uniforms	$	24,460.00	$ 14,530.00	$ 27,000.00	$ 13,304.00	$20,000.00			
TOTAL SUPPLIES		$	87,916.00	$ 87,731.00	$ 187,338.00	$ 65,592.00	$ 94,600.00	$	-	
CAPITAL OUTLAY										
01.5040.54.2200	Vehicles	$	-	$ 150,886.00	$ 148,348.00	$ 44,460.00	$ 134,564.31			
01.5040.54.2400	Computer	$	3,010.00	$ 9,488.00	$ -	$ -	$ 4,000.00			
	Axon	$	-	$ -	$ -	$ -	$ 110,000.00			
01.5040.54.5000	Misc Payroll (Police)	$	-	$ -	$ -	$ -				
TOTAL CAPITAL OUTLAY		$	3,010.00	$ 160,374.00	$ 148,348.00	$ 44,460.00	$ 248,564.31	$	-	
OTHER COSTS										
01.5040.57.9000	Contingencies	$	-	$ -	$ -	$ -	$ -			
TOTAL OTHER COSTS		$	-	$ -	$ -	$ -	$ -	$	-	
TOTAL Public Safety		**$**	**1,991,415.00**	**$ 2,716,153.00**	**$ 2,669,560.00**	**$ 1,702,015.00**	**$ 2,600,388.51**	**$**	**-**	

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
PUBLIC WORKS							
PERSONAL SRVC & EMPL BEN							
01.5050.51.1100	Regular Employees	$ 254,603.00	$ 297,873.00	$ 386,164.00	$ 101,622.00	$ 431,854.80	
01.5050.51.1101	Part Time Employees	$ 18,798.00	$ 2,694.00	$ -	$ -	$9,360.00	
01.5050.51.1102	Deferred Compensation 4	$ -	$ -	$ -	$ -		
01.5050.51.1300	Overtime	$ 2,408.00	$ 8,609.00	$ 6,000.00	$ 874.00	$ 4,000.00	
01.5050.51.2100	Group health Ins.	$ 40,436.00	$ 88,423.00	$ 70,000.00	$ 49,799.00	$ 85,000.00	
01.5050.51.2120	Disability (STD)	$ 475.00	$ 1,940.00	$ 336.00	$ 1,498.00	$ 1,800.00	
01.5050.51.2130	Dental Insurance	$ 1,302.00	$ 1,623.00	$ 2,496.00	$ 185.00	$ 1,500.00	
01.5050.51.2140	Life Insurance	$ 600.00	$ 794.00	$ 890.00	$ 629.00	$ 850.00	
01.5050.51.2150	ACCIDENT / VISION INS	$ 160.00	$ 413.00	$ 672.00	$ 261.00	$ 500.00	
01.5050.51.2200	F.I.C.A.	$ 16,615.00	$ 18,282.00	$ 17,000.00	$ 6,073.00	$ 27,356.00	
01.5050.51.2300	Medicare	$ 3,886.00	$ 4,276.00	$ 5,920.00	$ 1,420.00	$ 6,398.00	
01.5050.51.2400	Retirement	$ -	$ -	$ -	$ -		
01.5050.51.2600	Public Works - Unemploy	$ -	$ -	$ -	$ -		
01.5050.51.2610	Public Works - FUTA	$ -	$ -	$ -	$ -		
01.5050.51.2620	Publlic Works - SUTA	$ -	$ -	$ -	$ -		
01.5050.51.2700	Worker's Comp.	$ 432.00	$ 641.00	$ 1,212.00	$ 6,043.00	$ 5,000.00	
01.5050.51.2710	Workers Comp. Deductibl	$ -	$ 316.00	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ 339,714.00	$ 425,884.00	$ 490,690.00	$ 168,404.00	$ 573,618.80	$ -

PURCHASED/CONTRACTED SVC								
01.5050.52.1200	Professional Services	$ 5,551.00	$ 15,030.00	$ 5,000.00	$ 2,328.00	$ 5,000.00		
01.5050.52.1300	Technical Services	$ 600.00	$ 1,010.00	$ 1,000.00	$ 1,200.00	$ 1,200.00		
01.5050.52.2110	Disposal	$ -	$ -	$ 2,500.00	$ -	$ -		
01.5050.52.2141	Tree Removal	$ 5,700.00	$ 1,850.00	$ 5,000.00	$ 1,400.00	$ 7,500.00		
01.5050.52.2210	Equipment Maintenance	$ 12,150.00	$ 14,720.00	$ 8,000.00	$ 6,835.00	$ 12,000.00		
01.5050.52.2211	Radio Maintenance	$ 337.00	$ -	$ -	$ -			
01.5050.52.2220	Vehicle Repair & Mainte	$ 4,013.00	$ 11,101.00	$ 7,500.00	$ 8,542.00	$ 12,000.00		
01.5050.52.2230	Building Repair & Maint	$ 1,000.00	$ 2,397.00	$ 2,500.00	$ 125.00	$ 2,500.00		
01.5050.52.2231	Blight Tax Expenses	$ -	$ 7,031.00	$ 5,000.00	$ -			
01.5050.52.2250	Street Repair & Mainten	$ 4,352.00	$ 11,450.00	$ 4,062.00	$ 3,478.00	$ 20,000.00		
01.5050.52.2251	LMIG Street Repairs	$ -	$ -	$ -	$ -			
01.5050.52.2252	Traffic Calming Program	$ 11,787.00	$ -	$ 10,000.00	$ -	$ -		
01.5050.52.2300	Rental	$ 3,836.00	$ 1,651.00	$ 3,000.00	$ 69.00	$ 3,000.00		
01.5050.52.2310	Land & Building Rental	$ -	$ -	$ -	$ -			
01.5050.52.3101	Property Insurance	$ -	$ -	$ -	$ -			
01.5050.52.3103	Vehicle Insuranc e	$ -	$ -	$ -	$ -			
01.5050.52.3200	Communication	$ 4,299.00	$ 4,236.00	$ 2,500.00	$ 2,705.00	$ 4,500.00		
01.5050.52.3500	Travel	$ -	$ 2,933.00	$ 1,500.00	$ 930.00	$ 3,500.00		
01.5050.52.3600	Dues & Fees	$ 238.00	$ 345.00	$ 500.00	$ 83.00	$ 500.00		
01.5050.52.3700	Education & Training	$ 7,547.00	$ 1,045.00	$ 5,000.00	$ -	$ 4,000.00		
01.5050.52.3850	Contract Labor	$ -	$ 118,450.00	$ 120,000.00	$ 70,448.00	$ 57,000.00		
01.5050.52.3853	Landfill Fees	$ 1,311.00	$ 1,073.00	$ 1,014.00	$ 837.00	$ 3,000.00		
TOTAL PURCHASED/CONTRACTED SVC		$ 62,721.00	$ 194,323.00	$ 184,076.00	$ 98,981.00	$ 135,700.00	$	-

SUPPLIES								
01.5050.53.1100	General Supplies Other	$ 6,583.00	$ 5,012.00	$ 5,500.00	$ 1,458.00	$ 37,000.00		
01.5050.53.1110	Office Supplies	$ -	$ -	$ -	$ -			
01.5050.53.1120	Computer Software	$ -	$ -	$ -	$ -			
01.5050.53.1150	Signs	$ 7,583.00	$ 7,594.00	$ 7,321.00	$ -	$ 5,000.00		
01.5050.53.1210	Water	$ 321.00	$ 292.00	$ 500.00	$ 1,218.00	$ 1,500.00		
01.5050.53.1220	Natural Gas	$ -	$ -	$ -	$ -			
01.5050.53.1230	Electricity/Bldg	$ 2,816.00	$ 2,670.00	$ 2,500.00	$ 1,758.00	$ 3,000.00		
01.5050.53.1231	Electricity for Streetl	$ 102,006.00	$ 107,366.00	$ 82,651.00	$ 62,356.00	$ 108,000.00		
01.5050.53.1270	Gasoline	$ 12,591.00	$ 9,642.00	$ 10,000.00	$ 9,037.00	$ 12,000.00		
01.5050.53.1600	Small Equipment	$ 10,199.00	$ 1,501.00	$ 3,000.00	$ 6,838.00	$ 7,000.00		
01.5050.53.1601	Radios	$ -	$ -	$ -	$ -			
01.5050.53.1700	Other Supplies	$ 9,419.00	$ 8,607.00	$ 5,000.00	$ 5,751.00	$ -		
01.5050.53.1800	Uniforms	$ 18,031.00	$ 22,889.00	$ 14,000.00	$ 11,107.00	$ 10,000.00		
TOTAL SUPPLIES		$ 169,550.00	$ 165,573.00	$ 130,472.00	$ 99,523.00	$ 183,500.00	$	-
CAPITAL OUTLAY								
01.5050.54.1300	Building	$ -	$ -	$ -	$ -	$ 25,000.00		
01.5050.54.2200	Vehicles	$ -	$ 10,893.00	$ 64,359.00	$ 51,016.00	$ 60,428.52		
01.5050.54.2400	Computers	$ -	$ -	$ -	$ -	$ 2,500.00		
01.5050.54.2500	Equipment & Vehicle	$ -	$ -	$ 20,958.00	$ -	$ 25,000.00		
01.5050.54.5000	Misc Payroll (Pub Wks)	$ -	$ -	$ -	$ -			
TOTAL CAPITAL OUTLAY		$ -	$ 10,893.00	$ 85,317.00	$ 51,016.00	$ 112,928.52	$	-
OTHER COSTS								
01.5050.57.9000	Contingencies	$ -	$ -	$ -	$ -			
TOTAL OTHER COSTS		$ -	$ -	$ -	$ -	$ -	$	-
TOTAL Public Works		**$ 571,986.00**	**$ 796,673.00**	**$ 890,555.00**	**$ 417,924.00**	**$ 1,005,747.32**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
PARKS							
PERSONAL SRVC & EMPL BEN							
01.5060.51.1100	Regular Employees	$ -	$ -	$ -	$ -		
01.5060.51.1101	Part Time Employees	$ -	$ -	$ -	$ -		
01.5060.51.2100	Group Health Ins.	$ -	$ -	$ -	$ -		
01.5060.51.2120	Disability (STD)	$ -	$ -	$ -	$ -		
01.5060.51.2130	Dental Insurance	$ -	$ -	$ -	$ -		
01.5060.51.2200	F.I.C.A.	$ -	$ -	$ -	$ -		
01.5060.51.2300	Medicare	$ -	$ -	$ -	$ -		
01.5060.51.2400	Retirement	$ -	$ -	$ -	$ -		
01.5060.51.2700	Workers Comp	$ -	$ -	$ -	$ -		
01.5060.51.2710	Workers Comp. Deductibl	$ -	$ -	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ -	$ -	$ -	$ -	$ -	$ -
PURCHASED/CONTRACTED SVC							
01.5060.52.1240	Youth Services	$ 1,650.00	$ -	$ -	$ -		
01.5060.52.2110	Disposal	$ -	$ -	$ -	$ -		
01.5060.52.2120	Sanitation Services	$ -	$ -	$ -	$ -		
01.5060.52.2141	Tree Removal	$ 10,500.00	$ 1,850.00	$ -	$ 2,143.00	$7,000.00	
01.5060.52.2210	Equipment Repair	$ 120.00	$ -	$ -	$ -		
01.5060.52.2230	Building Repair	$ 3,096.00	$ 709.00	$ -	$ 1,178.00		
01.5060.52.2240	Park Repairs & Maintena	$ 23,539.00	$ 13,835.00	$ 17,200.00	$ 465.00	$25,000	
01.5060.52.3101	Building Insurance	$ -	$ -	$ -	$ -		
TOTAL PURCHASED/CONTRACTED SVC		$ 38,905.00	$ 16,394.00	$ 17,200.00	$ 3,786.00	$ 32,000.00	$ -

SUPPLIES								
01.5060.53.1210	Water	$ 536.00	$ 1,178.00	$ -	$ 486.00	$1,500.00		
01.5060.53.1220	Natural Gas	$ -	$ -	$ -	$ -			
01.5060.53.1231	Electricity for Parks	$ 3,536.00	$ 4,287.00	$ -	$ 2,081.00	$4,300.00		
01.5060.53.1600	Small Equipment	$ -	$ -	$ -	$ -			
01.5060.53.1700	Other Supplies	$ -	$ -	$ -	$ -			
TOTAL SUPPLIES		$ 4,072.00	$ 5,465.00	$ -	$ 2,566.00	$5,800.00	$	-
CAPITAL OUTLAY								
01.5060.54.1200	Site Improvement	$ -	$ -	$ -	$ -	$ -		
01.5060.54.2300	Furniture & Fixtures	$ -	$ -	$ -	$ -			
01.5060.54.2310	McCurdy Park - Rebuild	$ -	$ -	$ -	$ -			
TOTAL CAPITAL OUTLAY		$ -	$ -	$ -	$ -	$ -	$	-
OTHER COSTS								
01.5060.57.3400	Stormwater Utility	$ 1,627.00	$ 1,627.00	$ -	$ -			
01.5060.57.9000	Contingencies	$ -	$ -	$ -	$ -			
TOTAL OTHER COSTS		$ 1,627.00	$ 1,627.00	$ -	$ -	$ -	$	-
OTHER FINANCING USES								
01.5060.61.9001		$ -	$ -	$ -	$ -			
01.5060.61.9002	Community Garden Costs	$ 2,782.00	$ 3,062.00	$ 3,000.00	$ -	$ 3,000.00		
TOTAL OTHER FINANCING USES		$ 2,782.00	$ 3,062.00	$ 3,000.00	$ -	$ 3,000.00	$	-
TOTAL Parks		**$ 47,386.00**	**$ 26,547.00**	**$ 20,200.00**	**$ 6,353.00**	**$ 40,800.00**	**$**	**-**

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 BUDGET	YEAR-TO-DATE ACTUAL	REQUESTED BUDGET	PROPOSED BUDGET
DEBT SERVICE							
DEBT SERVICE							
01.5080.58.1225	Capital Lease PD 4	$ -	$ -	$ -	$ -		
01.5080.58.1226	Capital Lease PD 5	$ -	$ -	$ -	$ -		
01.5080.58.1227	Capital Lease PD 6	$ -	$ -	$ -	$ -		
01.5080.58.1229	Capital Lease PD 8	$ -	$ -	$ -	$ -		
01.5080.58.1230	Capital Lease PD 9	$ -	$ -	$ -	$ -		
01.5080.58.1233	Capital Lease Hwy / Str	$ -	$ -	$ -	$ -		
01.5080.58.1234	Capital Lease Hwy / Str	$ -	$ -	$ -	$ -		
01.5080.58.1235	Capital Lease Hwy / Str	$ -	$ -	$ -	$ -		
01.5080.58.1237	Capital Lease Telephone	$ -	$ -	$ -	$ -		
01.5080.58.1238	Capital Lease PD (2010)	$ -	$ -	$ -	$ -		
01.5080.58.1239	Capital Lease 2010 PD E	$ -	$ -	$ -	$ -		
01.5080.58.1240	Capital Lease 2011 Cars	$ -	$ -	$ -	$ -		
01.5080.58.1241	Capital Lease City Hall	$ 86,275.00	$ 88,484.00	$ 90,749.00	$ 90,749.00	$ 90,749.00	
01.5080.58.1242	Capital Lease 2012 Comp	$ -	$ -	$ -	$ -		
01.5080.58.1243	Cap Lease 2012 Sound/AV	$ -	$ -	$ -	$ -		
01.5080.58.1244	Capital Lease - 2013 Ca	$ -	$ -	$ -	$ -		
01.5080.58.1245	Lease Principal - 2014	$ -	$ -	$ -	$ -		
01.5080.58.1246	Cap Lease - 2015 Code O	$ -	$ -	$ -	$ -		
01.5080.58.1247	Cap Lease-PD Lic Tag Re	$ -	$ -	$ -	$ -		
01.5080.58.1248	Cap Lease-Unmarked PD C	$ -	$ -	$ -	$ -		
01.5080.58.1249	Cap Lease-2015 PD Patro	$ -	$ -	$ -	$ -		
01.5080.58.1250	Cap Lease - PW Trucks	$ -	$ -	$ -	$ -		
01.5080.58.1251	Cap Lease-PD Digital Co	$ -	$ -	$ -	$ -		
01.5080.58.1252	Cap Lease - 2015 Vehicl	$ -	$ -	$ -	$ -		
01.5080.58.1253	Cap Lease - 2017 Vehicl	$ -	$ -	$ -	$ -		
01.5080.58.1254	Principle - 2017 Copier	$ -	$ -	$ -	$ -		
01.5080.58.1255	Cap Lease - 2018 Vehicl	$ -	$ -	$ -	$ -		
01.5080.58.1256	Cap Lease - 2019 Chippe	$ -	$ -	$ -	$ -		
01.5080.58.1257	FORD INT SUV POLICE CAR	$ -	$ -	$ -	$ -		
01.5080.58.1258	Principal - 2020 Vehicl	$ -	$ -	$ -	$ -		
01.5080.58.1259	Capital Lease - 2021 Ve	$ 11,516.00	$ 2,930.00	$ -	$ -		
01.5080.58.1260	Cap Lease - 2021 #2 Veh	$ 14,920.00	$ -	$ -	$ -		
01.5080.58.1261	CAP LEASE - 22 VEHICLES	$ 27,503.00	$ 28,354.00	$ -	$ -		
01.5080.58.1262	2024 Vehicle Leases- 6	$ -	$ -	$ -	$ -		
01.5080.58.1999	Lease Payments - PRINCI	$ -	$ -	$ -	$ -		
01.5080.58.2225	Interest PD 4	$ -	$ -	$ -	$ -		
01.5080.58.2226	Interest PD 5	$ -	$ -	$ -	$ -		
01.5080.58.2227	Interest PD 6	$ -	$ -	$ -	$ -		
01.5080.58.2229	Interest PD 8	$ -	$ -	$ -	$ -		
01.5080.58.2230	Interest PD 9 Equip	$ -	$ -	$ -	$ -		
01.5080.58.2233	Interst Hwy & Street 3	$ -	$ -	$ -	$ -		
01.5080.58.2234	Interest Hwy & Street 4	$ -	$ -	$ -	$ -		
01.5080.58.2235	Interest Hwy & Street 5	$ -	$ -	$ -	$ -		
01.5080.58.2237	Interest Telephone	$ -	$ -	$ -	$ -		
01.5080.58.2238	Interst PD 2010	$ -	$ -	$ -	$ -		

01.5080.58.2239	Interest 2010 PD Equip	$ -	$ -	$ -	$ -			
01.5080.58.2240	Interest 2011 Cars	$ -	$ -	$ -	$ -			
01.5080.58.2241	Interest City Hall	$ 19,336.00	$ 17,127.00	$ 14,862.00	$ 14,862.00	$	14,862.00	
01.5080.58.2242	Interest 2012 Comp Equi	$ -	$ -	$ -	$ -			
01.5080.58.2243	Interest 2012 Sound/AV	$ -	$ -	$ -	$ -			
01.5080.58.2244	Interest - 2013 Cars	$ -	$ -	$ -	$ -			
01.5080.58.2245	Lease Interest - 2014 P	$ -	$ -	$ -	$ -			
01.5080.58.2246	Interest - 2015 Code Of	$ -	$ -	$ -	$ -			
01.5080.58.2247	Interest - PD Lic Tag R	$ -	$ -	$ -	$ -			
01.5080.58.2248	interest - Unmarked PD	$ -	$ -	$ -	$ -			
01.5080.58.2249	Interest - 2015 PD Patr	$ -	$ -	$ -	$ -			
01.5080.58.2250	Interest - PW Trucks	$ -	$ -	$ -	$ -			
01.5080.58.2251	interest - PD Digital c	$ -	$ -	$ -	$ -			
01.5080.58.2252	Lease Int - 2015 Vehicl	$ -	$ -	$ -	$ -			
01.5080.58.2253	Interest - 2017 Vehicle	$ -	$ -	$ -	$ -			
01.5080.58.2254	Interest - 2017 Copier	$ -	$ -	$ -	$ -			
01.5080.58.2255	Interest - 2018 Vehicle	$ -	$ -	$ -	$ -			
01.5080.58.2256	Interest - 2019 Chipper	$ -	$ -	$ -	$ -			
01.5080.58.2257	FORD INT SUV POLICE CAR	$ -	$ -	$ -	$ -			
01.5080.58.2258	Interest - 2020 Vehicle	$ -	$ -	$ -	$ -			
01.5080.58.2259	Lease Interest - 2021 V	$ 260.00	$ 14.00	$ -	$ -			
01.5080.58.2260	Lease Int - 2021 #2 Veh	$ 187.00	$ -	$ -	$ -			
01.5080.58.2261	INTEREST - 22 VEHICLES/	$ 1,980.00	$ 1,129.00	$ 277.00	$ -			
01.5080.58.2999	Lease Payments - INTERE	$ -	$ -	$ -	$ -			
TOTAL DEBT SERVICE		**$ 161,977.00**	**$ 138,038.00**	**$ 105,888.00**	**$ 105,611.00**	**$**	**105,611.00**	**$ -**

02 -VISITOR CENTER

REVENUES		2024 ACTUAL	2025 ACTUAL	2026 CURRENT BUDGET	2026 YEAR-TO-DATE ACTUAL	2027 REQUESTED BUDGET	2027 PROPOSED BUDGET
TAXES							
02.3000.31.4100	Hotel/Motel Tax	$ 30,357.00	$ 32,462.00	$ 30,000.00	$ 17,859.00	$ 32,000.00	
02.3000.31.4101	Hotel Tax - Online Book	$ 2,479.00	$ 1,375.00	$ 2,000.00	$ -	$ 2,000.00	
TOTAL TAXES		$ 32,836.00	$ 33,837.00	$ 32,000.00	$ 17,859.00	$ 34,000.00	$ -
LICENSES & PERMITS							
02.3000.32.2260	Film Permits	$ 15,150.00	$ 47,750.00	$ 10,000.00	$ -	$ 5,000.00	
TOTAL LICENSES & PERMITS		$ 15,150.00	$ 47,750.00	$ 10,000.00	$ -	$ 5,000.00	$ -
INTERGOVERNMNTL REVENUES							
02.3000.33.4115	DCVB Grant	$ -	$ -	$ -	$ -		
02.3000.33.4116	SMMA	$ -	$ -	$ -	$ -		
TOTAL INTERGOVERNMNTL REVENUES		$ -	$ -	$ -	$ -	$ -	$ -
CONTRIBUTIONS-PRIV SRCS							
02.3000.37.1002	Contributions-Private S	$ -	$ -	$ -	$ -		
02.3000.37.1003	Event Revenue	$ -	$ -	$ -	$ -		
02.3000.37.1004	Contributions - MSSM	$ -	$ -	$ -	$ -		
TOTAL CONTRIBUTIONS-PRIV SRCS		$ -	$ -	$ -	$ -	$ -	$ -
MISCELLANEOUS REVENUE							
02.3000.38.9300	MISCELLANEOUS REVENUE	$ 500.00	$ 1,071.00	$ 255.00	$ 200.00		
02.3000.38.9301	Komen 3 Day Walk	$ -	$ -	$ -	$ -		
02.3000.38.9304	Farmer's Market Fees	$ -	$ -	$ -	$ -		
02.3000.38.9306	Car Show Fees	$ -	$ -	$ -	$ -		
02.3000.38.9309	Snack Sales	$ -	$ -	$ -	$ -		
TOTAL MISCELLANEOUS REVENUE		$ 500.00	$ 1,071.00	$ 255.00	$ 200.00	$ -	$ -
OTHER FINANCING SOURCES							
02.3000.39.1100	Interfund Transfer Gene	$ -	$ -	$ 106,362.00	$ -	$ 106,215.00	
TOTAL OTHER FINANCING SOURCES		$ -	$ -	$ 106,362.00	$ -	$ 106,215.00	$ -
TOTAL REVENUES		**$ 48,486.00**	**$ 82,658.00**	**$ 148,617.00**	**$ 18,059.00**	**$ 145,215.00**	**$ -**

02 -VISITOR CENTER

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 CURRENT BUDGET	2026 YEAR-TO-DATE ACTUAL	2027 REQUESTED BUDGET	2027 PROPOSED BUDGET
PERSONAL SRVC & EMPL BEN							
02.5075.51.1100	Full-time Employees	$ -	$ 28,846.00	$ 35,000.00	$ -	$ 64,480.00	
02.5075.51.1101	Part Time Employees	$ 27,953.00	$ -	$ -	$ -	$ -	
02.5075.51.2100	Group Health	$ -	$ (232.00)	$ -	$ -		
02.5075.51.2150	Accident / Vision	$ -	$ (38.00)	$ 559.00	$ -		
02.5075.51.2200	F.I.C.A.	$ 1,733.00	$ 1,788.00	$ 8,797.00	$ -	$ 4,000.00	
02.5075.51.2300	Medicare	$ 405.00	$ 418.00	$ 743.00	$ -	$ 935.00	
02.5075.51.2600	Unemployment - Visitors	$ -	$ -	$ -	$ -		
02.5075.51.2700	Worker's Comp	$ -	$ -	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ 30,091.00	$ 30,783.00	$ 45,099.00	$ -	$ 69,415.00	$ -
PURCHASED/CONTRACTED SVC							
02.5075.52.1200	Professional Services	$ -	$ -	$ 250.00	$ 18,675.00	$ 37,000.00	
02.5075.52.2220	Promotions Visitor Cent	$ -	$ -	$ -	$ -	$ -	
02.5075.52.2230	Building Repairs	$ 28.00	$ -	$ 500.00	$ -	$ 5,000.00	
02.5075.52.2300	Rental	$ -	$ -	$ -	$ -	$ -	
02.5075.52.3200	Communications	$ 452.00	$ -	$ 1,000.00	$ -	$ 1,000.00	
02.5075.52.3300	Advertising	$ -	$ -	$ 1,000.00	$ -	$ 1,000.00	
02.5075.52.3340	Payment to Visitor Cent	$ -	$ -	$ -	$ -	$ -	
02.5075.52.3360	Special Events	$ 4,674.00	$ 21,192.00	$ 15,000.00	$ -	$ -	
02.5075.52.3400	Printing & Binding	$ 363.00	$ -	$ 1,000.00	$ -	$ 250.00	
02.5075.52.3500	Travel	$ -	$ -	$ -	$ -	$ -	
02.5075.52.3550	Meetings & Conventions	$ -	$ 651.00	$ -	$ -	$ 700.00	
02.5075.52.3600	Dues & Fees	$ -	$ -	$ -	$ -	$ -	
02.5075.52.3700	Education & Training	$ -	$ 1,099.00	$ 1,000.00	$ -		
02.5075.52.3900	Other	$ -	$ -	$ 50,000.00	$ -		
TOTAL PURCHASED/CONTRACTED SVC		$ 5,517.00	$ 22,942.00	$ 69,750.00	$ 18,675.00	$ 44,950.00	$ -
SUPPLIES							
02.5075.53.1103	Postage & Delivery	$ -	$ -	$ 50.00	$ -	$ 50.00	
02.5075.53.1110	Office Supplies	$ 141.00	$ -	$ 250.00	$ -	$ 500.00	
02.5075.53.1230	Electicity/Bldg	$ 523.00	$ 571.00	$ 1,000.00	$ 303.00	$ 1,000.00	
02.5075.53.1600	Small Equipment	$ 86.00	$ -	$ -	$ -	$ -	
02.5075.53.1700	Other Supplies	$ 2,016.00	$ 239.00	$ 1,000.00	$ -	$ -	
TOTAL SUPPLIES		$ 2,766.00	$ 810.00	$ 2,300.00	$ 303.00	$ 1,550.00	$ -
CAPITAL OUTLAY							
02.5075.54.2400	Computers	$ -	$ -	$ 2,646.00	$ 2,765.00	$ 1,000.00	
02.5075.54.2500	Capital Outlay	$ -	$ -	$ -	$ 17,112.00		
TOTAL CAPITAL	OUTLAY	$ -	$ -	$ 2,646.00	$ 19,877.00	$ 1,000.00	$ -

OTHER COSTS								
02.5075.57.3400	Stormwater Utility	$ -	$ -	$ -	$ -			
02.5075.57.9000	Contingencies-	$ -	$ -	$ -	$ -			
TOTAL OTHER COSTS		$ -	$ -	$ -	$ -	$ -	$	-
OTHER FINANCING USES								
02.5075.61.9001	High School Parade	$ -	$ -	$ -	$ -	$ 2,500.00		
02.5075.61.9002	Discover DeKalb BikeTou	$ 25.00	$ -	$ -	$ -	$ -		
02.5075.61.9003	Tourism Development	$ -	$ -	$ -	$ 13,535.00	$ -		
02.5075.61.9004	Farmer's Market Costs	$ -	$ -	$ -	$ -	$ -		
02.5075.61.9005	Christmas Parade	$ 9,979.00	$ 7,309.00	$ 2,500.00	$ 1,462.00	$ 2,200.00		
02.5075.61.9006	Car Show Costs	$ -	$ -	$ -	$ -	$ -		
02.5075.61.9007	Trunk or Treat Costs	$ 5,202.00	$ 4,574.00	$ 1,000.00	$ -	$ 1,000.00		
02.5075.61.9008	Snack Sales	$ -	$ -	$ -	$ -	$ -		
02.5075.61.9009	BACK TO SCHOOL	$ 5,596.00	$ 8,673.00	$ 3,600.00	$ 1,000.00	$ 3,600.00		
02.5075.61.9010	Farmers Market Lead Pro	$ -	$ -	$ -	$ -	$ -		
02.5075.61.9011	Juneteenth Event	$ 10,036.00	$ 7,902.00	$ 1,290.00	$ 1,290.00	$ 1,500.00		
02.5075.61.9012	MLK Events	$ 5,752.00	$ 8,315.00	$ 5,332.00	$ 5,332.00	$ 2,500.00		
02.5075.61.9013	Veterans Day Program	$ 917.00	$ 3,869.00	$ 2,000.00	$ -	$ 2,000.00		
02.5075.61.9014	Stone Mountain Day	$ 1,286.00	$ 1,410.00	$ 1,500.00	$ -	$ 1,500.00		
02.5075.61.9015	185th Birthday Celebrat	$ -	$ -	$ -	$ -	$ -		
02.5075.61.9016	Rockborough Back to Sch	$ 22.00	$ -	$ -	$ -	$ -		
02.5075.61.9017	July 4th Celebration	$ -	$ 9,474.00	$ 1,600.00	$ 1,600.00	$ 1,500.00		
02.5075.61.9018	Senior Citizens Gift Ba	$ 1,530.00	$ 2,268.00	$ -	$ -	$ -		
02.5075.61.9019	Mutts on Main	$ -	$ 2,965.00	$ -	$ -	$ -		
02.5075.61.9020	Music of the Souls	$ -	$ 9,453.00	$ -	$ -	$ -		
02.5075.61.9021	Carribean Fest	$ -	$ 540.00	$ -	$ -	$ -		
02.5075.61.9022	Holiday Decor	$ 10,249.00	$ -	$ -	$ -	$ -		
02.5075.61.9023	Mardi Gras Events	$ -	$ -	$ 10,000.00	$ 612.00	$ 10,000.00		
TOTAL OTHER FINANCING USES		$ 50,594.00	$ 66,752.00	$ 28,822.00	$ 24,831.00	$ 28,300.00	$	-
TOTAL EXPENDITURES		**$ 88,968.00**	**$ 121,287.00**	**$ 148,617.00**	**$ 63,685.00**	**$ 145,215.00**	**$**	**-**

03 -CEMETERY

REVENUES		2024 ACTUAL	2025 ACTUAL	2026 CURRENT BUDGET	2026 YEAR-TO-DATE ACTUAL	2027 REQUESTED BUDGET	2027 PROPOSED BUDGET
CHARGES FOR SERVICE							
03.3000.34.9100	Cemetery Fees	$ -	$ 300.00	$ -	$ 500.00		
TOTAL CHARGES FOR SERVICE		$ -	$ 300.00	$ -	$ 500.00	$ -	$ -
MISCELLANEOUS REVENUE							
03.3000.38.9500	Cemetery Donations	$ -	$ -	$ -	$ -		
03.3000.38.9501	Cemetery Trust	$ -	$ -	$ -	$ -		
TOTAL MISCELLANEOUS REVENUE		$ -	$ -	$ -	$ -	$ -	$ -
OTHER FINANCING SOURCES							
03.3000.39.1100	Interfund Transfer Gene	$ -	$ -	$ -	$ -	$ 30,000.00	
TOTAL OTHER FINANCING SOURCES		$ -	$ -	$ -	$ -	$ 30,000.00	$ -
TOTAL REVENUES		**$ -**	**$ 300.00**	**$ -**	**$ 500.00**	**$ 30,000.00**	**$ -**

03 -CEMETERY

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 CURRENT BUDGET	2026 YEAR-TO-DATE ACTUAL	2027 REQUESTED BUDGET	2027 PROPOSED BUDGET
PERSONAL SRVC & EMPL BEN							
03.5085.51.1100	Regular Employees	$ 141.00	$ -	$ -	$ -		
03.5085.51.1101	Part time Employees	$ 13.00	$ -	$ -	$ -		
03.5085.51.2100	Group Health Insurance	$ -	$ -	$ -	$ -		
03.5085.51.2130	Dental Insurance	$ -	$ -	$ -	$ -		
03.5085.51.2200	F.I.C.A.	$ -	$ -	$ -	$ -		
03.5085.51.2300	Medicare	$ -	$ -	$ -	$ -		
03.5085.51.2700	Workers Comp	$ -	$ -	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ 154.00	$ -	$ -	$ -	$ -	$ -
PURCHASED/CONTRACTED SVC							
03.5085.52.1200	Professional Serv	$ -	$ -	$ -	$ -	$ 20,500.00	
03.5085.52.1241	Tree Removal	$ -	$ -	$ -	$ -	$ 9,500.00	
03.5085.52.2140	Lawn Care	$ -	$ -	$ -	$ -		
03.5085.52.2240	Cemetery Repair	$ -	$ -	$ -	$ -		
TOTAL PURCHASED/CONTRACTED SVC		$ -	$ -	$ -	$ -	$ 30,000.00	$ -
OTHER COSTS							
03.5085.57.3400	Stormwater Utility Fee	$ -	$ -	$ -	$ -		
03.5085.57.9000	Contingencies	$ -	$ -	$ -	$ -		
TOTAL OTHER COSTS		$ -	$ -	$ -	$ -	$ -	$ -
TOTAL Cemetery		$ 154.00	$ -	$ -	$ -	$ 30,000.00	

08 -STORM WATER

REVENUES		2024 ACTUAL	2025 ACTUAL	2026 CURRENT BUDGET	2026 YEAR-TO-DATE ACTUAL	2027 REQUESTED BUDGET	2027 PROPOSED BUDGET
INTERGOVERNMNTL REVENUES							
08.3000.33.1100	FEDERAL GRANTS	$ -	$ -	$ -	$ -		
08.3000.33.1317	STDDT05 MTN VILLAGE	$ -	$ -	$ -	$ -		
08.3000.33.1321	STDMR04 ZACHARY TO RIDG	$ -	$ -	$ -	$ -		
TOTAL INTERGOVERNMNTL REVENUES		$ -	$ -	$ -	$ -	$ -	$ -
CHARGES FOR SERVICE							
08.3000.34.4260	Stormwater Utility	$ 142,262.00	$ 127,536.00	$ 145,000.00	$ -	$ 130,000.00	
08.3000.34.4261	Stormwater Utility Prio	$ 2,385.00	$ 17,211.00	$ 10,000.00	$ 28,905.00	$ 15,000.00	
TOTAL CHARGES FOR SERVICE		$ 144,647.00	$ 144,746.00	$ 155,000.00	$ 28,905.00	$ 145,000.00	$ -
OTHER FINANCING SOURCES							
08.3000.39.1100	Interfund Transfer Gene	$ -	$ -	$ -	$ -		
08.3000.39.1101	STORMWATER FUND RESERVE	$ -	$ -	$ -	$ -		
TOTAL OTHER FINANCING SOURCES		$ -	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES		**$ 144,647.00**	**$ 144,746.00**	**$ 155,000.00**	**$ 28,905.00**	**$ 145,000.00**	**$ -**

08 -STORM WATER

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 CURRENT BUDGET	2026 YEAR-TO-DATE ACTUAL	2027 REQUESTED BUDGET	2027 PROPOSED BUDGET
PERSONAL SRVC & EMPL BEN							
08.5056.51.1100	Regular Employees	$ 74,983.00	$ 87,976.00	$ 82,000.00	$ 31,325.00	$ 67,600.00	
08.5056.51.1101	Part-time Employees	$ -	$ -	$ -	$ -		
08.5056.51.2100	Group Health Insurance	$ 33,302.00	$ (513.00)	$ 13,200.00	$ 1,734.00	$ 7,728.00	
08.5056.51.2120	Disability (STD)	$ 41.00	$ -	$ 42.00	$ 69.00	$ 300.00	
08.5056.51.2130	Dental Insurance - STWT	$ 1,086.00	$ (68.00)	$ 312.00	$ 11.00	$ 132.00	
08.5056.51.2140	Life Insurance	$ 56.00	$ -	$ 193.00	$ 15.00	$ 120.00	
08.5056.51.2150	Accident / Vision Ins.	$ 392.00	$ (8.00)	$ 84.00	$ 3.00	$ 12.00	
08.5056.51.2200	F.I.C.A.	$ 4,653.00	$ 5,454.00	$ 5,084.00	$ 1,942.00	$ 4,192.00	
08.5056.51.2300	Medicare	$ 1,088.00	$ 1,276.00	$ 1,189.00	$ 454.00	$ 980.00	
08.5056.51.260	Stormwater - FUTA	$ -	$ -	$ -	$ -		
08.5056.51.2620	Stormwater - SUTA	$ -	$ -	$ -	$ -		
08.5056.51.2700	Workers' Compensation	$ -	$ -	$ 1,515.00	$ -	$ 1,000.00	
08.5056.51.2710	Workers Comp Deductible	$ -	$ -	$ -	$ -		
TOTAL PERSONAL SRVC & EMPL BEN		$ 115,601.00	$ 94,117.00	$ 103,619.00	$ 35,552.00	$ 82,064.00	$ -

PURCHASED/CONTRACTED SVC								
08.5056.52.1100	Administrative Services	$ 120.00	$ -	$ -	$ -			
08.5056.52.1300	Technical	$ 5,736.00	$ 18,359.00	$ 10,000.00	$ 4,412.00	$ 10,000.00		
08.5056.52.2200	Repair & Maintenance	$ 71,365.00	$ 89,153.00	$ 30,000.00	$ 1,123.00	$ 59,936.00		
	DUES AND FEES	$ -	$ -	$ -	$ -	$ 500.00		
08.5056.52.3500	Travel	$ 1,077.00	$ 528.00	$ 1,000.00	$ -	$ 1,000.00		
08.5056.52.3700	Education & Training	$ 2,989.00	$ 590.00	$ 1,000.00	$ -	$ 1,000.00		
TOTAL PURCHASED/CONTRACTED SVC		$ 81,286.00	$ 108,630.00	$ 42,000.00	$ 5,535.00	$ 62,436.00	$	-
SUPPLIES								
08.5056.53.1100	General Supplies	$ 3,202.00	$ 411.00	$ 500.00	$ -	$ 500.00		
08.5056.53.1110	Office Supplies	$ -	$ -	$ -	$ -			
08.5056.53.1700	Other Supplies	$ 4,041.00	$ 229.00	$ -	$ 2,293.00			
TOTAL SUPPLIES		$ 7,243.00	$ 641.00	$ 500.00	$ 2,293.00	$ 500.00	$	-
CAPITAL OUTLAY								
08.5056.54.3000	Intangible Assets	$ -	$ -	$ -	$ -			
08.5056.54.5000	Misc Payroll (Stwtr)	$ -	$ -	$ -	$ -			
TOTAL CAPITAL OUTLAY		$ -	$ -	$ -	$ -	$ -	$	-
DEPRECIATION & AMORTIZ								
08.5056.56.1000	Depreciation Expense	$ -	$ -	$ -	$ -			
TOTAL DEPRECIATION & AMORTIZ		$ -	$ -	$ -	$ -	$ -	$	-
OTHER COSTS								
08.5056.57.9000	Contingencies	$ -	$ -	$ 8,881.00	$ -			
TOTAL OTHER COSTS		$ -	$ -	$ 8,881.00	$ -	$ -	$	-
TOTAL Stormwater		**$ 204,131.00**	**$ 203,387.00**	**$ 155,000.00**	**$ 43,379.00**	**$ 145,000.00**	**$**	**-**

DDA - 020

EXPENDITURES		2024 ACTUAL	2025 ACTUAL	2026 CURRENT BUDGET	2026 YEAR-TO-DATE ACTUAL	2027 REQUESTED BUDGET
PERSONAL SRVC & EMPL BEN						
20.5130.51.1100	Regular Employees	$ 78,802.00	$ -	$ -	$ -	$ -
20.5130.51.1101	Part Time Employees	$ -	$ -	$ -	$ -	$ -
20.5130.51.2100	Group Health Insurance	$ 10,057.00	$ -	$ -	$ -	$ -
20.5130.51.2120	Disability (STD)	$ 90.00	$ -	$ -	$ -	$ -
20.5130.51.2130	Dental Insurance	$ 253.00	$ -	$ -	$ -	$ -
20.5130.51.2140	Life Insurance	$ 123.00	$ -	$ -	$ -	$ -
20.5130.51.2150	Accident / Vision Ins.	$ 68.00	$ -	$ -	$ -	$ -
20.5130.51.2200	F.I.C.A.	$ 4,886.00	$ -	$ -	$ -	$ -
20.5130.51.2300	Medicare	$ 1,143.00	$ -	$ -	$ -	$ -
20.5130.51.2600	Unemployment	$ -	$ -	$ -	$ -	$ -
20.5130.51.2700	Worker's Comp	$ -	$ -	$ -	$ -	$ -
TOTAL PERSONAL SRVC & EMPL BEN		$ 95,421.00	$ -	$ -	$ -	$ -
PURCHASED/CONTRACTED SVC						
20.5130.52.1200	Professional Serv.	$ 53,222.00	$ -	$ -	$ -	$ -
20.5130.52.1207	Administrative Services	$ -	$ -	$ -	$ -	$ -
20.5130.52.1210	Legal Expense	$ 14,715.00	$ 15,279.00	$ 25,000.00	$ 7,420.00	$ 25,000.00
20.5130.52.1215	Miscellaneous Legal Fee	$ -	$ 9,775.00	$ 10,000.00	$ 627.00	$ 5,000.00
20.5130.52.1300	Technical Services	$ -	$ -	$ -	$ -	$ -
20.5130.52.2230	Building Repairs & Main	$ -	$ -	$ -	$ -	$ -
20.5130.52.2310	Rent	$ -	$ -	$ -	$ -	$ -
20.5130.52.3101	Building Insurance	$ -	$ -	$ -	$ -	$ -
20.5130.52.3200	Communications	$ 98.00	$ -	$ -	$ -	$ -
20.5130.52.3300	Advertising	$ 756.00	$ -	$ 1,500.00	$ -	$ -
20.5130.52.3380	PROMOTIONS DDA	$ -	$ 192.00	$ 6,000.00	$ -	$ -
20.5130.52.3400	Printing & Binding	$ -	$ 114.00	$ 1,500.00	$ 246.00	$ 250.00
20.5130.52.3500	Travel	$ -	$ 180.00	$ 10,000.00	$ -	$ -
20.5130.52.3600	Dues & Fees	$ 365.00	$ 875.00	$ 870.00	$ 880.00	$ 1,000.00
20.5130.52.3700	Education & Training	$ 200.00	$ 1,775.00	$ 8,000.00	$ 125.00	$ 1,000.00
20.5130.52.3850	Contract Labor- DDA	$ 2,500.00	$ 7,500.00	$ 20,000.00	$ 20,000.00	$ 10,000.00
TOTAL PURCHASED/CONTRACTED SVC		$ 71,857.00	$ 35,691.00	$ 82,870.00	$ 29,298.00	$ 42,250.00

SUPPLIES											
20.5130.53.1100	OFFICE SUPPLIES	$	-	$	-	$	-	$	-	$	-
20.5130.53.1110	Office Supplies	$	209.00	$	-	$	-	$	-	$	-
20.5130.53.1120	Computer Software	$	-	$	-	$	-	$	-	$	-
20.5130.53.1130	Postage	$	-	$	-	$	-	$	-	$	-
20.5130.53.1210	WATER DDA BUILDING	$	-	$	-	$	-	$	-	$	-
20.5130.53.1218	Water - 5379 E Mtn St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1220	Natural Gas	$	-	$	-	$	-	$	-	$	-
20.5130.53.1226	GAS 965 FL 1 Main St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1227	Gas 965 FLR 2 Main Stre	$	-	$	-	$	-	$	-	$	-
20.5130.53.1228	Gas - 5379 E Mtn St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1230	Electricity DDA Bldg.	$	-	$	-	$	-	$	-	$	-
20.5130.53.1231	Electricity 965 Main St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1232	Electricity 963 Main St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1233	Electrical 965 Main St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1234	Electricity 965 Main St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1235	Electricity 965 Main St	$	-	$	-	$	-	$	-	$	-
20.5130.53.1237	Electricity 5347 E Mtn	$	-	$	-	$	-	$	-	$	-
20.5130.53.1238	Electricity - 5379 E Mt	$	-	$	-	$	-	$	-	$	-
20.5130.53.1300	Food Catering	$	-	$	-	$	-	$	-	$	-
20.5130.53.1600	Small Equipment - DDA	$	-	$	-	$	-	$	-	$	-
20.5130.53.1740	Other Supplies	$	-	$	-	$	-	$	-	$	-
TOTAL SUPPLIES		$	209.00	$	-	$	-	$	-	$	-
CAPITAL OUTLAY											
20.5130.54.1102	Site - 1001 4th Street	$	-	$	-	$	-	$	-	$	-
20.5130.54.1103	MARTA Lot	$	-	$	-	$	-	$	45,000.00	$	-
20.5130.54.1308	Buildings - 5379 E Mtn	$	-	$	-	$	-	$	-	$	-
20.5130.54.2400	Computer	$	-	$	-	$	-	$	-	$	-
20.5130.54.2500	Other Capital Outlay	$	-	$	-	$	-	$	-	$	-
TOTAL CAPITAL OUTLAY		$	-	$	-	$	-	$	45,000.00	$	-

OTHER COSTS											
20.5130.57.3000	Payment To Others	$	-	$	-	$	-	$	-	$	-
20.5130.57.3200	BOOST	$	-	$	-	$	-	$	-	$	-
20.5130.57.3300	Commercial Grants	$	1,250.00	$	14,993.00	$	100,000.00	$	70,289.00	$	75,000.00
20.5130.57.3400	Stormwater Utility	$	-	$	-	$	-	$	-	$	-
20.5130.57.3401	Stornwater - 5379 E Mtn	$	-	$	-	$	-	$	-	$	-
20.5130.57.3500	Revolving Loan Fund	$	-	$	-	$	-	$	-	$	-
20.5130.57.3600	Enhancement Grants	$	-	$	-	$	40,000.00	$	21,380.00	$	30,000.00
20.5130.57.3700	HISTORIC TRAIN DEPOT	$	-	$	-	$	-	$	-	$	-
20.5130.57.9000	Contingencies	$	-	$	-	$	-	$	-	$	-
TOTAL OTHER COSTS		$	1,250.00	$	14,993.00	$	140,000.00	$	91,668.00	$	105,000.00
DEBT SERVICE											
20.5130.58.1221	GMA - DDA BUILDING	$	-	$	-	$	-	$	-	$	-
20.5130.58.2221	GMA - DDA BLDG INTEREST	$	-	$	-	$	-	$	-	$	-
TOTAL DEBT SERVICE		$	-	$	-	$	-	$	-	$	-
OTHER FINANCING USES											
20.5130.61.9000	Special Events	$	-	$	-	$	30,000.00	$	15,000.00	$	15,000.00
20.5130.61.9001	Blue Grass Festival	$	-	$	-	$	-	$	-	$	-
20.5130.61.9002	175th ANNIVERSARY	$	-	$	-	$	-	$	-	$	-
20.5130.61.9003	Farmers' Market Costs	$	-	$	-	$	-	$	-	$	-
20.5130.61.9004	Fall Event	$	-	$	-	$	-	$	-	$	-
20.5130.61.9005	Christmas Parade	$	-	$	-	$	-	$	-	$	-
20.5130.61.9006	GRANITE GRASSHOPPER 5K	$	-	$	-	$	-	$	-	$	-
20.5130.61.9007	LIVE NATIVITY	$	-	$	-	$	-	$	-	$	-
20.5130.61.9008	Tunes by the Tracks	$	7,500.00	$	-	$	-	$	-	$	-
20.5130.61.9009	BTSB Fish Fry & Movie	$	-	$	-	$	-	$	-	$	-
20.5130.61.9010	FARMERS MARKET LEAD PRO	$	-	$	-	$	-	$	-	$	-
20.5130.61.9019	JUNETEENTH EVENT	$	-	$	-	$	-	$	-	$	-
20.5130.61.9020	Mardi Gras Parade	$	4,000.00	$	-	$	-	$	-	$	-
TOTAL OTHER FINANCING USES		$	11,500.00	$	-	$	30,000.00	$	15,000.00	$	15,000.00
TOTAL Downtown Dev. Authority		**$**	**180,237.00**	**$**	**50,684.00**	**$**	**252,870.00**	**$**	**180,966.00**	**$**	**162,250.00**
	Actual less Personal Svcs	**$**	**108,380.00**								

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 01, 2026
		Department:	City Attorney
Goal:	Governance	**Presenter:**	Angela Couch
Agenda Title:	**Mobile Food Vendors Ordinance Amendment (SECOND READ)**		

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. Proposed Ordinance / Updated, Second Read

ARTICLE X. MOBILE FOOD VENDORS

Sec. 12-401. Purpose.

The general purpose of this article is to promote the health, safety, and general welfare of the citizens of Stone Mountain, Georgia, by requiring that new and existing mobile and temporary food establishments provide residents and customers with a consistent level of cleanliness, quality and safety.

It is also the intent of this article to establish reasonable guidelines and restrictions for mobile and temporary food establishments in relationship to established restaurant businesses and ensure the safe and convenient use of the public rights-of-way.

Sec. 12-402. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Authorization to operate means approval from a Department of Public Health to operate within its jurisdiction for a mobile food service unit .

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Base of operation shall mean a fixed location with a food service permit from which a mobile food service unit operates.

City shall mean the City of Stone Mountain, Georgia.

Department of Agriculture shall mean the Georgia Department of Agriculture.

Department of Public Health shall mean the DeKalb County Department of Public Health, or the appropriate county health agency of any other county in Georgia.

Mobile food service unit shall mean an independent trailer, food truck, movable portable structure, pushcart, temporary food establishment, vehicle vendor or any other similar conveyance which is not connected to a permanent water supply or sewer disposal system and from which food is offered for sale or service. For the purpose of licensing, mobile food vendors shall be defined as one of the following:

(1) Food truck vendor shall mean a retail food establishment that reports to and operates from a base of operation and is readily moveable, is a motorized wheeled vehicle, or a towed wheeled vehicle designed and equipped to serve food.

(2) Pushcart shall mean a non-self-propelled vehicle limited to serving commissary prepared or prepackaged food and non-potentially hazardous food unless the equipment is commercially designed and approved to handle food preparation and service. Pushcarts shall not be required to comply with mobile vehicular safety requirements.

(3) Temporary food establishment shall mean a retail food establishment, other than a licensed food truck vendor or pushcart, that is not intended to be permanent and that operates at a fixed location in conjunction with a single event or celebration.

Vending site shall mean a location at which a mobile food service unit is permitted to offer food for sale. Vending site shall not refer to the base of operation or place at which the mobile food vendor unit is approved to be stored when not in use.

Sec. 12-403. License required.

(a) It shall be unlawful for any person or business to sell, or offer for sale, food of any type from a mobile food service unit without a license first having been granted under this section, except when a permit is not

required in accordance with the rules and regulations of the department of public health or as otherwise set forth in this Article.

(b) The license requirements herein may be waived by the city for an event hosted by the city, or a special event hosted by a non-profit. Any permits that are required by the department of public health or the department of agriculture will still be required. Insurance requirements as set forth herein shall still be met.

(c) An application for a license hereunder shall be submitted to the city setting forth all information required hereunder and in compliance with this article. The city shall develop a form of application for the purpose of compliance with this article. The city shall process filed applications within seven (7) days following the city's receipt of all required information from the applicant.

(d) When applicable, the following information shall be provided with each application for a mobile food service unit license:

(1) Name of the mobile food service unit;

(2) Type, make, model, and license plate number of mobile food service unit;

(3) Owner's contact information;

(4) Operator's contact information;

(5) Copy of approved permit from the department of public health;

(6) Copy of approved permit from department of agriculture (if applicable);

(7) ~~List of proposed operating locations and times the mobile food service unit will be in operation;~~ Copy of business license/occupation tax certificate issued by the City of Stone Mountain or any other political jurisdiction within the State of Georgia;

(8) Signature from private property owner indicating consent for the use of its property;

(9) Signature from business operator indicating consent for the use of its restroom facilities; and

(10) Signature of applicant indicating agreement to comply with the requirements listed in this article;

~~-~~(11) A signed and notarized hold harmless and release and indemnity agreement whereby the City shall have no liability associated with the operation of the mobile food service unit.

(12) If the base operation of the mobile food service unit is not in DeKalb County, then an Authorization to Operate from DeKalb County will be required.

(e) All mobile food service units shall be subject to inspection at the time of application and at least annually which shall include but not be limited to an inspection by the fire marshal, or his/her designee, to verify compliance with all applicable state minimum fire safety standards and any other applicable state or local law, rule or regulation. No permit shall be granted hereunder to a mobile food service unit which does not or cannot pass such inspections. Inspection certificates from any political jurisdiction within the State of Georgia will be accepted, so long as the certificate was issued within 365 days of the date of the application.

Sec. 12-404. Prohibited conduct and requirements.

(a) The mobile food service unit shall comply with all state, federal and local health and safety regulations and requirements and shall obtain and maintain any and all licenses required by any other health organization or other governmental organization having jurisdiction over this subject matter.

(b) The license under which the mobile food service unit is operating must be firmly attached and visible on the mobile food service unit or structure at all times.

(c) Mobile food service unit licenses issued under this article shall not allow for alcohol sales.

(d) Mobile food vending shall only be conducted from the mobile food service unit or structure and customer seating shall not be provided by the mobile food service unit operator.

(e) A mobile food service unit shall maintain ~~a one million dollar ($1,000,000.00)~~ at least two hundred fifty thousand dollar ($250,000) liability insurance policy. Proof of current liability insurance, issued by an insurance company licensed to do business in Georgia, protecting the mobile food service unit, the public and the city from all claims for damage to property and bodily injury, including death, which may arise from operation under or in connection with the permit. When the mobile food service is provided in conjunction with a city-approved or city-co-sponsored event, or when the mobile food service will be provided on property owned by the city, s~~S~~uch insurance shall name the city as an additional insured and shall provide that the policy shall not terminate or be canceled prior to the expiration date without thirty (30) days advanced written notice to the city.

(f) Food truck vendors shall not make sounds or announcements to call attention to the mobile food service unit either while traveling on the public rights-of-way or when stationary. At all times mobile food service units shall comply with the city's noise control ordinance (City Code, Chapter 15).

(g) Except as may be allowed as part of a city-approved special event, mobile food service units shall not be left unattended or stored at any time on the open vending site when vending is not taking place or during restricted hours of operation.

(h) Food truck vendors:

(1) Any driver of a food truck vendor motorized vehicle must possess a valid driver's license.

(2) Except as otherwise allowed and described within this article, a food truck vendor must operate from a motorized, wheeled vehicle that may lawfully be driven upon streets and roadways within the state or from a towed wheeled vehicle designed and equipped to serve food.

(i) Vending sites:

(1) Except in participation with a city-approved special event ~~or private event not open to the public~~, mobile food service units shall only operate in ~~areas approved by resolution of the city council.~~ residential areas during the hours of 9:00 a.m. to 8:00 a.m. Sunday-Thursday and 9:00 a.m. to 10:00 p.m. Friday-Saturday.

(2) A mobile food service unit shall not operate on any private property without the written consent of the owner, a copy of which shall be maintained in the mobile food service unit or structure.

(3) Mobile food service units must be placed or staged within two hundred (200) feet of a working restroom and have a written restroom agreement from the business that allows the mobile food service operator and its employees to have access at all times while the mobile food service unit is staged at such vending site.

(4) Mobile food service units shall not be located within fifteen (15) feet of any street intersection or pedestrian crosswalk or within ten (10) feet of any driveway. No mobile food vending is permitted within 300 feet of any school.

(5) Except as may be allowed as part of a city-approved special event, no food truck vendor shall conduct business or operate in the public right-of-way or on property owned by the city.

(6) Except as may be allowed as part of a city-approved special event, mobile food service units are permitted on a given property no more than ~~two (2)~~ five (5) consecutive days and no more than ten (10) days in any calendar month. ~~A minimum of two (2) calendar days must transpire between operating periods on any given property.~~

(7) Except as may be allowed as part of a city-approved special event, operating a mobile food service unit may occupy no more than ten (10) percent of the designated parking spaces on a given property, and

at no time shall the operation of a mobile food service unit reduce the number of parking spaces on a property below the minimum required by city code or ordinance.

(8) The placement or staging of a mobile food service unit shall not impede the flow of traffic, be placed in the right-of-way, or cause any potential safety hazards to pedestrians or vehicles.

(9) Except as may be allowed as part of a city-approved special event, mobile food service units shall not be located within one hundred (100) feet of the nearest corner of any existing food service establishment during its hours of operation without prior written permission from the food service establishment, a copy of which shall be maintained in the mobile food service unit or structure.

~~(10) Mobile food service units shall not be located within one hundred (100) feet of any city-sponsored or sanctioned special event, unless the mobile food service unit is licensed by the City to operate at such an event.~~

(j) No sale or offer for sale shall be made by any mobile food service unit between the hours of 11:00 p.m. and 6:30 a.m., unless specifically authorized by the city.

Sec. 12-405. Indemnity.

As part of the ~~permitt~~licensing process set forth herein, any person or entity receiving a ~~permit~~ license set forth herein shall execute an indemnity agreement indemnifying and releasing the city, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever.

Sec. 12-406. Revocation and suspension.

The city shall have the right to revoke or suspend any license granted hereunder and to require the removal of the mobile food service unit if the mobile food service unit is found to be in violation of this article, or any other city ordinance or regulation, any other applicable state law, rule or regulation, or if the mobile food service unit is found to be creating a danger to public health. The revocation or suspension may be made by the City Manager or his/her designee, or an officer of the Police Department or Code Enforcement.

Sec. 12-407. Fee.

The fee for every application for license under this article shall be set by resolution of the city council.

Secs. 12-408—12-500. Reserved.

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	Community Dev.
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**5305 West Mountain Rezoning from Green Space to Village Center Mixed Use (FIRST READ)**		

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. Proposed Ordinance

STATE OF GEORGIA
COUNTY OF DEKALB

Ordinance _____

AN ORDINANCE TO AMEND THE CITY OF STONE MOUNTAIN ZONING ORDINANCE REGARDING 5305 WEST MOUNTAIN STREET, FROM GREEN SPACE (GS) ZONING DISTRICT TO VILLAGE CENTER MIXED USE (VCM) ZONING DISTRICT.

WHEREAS Notice to the public regarding Rezoning Application has been duly published in The Champion, the Official News Organ of Stone Mountain; and

WHEREAS A Public Hearing was held by the Mayor and City Council on December 1, 2026.

NOW THEREFORE, the Mayor and City Council of the City of Stone Mountain while in Regular Session on December 15, 2026, hereby ordains and approves Rezoning 5305 West Mountain Street from Green Space (GS) zoning district to Village Center Mixed Use (VCM) Zoning District:

SO ORDAINED this ____ day of _____, 2026.

_____
Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	Community Dev.
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**5327 West Mountain Rezoning from Green Space to Village Center Mixed Use (FIRST READ)**		

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. Proposed Ordinance

STATE OF GEORGIA
COUNTY OF DEKALB

Ordinance _____

AN ORDINANCE TO AMEND THE CITY OF STONE MOUNTAIN ZONING ORDINANCE REGARDING 5327 WEST MOUNTAIN STREET, FROM GREEN SPACE (GS) ZONING DISTRICT TO VILLAGE CENTER MIXED USE (VCM) ZONING DISTRICT.

WHEREAS Notice to the public regarding Rezoning Application has been duly published in The Champion, the Official News Organ of Stone Mountain; and

WHEREAS A Public Hearing was held by the Mayor and City Council on December 1, 2026.

NOW THEREFORE, the Mayor and City Council of the City of Stone Mountain while in Regular Session on December 15, 2026, hereby ordains and approves Rezoning 5327 West Mountain Street from Green Space (GS) zoning district to Village Center Mixed Use (VCM) Zoning District:

SO ORDAINED this ____ day of _____, 2026.

_____
Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	Community Dev.
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**1204 Ridge ave Rezoning/Annexation (FIRST READ)**		

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. Proposed Ordinance

STATE OF GEORGIA
COUNTY OF DEKALB

Ordinance _____

AN ORDINANCE TO AMEND THE CITY OF STONE MOUNTAIN ZONING ORDINANCE REGARDING 1204 RIDGE AVENUE, PARCEL ID NUMBER: 18 125 04 018 AS ANNEXED PROPERTY FROM DEKALB COUNTY ZONING CLASSIFICATIONS C3 AND OI TO STONE MOUNTAIN ZONNING CLASSIFICATION R2 (TRADITIONAL RESIDENTIAL)

WHEREAS Notice to the public regarding 1204 Ridge Avenue has been duly published in The Champion, the Official News Organ of Stone Mountain; and

WHEREAS A Public Hearing was held by the Mayor and City Council on December 1, 2026.

NOW THEREFORE, the Mayor and City Council of the City of Stone Mountain while in Regular Session on December 15, 2026, hereby ordains and approves the rezoning application of the Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10 regarding 1204 Ridge Avenue, as annexed property, from Dekalb Zoning Classifications C3 and OI to Stone Mountain Zoning Classification R2 (Traditional Residential). No zoning conditions are imposed at this time.

SO ORDAINED this 15th day of December, 2026.

_____
Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

STATE OF GEORGIA
COUNTY OF DEKALB

Ordinance _____

AN ORDINANCE TO AMEND THE CITY OF STONE MOUNTAIN ZONING ORDINANCE REGARDING 1184 RIDGE AVENUE, PARCEL ID NUMBER: 18 125 04 017 AS ANNEXED PROPERTY FROM DEKALB COUNTY ZONING CLASSIFICATION R-75 TO STONE MOUNTAIN ZONNING CLASSIFICATION R2 (TRADITIONAL RESIDENTIAL)

WHEREAS Notice to the public regarding 1184 Ridge Avenue has been duly published in The Champion, the Official News Organ of Stone Mountain; and

WHEREAS A Public Hearing was held by the Mayor and City Council on December 1, 2026.

NOW THEREFORE, the Mayor and City Council of the City of Stone Mountain while in Regular Session on December 15, 2026, hereby ordains and approves the rezoning application of the Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10 regarding 1184 Ridge Avenue, as annexed property, from Dekalb Zoning Classification R-75 to Stone Mountain Zoning Classification R2 (Traditional Residential). No zoning conditions are imposed at this time.

SO ORDAINED this 15th day of December, 2026.

_____
Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	Community Dev.
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**1184 Ridge ave Rezoning/Annexation (FIRST READ)**		

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. Proposed Ordinance

STATE OF GEORGIA
COUNTY OF DEKALB

Ordinance _____

AN ORDINANCE TO AMEND THE CITY OF STONE MOUNTAIN ZONING ORDINANCE REGARDING 1188 RIDGE AVENUE, PARCEL ID NUMBER: 18 125 04 016 AS ANNEXED PROPERTY FROM DEKALB COUNTY ZONING CLASSIFICATION R-75 TO STONE MOUNTAIN ZONNING CLASSIFICATION R2 (TRADITIONAL RESIDENTIAL)

WHEREAS Notice to the public regarding 1188 Ridge Avenue has been duly published in The Champion, the Official News Organ of Stone Mountain; and

WHEREAS A Public Hearing was held by the Mayor and City Council on December 1, 2026.

NOW THEREFORE, the Mayor and City Council of the City of Stone Mountain while in Regular Session on December 15, 2026, hereby ordains and approves the rezoning application of the Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10 regarding 1188 Ridge Avenue, as annexed property, from Dekalb Zoning Classification R-75 to Stone Mountain Zoning Classification R2 (Traditional Residential). No zoning conditions are imposed at this time.

SO ORDAINED this 15th day of December, 2026.

_____
Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	Community Dev.
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**1188 Ridge ave Rezoning/Annexation (FIRST READ)**		

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. Proposed Ordinance

STATE OF GEORGIA
COUNTY OF DEKALB

Ordinance _____

AN ORDINANCE TO AMEND THE CITY OF STONE MOUNTAIN ZONING ORDINANCE REGARDING 1232 W. RIDGE AVENUE, PARCEL ID NUMBER: 18 125 02 017 AS ANNEXED PROPERTY FROM DEKALB COUNTY ZONING CLASSIFICATION R-75 TO STONE MOUNTAIN ZONNING CLASSIFICATION R2 (TRADITIONAL RESIDENTIAL)

WHEREAS Notice to the public regarding 1232 W. Ridge Avenue has been duly published in The Champion, the Official News Organ of Stone Mountain; and

WHEREAS A Public Hearing was held by the Mayor and City Council on December 1, 2026.

NOW THEREFORE, the Mayor and City Council of the City of Stone Mountain while in Regular Session on December 15, 2026, hereby ordains and approves the rezoning application of the Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10 regarding 1232 W. Ridge Avenue, as annexed property, from Dekalb Zoning Classification R-75 to Stone Mountain Zoning Classification R2 (Traditional Residential). No zoning conditions are imposed at this time.

SO ORDAINED this 15th day of December, 2026.

_____
Jelani Linder, Mayor

ATTEST: _____
Shavala Ames, City Clerk

APPROVED AS TO FORM:

_____
Angela Couch, City Attorney

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 1, 2026
		Department:	Community Dev.
Goal:	Governance	**Presenter:**	Thatcher Hart
Agenda Title:	**1232 Ridge ave Rezoning/Annexation (FIRST READ)**		

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. Proposed Ordinance

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

		City Council Meeting Date:	December 01, 2026
		Department:	City Attorney
Goal:	Governance	**Presenter:**	Angela Couch
Agenda Title:	**Limited Parking Signs – Main Street, Stone Mountain**		

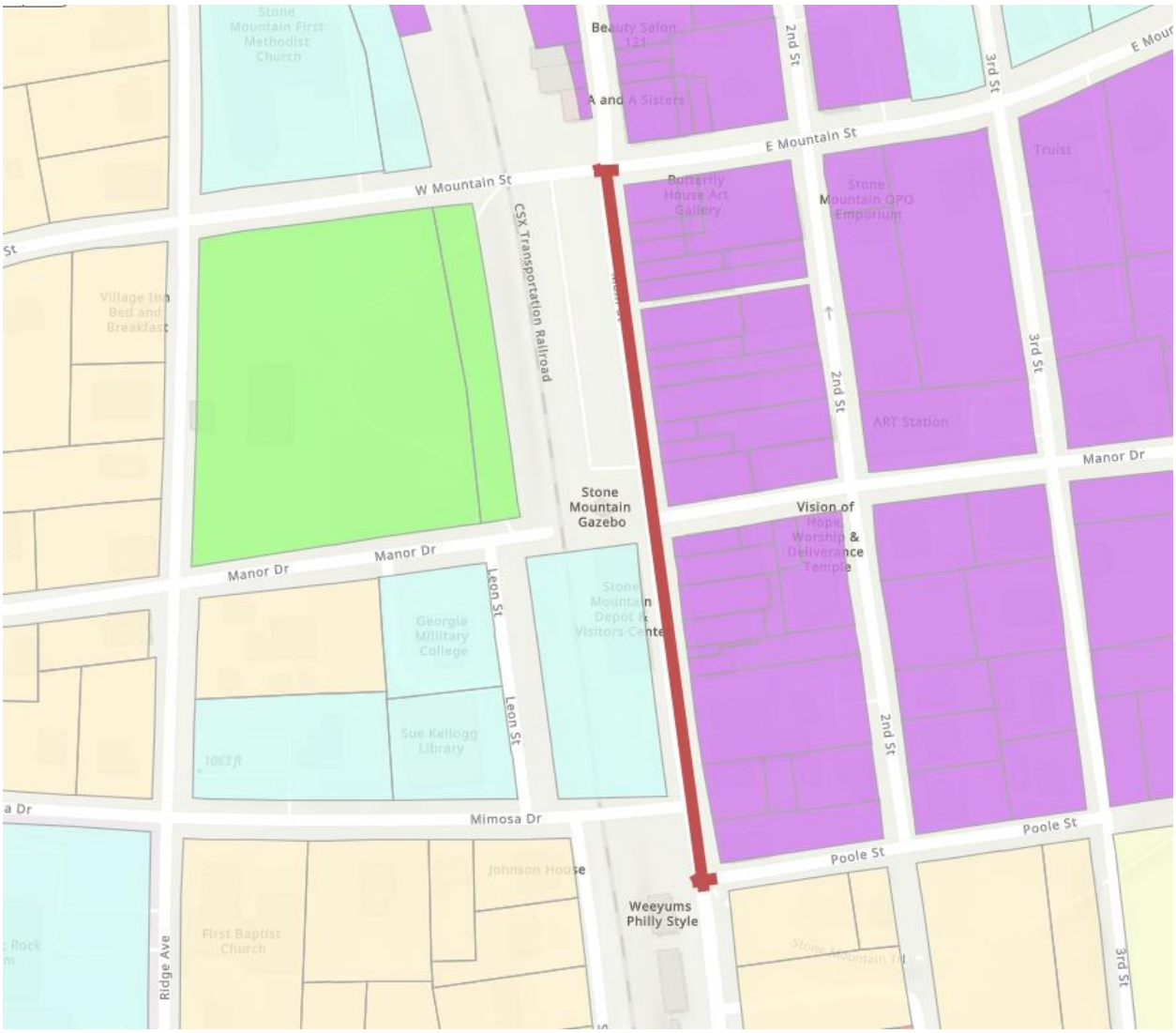
Agenda Item Description (Background/Details):
City Council discussion and direction regarding the installation of limited parking signs along Main Street, specifically between East Mountain Street and West Mountain Street, and between Main Street and Pool Street. Council is requested to confirm the proposed sign locations, applicable parking restrictions, and hours of enforcement.
Agenda Item Description (Background/History/Details):

Staff Recommendations (Motion):
Council direction requested regarding signage locations, and parking restriction hours.

City Manager Approval:	**Miglena Dimov**

Mayor's Signature Required:	YES	NO

List Attachments:
1. Proposed Resolution and Location Map


Stone Mountain First Methodist Church
Beauty Salon 121
A and A Sisters
2nd St
3rd St
E Mountain St
W Mountain St
Butterfly House Art Gallery
Stone Mountain OPO Emporium
Truist
CSX Transportation Railroad
Village Inn Bed and Breakfast
ART Station
Manor Dr
Stone Mountain Gazebo
Vision of Hope Worship & Deliverance Temple
Georgia Military College
Leon St
Sue Kellogg Library
Mimosa Dr
Poole St
Johnson House
Weeyums Philly Style
First Baptist Church
Ridge Ave

STATE OF GEORGIA
COUNTY OF DEKALB

RESOLUTION 2026-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, AUTHORIZING A TIME LIMITATION ON VEHICLE PARKING ON MAIN STREET

WHEREAS, the Mayor and City Council of the City of Stone Mountain are authorized to adopt resolutions for the purpose of protecting and preserving the public health, safety, and welfare of the City and its citizens; and

WHEREAS, pursuant to this authority, the City continues to work proactively to maintain the health, safety, appearance, and natural character of the community; and

WHEREAS, as the City continues to grow economically, Mayor and Council anticipate more vehicles to be present in and around the area of Main Street; and

WHEREAS, Mayor and Council recognize the need to establish regulations for the parking of vehicles within the city to promote the efficient use of parking spaces; and

WHEREAS, pursuant to Section 13-56 (1) of the City of Stone Mountain Code of Ordinances, regulation of parking includes time limits of parking as established by resolution of Council.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stone Mountain, Georgia:

1. A three-hour/90-minute time limitation is hereby imposed on all vehicle parking on Main Street, Stone Mountain, Georgia from East/West Mountain Street to Mimosa Drive; and

2. In accordance with Section 13-56 (1) of the City of Stone Mountain Code of Ordinances, City staff are hereby authorized to erect appropriate permanent or temporary signage, markings, or other devices to reflect said time limitation.

SO RESOLVED this _____ day of November, 2026.

CITY OF STONE MOUNTAIN, GEORIGA

_____
Jelani Linder, Mayor

_____
Shavala Ames, City Clerk

Approved as to form:

_____
Angela C. Couch, City Attorney

Sec. 13-56. In general.

The city recognizes the need to establish regulations for the stopping, standing, and parking of vehicles within the city to promote public safety, smooth traffic flow, and the efficient use of parking space.

(1) Regulations of parking shall include, but are not limited to, prohibition of parking, the manner of parking, and the time limits of parking as established by resolution or ordinance of the city council.

a. The city council may, by its own action, ratify, modify or repeal any decision made pursuant to this section by the city manager or by the chief of police.

b. The city manager is hereby authorized to set rules for vehicle parking areas or recreational areas owned or leased by the city in order to promote the most effective use of such areas unless specifically designated or restricted by ordinance or state law.

c. The chief of police is hereby authorized to prohibit, restrict, or limit the stopping, standing, or parking of vehicles on any street or portion of a street within the city limits in the interest of public safety unless specifically designated or restricted by ordinance or state law.

d. The DeKalb County Fire Rescue Department or the chief of police may designate any area on public property or private property used for public purposes as a "fire zone" to restrict parking to emergency vehicles only.

(2) Appropriate permanent or temporary signage, markings, or other devices shall be placed by public works or the police department. At least one (1) sign shall be erected in each block on each side of the street where parking is either prohibited or restricted. Curb marking colors shall be designated as follows:

a. White paint (or unpainted) shall indicate that parking is allowed, unless otherwise restricted or limited by signage.

b. Yellow paint shall indicate that stopping is allowed only long enough to load or unload passengers. Drivers are required to stay with their vehicle.

c. Red paint shall indicate a fire zone in which no stopping or standing is allowed except for emergency vehicles.

d. Blue paint shall indicate parking for the disabled only. Motorists must have a disabled person parking placard or disabled license plate. The person to whom a placard or plate is issued must be an occupant of the vehicle.

e. Painting of curbs is limited to areas with concrete molded curbing. Granite curbs shall not be painted.

(3) Unless specified in this Code or under state law, no regulations shall be effective unless appropriate signs, markings, or other devices are erected and in place at the time of any alleged offense.

(4) Any person violating the provisions of this article shall be punished as provided by section 1-11 of this Code.

(Ord. No. 2021-03, § 1(Exh. A), 4-6-21)

CITY OF STONE MOUNTAIN **CITY COUNCIL MEETING**

Date:	December 1, 2026	**City Council Meeting Date:**	December 1, 2026
From:	Thatcher Hart	**Department:**	Community Development
Goal:	Economic development	**Presenter:**	Thatcher Hart
Agenda Title:	**Consideration of an action to approve a moratorium for all Zoning applications through and including February 15, 2027, or the date upon which the City lifts the moratorium.**		

Agenda Item Description (Background/History/Details):
The City of Stone Mountain is currently in the process of amending its Unified Development Ordinance (UDO) to maintain compliance with new state regulations regarding process requirements for zoning applications. To prevent process issues, the City is proposing a temporary moratorium that would extend through February 15, 2027, or may be lifted prior to this date which ever comes first.
Workplan Goal Details: Maintain Compliance with State regulations

Staff Recommendations (Motion):
Staff recommends the following: **Staff Recommends approval of the request to institute a moratorium for all zoning applications through and including February 15, 2027.**

Mayor's Signature Required:	**YES**	

List Attachments:
1. Resolution 2026-27

RESOLUTION 2026-27

STATE OF GEORGIA
COUNTY OF DEKALB

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN TO FACILITATE STUDY AND IMPROVEMENT OF THE LAND USE ORDINANCES AND DEVELOPMENT REGULATIONS GOVERNING DEVELOPMENT IN THE CITY AND ADOPTION OF A UNIFIED DEVELOPMENT CODE FOR THE CITY

WHEREAS, the Mayor and Council of the City of Stone Mountain are in the process of reviewing and modifying the Zoning Ordinance, and other land use ordinances for the City of Stone Mountain; and

WHEREAS, development in the City will impact the economic wellbeing and public health, as well as the safety and welfare of the citizens; and

WHEREAS, development pressures have resulted in the need to evaluate the City's policies, and the regulations and standards applicable to land use; and

WHEREAS, the City is considering the policies, regulations and standards governing development and land use to encourage quality growth and development in the City; and

WHEREAS, the Mayor and Council are considering the experiences and challenges of other counties and municipalities that are experiencing the challenges of growth and development; and

WHEREAS, the City desires to consider recent developments in the law and in practice in the regulation of land use in light of the policies, regulations and standards as they may be modified by the adoption of a new Unified Development Ordinance; and

WHEREAS, the City remains in the process of developing and approving a new Unified Development Ordinance; and

WHEREAS, the Mayor and Council deem it in the best interest of the citizens of the City of Stone Mountain that no requests or applications for annexation, changes of conditions on prior approvals, special use permits, conditional use permits, waivers, amendments to the Zoning Map or requests or applications for rezoning property in the City shall be accepted by the City while the City studies the experiences, challenges and recent developments and revises its Zoning Ordinance or other development regulations; and

WHEREAS, the Mayor and Council believe that completing this process will require a period of two months;

NOW, THEREFORE, the Mayor and Council of the City of Stone Mountain do hereby resolve that the City shall continue to consider revisions to land use ordinances and other regulations impacting land use in the City and the drafting and adoption of a Unified Development Ordinance;

AND FURTHER that the City shall not accept any application or requests for annexation, changes to conditions on prior approvals, conditional uses, waivers, amendments to the Zoning Map or requests for zoning or rezoning of any property in the City from the date of execution of this Resolution through and including February 15, 2027, or the date upon which the City lifts this moratorium, whichever first occurs. All currently pending maters will be completed under the current ordinances and regulations.

PASSED, ADOPTED AND APPROVED this 15th day of _____, 2026.

_____
Jelani Linder, Mayor

ATTESTED BY:

_____
Shavala Ames, City Clerk

Approved as to form:

_____
Angela C. Couch, City Attorney