



Mayor and City Council Regular Session

Tuesday, September 03, 2024 at 6:30 PM

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

Agenda

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 - Interim City Manager - City Clerk | Danny Mai - Assistant City Clerk |
Jeff Strickland - City Attorney**

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

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

- I. Call to Order**
- II. Determination of Quorum**
- III. Invocation and Pledge**
- IV. Citizen Comments – Including comments from public/stakeholders (3 minutes per comment)**

Comments from the Public

The public comments are reserved exclusively for comments from the public and not for immediate reply. The purpose of public comment is to allow the public to voice city related requests, concerns or opinions only during the public comment portion of the City Council meeting. I. The Mayor and City Council reserves the right to extend or limit the length of public comments based on: (1) the issue under discussion; (2) the number of items on the agenda; and (3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the public speaker but must direct all comments and questions to the Mayor and City

Council. III. Public harassment of or confrontation with a public speaker will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.

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

- [1.](#) Request Minutes from City Council Meeting [12.19.2023] be approved
- [2.](#) Request Minutes from City Council Meeting (Millage Rate) [06.20.2024] be approved
- [3.](#) Request Minutes from City Council Meeting (Millage Rate) [06.27.2024] at 12:00 PM ET be approved
- [4.](#) Request Minutes from City Council Meeting (Millage Rate) [06.27.2024] at 06:00 PM ET be approved
- [5.](#) Request Minutes from City Council Meeting [08.20.2024] be approved

VI. Reading of Communications

VII. Adoption of The Agenda of The Day

VIII. City Manager's Report

- [1.](#) Interim City Manager - Shawn Edmondson

I. Council Policy Discussion Topics

II. Unfinished Business

- [1.](#) 2ND READING: Review of the proposed ordinance 2025 relating to the approval of text amendments to Article 3, 5, 16, and 17 of Appendix A – Zoning and Article 2 of Chapter 12 – Licenses and Business Regulations to further define and regulate short-term lodging in the City of Stone Mountain (City Planner Edwards)
- [2.](#) 2ND READING: Review of the proposed ordinance relating to the approval of text amendments to Article 3 and 5 of Appendix A – Zoning to create definitions and commercial uses for convenience stores, alcohol outlets, package stores, and smoke shops. (City Planner Edwards)
- [3.](#) Discussion regarding Part 2 of the DDA Report (CM Gil Freeman)

III. New Business

- [1.](#) Discussion and Approval of Entering into an Agreement for Questica Accounting Software (Finance Director Danny L.)

IV. New Ordinances and Resolutions

V. Remarks of Privilege

VI. Announcements by The Mayor

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

VIII. **Adjournment**



MAYOR & CITY COUNCIL PUBLIC HEARING/ WORK SESSION AGENDA

This meeting will be IN Person

Link to join Webinar

<https://us06web.zoom.us/j/81158800873?pwd=bFIKaHZXemVBSlJkWUxRVzhZaTU9SZz09>

Tuesday, December 19, 2023 @ 6:30 pm

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

PUBLIC HEARING

- A. Notice of Application for Retail License to Sell Alcoholic Beverages- Lucky Stone Mountain 979 Sheppard Rd. (Asst. City Manager-City Clerk)
 - **City Attorney:** Jeff Strickland walked up and explained the rules of procedure for the public hearing.
 - Support: No Citizens spoke in favor
 - Opposition: multiple citizens voiced concerns regarding the item, specifically with the proximity to the school, and another convenience store and a residential neighborhood
- B. FY2024 City of Stone Mountain Budget (City Manager)
 - **City Attorney:** Jeff Strickland walked up and explained the rules of procedure for the public hearing.
 - No discussion occurred regarding support in opposition or for the budget.

ADJORNMENT

CALL TO ORDER

Determination of a Quorum

- Mayor & all of Council were present.

Invocation and Pledge of Allegiance

- Invocation and Pledge led by Mayor

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.

REVIEW OF THE JOURNAL (City Clerk)

READING OF COMMUNICATIONS

ADOPTION OF THE AGENDA OF THE DAY

COMMITTEE DISCUSSION ITEMS

- A. Planning Commission
 - Reviewed the updated site plan for residential development. Staff recommended maintaining 12 units based on zoning regulations despite the applicant's request for 16 units. The Planning Commission accepted the late submission but recommended further review.
- B. Economic Development/Downtown Development Authority
 - No significant updates reported.
- C. Historic Preservation Commission
 - No significant updates reported.
- D. Parks and Recreation Committee
 - Discussion on appointments and reappointments. The following letters of interest were reviewed:
 - Gina Stroud Cox
 - Cordero Vigil
 - Elisabeth Richmond
 - Joan Monroe
 - Rev. Orea Parker
 - Stacy Green
 - Beverly Howard-Johnson

STAFF REPORTS

- A. Public Safety- Chief Westerfield
 - a. **Chief Westerfield** reported on current public safety initiatives and upcoming projects.

CITY MANAGER'S REPORT

- A. City Manager Darnetta Tyus
 - a. **City Manager Darnetta Tyus** provided updates on city operations and budgetary considerations.

COUNCIL POLICY DISCUSSION TOPICS

UNFINISHED BUSINESS

1. Notice of Application for Retail License to Sell Alcoholic Beverages- Lucky Stone Mountain 979 Sheppard Rd. (Asst. City Manager-City Clerk)
 - A. MPT Freeman motioned to approve
 - CM Monroe seconded
 - MOTION TO APPROVE THE LICENSE
 - 0-6; unanimously denied the application; citing concerns raised by citizens in opposition to the store
2. The City Manager is requesting Council approval and the adoption of the FY2024 Budget
 - A. Tabled to next meeting
3. Gina Stroud Cox has submitted a letter of interest to be re-appointed to the Parks and Recreation Committee (Richard Edward)

- A. MPT Freeman motioned to approve
- CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
4. Cordero Vigil has submitted a letter of interest to serve on the Parks and Recreation Committee (Richard Edwards)
- A. MPT Freeman motioned to approve
- CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 0-6; unanimously disapproved the application
5. Elisabeth Richmond has submitted a letter of interest to serve on the Parks and Recreation Committee (Richard Edwards)
- A. Freeman motioned to approve
- CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 0-6; unanimously disapproved the application
6. Joan Monroe submitted a letter of interest to be re-appointed on the Parks and Recreation Committee (Richard Edwards)
- A. MPT Freeman motioned to approve
- CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
7. Rev. Orea Parker submitted a letter of interest to be re-appointed on the Parks Recreation Committee (Richard Edwards)
- A. MPT Freeman motioned to approve
- CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
8. The City Manger is requesting approval to install traffic calming devices for 4th Street
- A. TABLED

NEW BUSINESS

1. Stacy Green submitted a letter of interest to be re-appointed on the Parks and Recreation Committee (Richard Edwards)
 - A. MPT Freeman motioned to approve
 - CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
2. Beverly Howard-Johnson submitted a letter of interest to serve on the Parks and Recreation Committee and is open to serve on the DDA Board.
 - A. MPT Freeman motioned to approve
 - CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
3. Demetra Williams submitted a letter of interest to serve on the Historic Preservation Committee (Richard Edwards)
 - A. MPT Freeman motioned to approve
 - CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
4. Re-Appointment of Chief Judge Wiggins
 - A. MPT Freeman motioned to approve
 - CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
5. Re-Appointment of Associate Judge Hoffman
 - A. MPT Freeman motioned to approve
 - CM Monroe seconded
 - MOTION TO APPROVE THE APPLICANT
 - 6-0; unanimously approve the application
6. Re-Appointment of Judge Moran
 - A. MPT Freeman motioned to approve

- CM Monroe seconded
- MOTION TO APPROVE THE APPLICANT
- 6-0; unanimously approve the application

7. Re-Appointment of Solicitor Couch

A. MPT Freeman motioned to approve

- CM Monroe seconded
- MOTION TO APPROVE THE APPLICANT
- 6-0; unanimously approve the application

8. Re-Appointment of Solicitor Holmes

A. MPT Freeman motioned to approve

- CM Monroe seconded
- MOTION TO APPROVE THE APPLICANT
- 6-0; unanimously approve the application

9. Request Approval to purchase 2024-PD05 Motorola APX6000 - Additional Purchase- (\$32,386.00) SPLOST 1

A. TABLED PENDING ADDITIONAL INFORMATION

10. Request Approval to purchase 2024-PD04 - Flock Safety-Phase 2 (Time Sensitive)- (\$179,550.00) SPLOST 1

A. TABLED PENDING ADDITIONAL INFORMATION

11. Request Approval to purchase 2024-PD02 - Computer Workstations - Shift Supervisors and Patrol Lieutenant (\$5,785.00) SPLOST 1

A. TABLED PENDING ADDITIONAL INFORMATION

12. Request Approval to purchase 2024-PD06 - Replacement of Cabinets, Desks, Secure Storage Lockers for Sergeants, CID (\$19,500.00) SPLOST 1

A. TABLED PENDING ADDITIONAL INFORMATION

NEW ORDINANCES AND RESOLUTIONS

1. Ordinance 2023-14 to Amend Chapter 2, Article VI, Section 2-142, to Provide for Appropriations Ordinance, A Fiscal Year and a Budget for Fiscal Year 2024 and for All Other Lawful Purposes

A. MPT Freeman motioned to approve

- CM Monroe seconded
- MOTION TO APPROVE THE ORDINANCE
- 6-0; unanimously approve the ORDINANCE

2. Ordinance 2023-15 to Amend Chapter 5 (Building and Property Regulations), Article II (Historic Preservation Commission), Section 5-42 (Application Fees) of the Code of the City of Stone Mountain, GA

- A. MPT Freeman motioned to approve
- CM Monroe seconded
 - MOTION TO APPROVE THE ORDINANCE
 - 6-0; unanimously approve the ORDINANCE
3. Ordinance 2023-16 to Amend Chapter 23 (Signs), Article VII (Administration), Section 23-73 (Fees) of the Code of the City of Stone Mountain, GA
- A. MPT Freeman motioned to approve
- CM Monroe seconded
 - MOTION TO APPROVE THE ORDINANCE
 - 6-0; unanimously approve the ORDINANCE

REMARKS OF PRIVILEGE

ANNOUNCEMENTS BY THE MAYOR

EXECUTIVE SESSION TO DISCUSS PERSONNEL, LEGAL, AND/OR REAL ESTATE (if needed)

- A. Real Estate
B. Personnel
C. Legal

ADJOURNMENT



Mayor and City Council Public Hearing & Special Called Session

Thursday, June 20, 2024 at 8:00 AM

The Train Depot, 922 Main Street Stone Mountain, GA 30083

Minutes

Mayor and Council: Dr. Beverly Jones – Mayor | Ryan Smith - Mayor Pro Tem
Anita Bass | Mark Marianos | Gil Freeman | Shawnette Bryant | Teresa Crowe

Staff: Darnetta Tyus - City Manager | Shawn Edmondson - Assistant City Manager - City Clerk |
Danny Mai - Assistant City Clerk | Jeff Strickland - City Attorney

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

Link to join Webinar: <https://us06web.zoom.us/j/85727715572>

Call to Order

MPT Smith Called the Meeting to Order at 08:15 AM ET

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 6 Teresa Crowe

Invocation and Pledge

Adoption of The Agenda of The Day

Motion made by Mayor Pro Tem: Post 3 Smith, 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 6 Crowe

Public Hearing

1st Reading of NOTICE OF PROPERTY TAX INCREASE (Millage Rate) (City Manager Tyus).

City Manager Tyus presented a detailed overview of the proposed property tax increase, explaining the current millage rate, the proposed new rate, and the rationale behind the adjustment. The discussion highlighted the city's budgetary needs and financial challenges that prompted the proposed increase. Specifics included the necessity for additional funds to support essential services such as public safety, infrastructure maintenance, and education. The potential impact on residents was a major topic, with estimates provided on how the increase would affect property owners. Concerns were raised about affordability and potential effects on the local housing market. Several members of the public voiced their opinions and concerns regarding the tax increase. The feedback included discussions on fairness, equity, and the perceived effectiveness of how the additional funds would be utilized.

Adjournment

Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

Adjournment



Mayor and City Council Public Hearing & Special Called Session

Thursday, June 27, 2024 at 12:00 PM

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

Minutes

Mayor and Council: Dr. Beverly Jones – Mayor | Ryan Smith - Mayor Pro Tem

Anita Bass | Mark Marianos | Gil Freeman | Shawnette Bryant | Teresa Crowe

Staff: Darnetta Tyus - City Manager | Shawn Edmondson - Assistant City Manager - City Clerk |
Danny Mai - Assistant City Clerk | Jeff Strickland - City Attorney

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

Link to join Webinar: <https://us06web.zoom.us/j/85366578673>

Call to Order

MPT Smith Called the Meeting to Order at 12:15 PM ET

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 6 Teresa Crowe

Invocation and Pledge

Adoption of The Agenda of The Day

Motion made by Mayor Pro Tem: Post 3 Smith, 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 6 Crowe

Public Hearing

2nd Reading of NOTICE OF PROPERTY TAX INCREASE (Millage Rate) (City Manager Tyus).

City Manager Tyus presented a detailed overview of the proposed property tax increase, explaining the current millage rate, the proposed new rate, and the rationale behind the adjustment. The discussion highlighted the city's budgetary needs and financial challenges that prompted the proposed increase. Specifics included the necessity for additional funds to support essential services such as public safety, infrastructure maintenance, and education. The potential impact on residents was a major topic, with estimates provided on how the increase would affect property owners. Concerns were raised about affordability and potential effects on the local housing market. Several members of the public voiced their opinions and concerns regarding the tax increase. The feedback included discussions on fairness, equity, and the perceived effectiveness of how the additional funds would be utilized.

Adjournment

Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

Adjournment



Mayor and City Council Public Hearing & Special Called Session

Thursday, June 27, 2024 at 06:00 PM

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

Minutes

Mayor and Council: Dr. Beverly Jones – Mayor | Ryan Smith - Mayor Pro Tem

Anita Bass | Mark Marianos | Gil Freeman | Shawnette Bryant | Teresa Crowe

Staff: Darnetta Tyus - City Manager | Shawn Edmondson - Assistant City Manager - City Clerk |
Danny Mai - Assistant City Clerk | Jeff Strickland - City Attorney

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

Link to join Webinar: <https://us06web.zoom.us/j/85366578673>

Call to Order

MPT Smith Called the Meeting to Order at 06:15 PM ET

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 6 Teresa Crowe

Invocation and Pledge

Adoption of The Agenda of The Day

Motion made by Mayor Pro Tem: Post 3 Smith, 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 6 Crowe

Public Hearing**3rd Reading of NOTICE OF PROPERTY TAX INCREASE (Millage Rate) (City Manager Tyus).**

City Manager Tyus presented a detailed overview of the proposed property tax increase, explaining the current millage rate, the proposed new rate, and the rationale behind the adjustment. The discussion highlighted the city's budgetary needs and financial challenges that prompted the proposed increase. Specifics included the necessity for additional funds to support essential services such as public safety, infrastructure maintenance, and education. The potential impact on residents was a major topic, with estimates provided on how the increase would affect property owners. Concerns were raised about affordability and potential effects on the local housing market. Several members of the public voiced their opinions and concerns regarding the tax increase. The feedback included discussions on fairness, equity, and the perceived effectiveness of how the additional funds would be utilized.

Adjournment**Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)****Adjournment**



Mayor and City Council Work Session

Tuesday, August 20, 2024 at 6:30 PM

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 - Interim City Manager - City Clerk | Danny Mai - Assistant City Clerk | Jeff Strickland - City Attorney

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

Link to join Webinar: [<https://us06web.zoom.us/j/81079327852>]

Public Hearing

Discussion on the proposed approval of text amendments to Article 3, 5, 16, and 17 of Appendix A – Zoning and Article 2 of Chapter 12 – Licenses and Business Regulations to further define and regulate short-term lodging in the City of Stone Mountain (City Planner Edwards) (PAGES 4 - 35)

Discussion on the proposed approval of text amendments to Article 3 and 5 of Appendix A – Zoning to create definitions and commercial uses for convenience stores, alcohol outlets, package stores, and smoke shops. (City Planner Edwards) (PAGES 36-51)

Adjournment

Call to Order

Determination of Quorum

Invocation and Pledge

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.

Citizen Comment #[1] (Anthonia Amadi-Emina): Amadi-Emina spoke in regard to the zoning that is happening in the city.

Citizen Comment #[2] (Sharon Frierson): Frierson spoke on the Prostitution occurring on West Mountain & Memorial Drive. Frierson noted that individuals are visiting houses, flagging down cars, and entering the Scottish Inn. Frierson noted that it is important to protect our gateways within the cities. Frierson is requesting that the city find a way to shut down the home where these occurrences are happening.

Citizen Comment #[3] (Rev. Leela Brown Waller): Waller thanked the community for the support that was provided to her family. Waller additionally noted that she is speaking in regards to Sharmantown. Waller speaks on Mayor Jones speaking on Sharmantown, and what the mayor did on the Podcast. Waller noted that the podcast offended the entire Sharmantown community. Additionally, Waller spoke on the historical implications of Sharmantown, contradicting what Mayor Jones spoke about.

Citizen Comment #[4] (Joan Monroe): Monroe spoke in regard to the potential ethics issues regarding the LCI involvement in the survey sent out regarding the Lawn on Main. Additionally, Monroe spoke about the City Grants Writer. Monroe spoke on the Parks and Recs Committee's request for Grants. Monroe noted that she would like actual police reports rather than statistics.

Citizen Comment #[5] (Waini Buggs): Buggs spoke in regard to the Planning and zoning occurring within the City. Buggs noted that there was a promise to have a workshop regarding the zoning issues. Buggs noted that the community is having a "panic attack" regarding the zoning issue.

Citizen Comment #[6] (Ms. Thomas): Thomas noted that there is cremation smoke in the community air, noting that the city should investigate such. Thomas noted that there is a community townhall meeting that is not being hosted by the city. Thomas noted that the Mayor has done a lot for the City. Thomas noted that Thomas has high hopes for the interim city manager.

Citizen Comment #[7] (Cheryl Dudley): Dudley note that the city should be more banded together. Dudley notes that voting is significantly important, and every citizen should go vote.

Citizen Comment #[8] (Clint Monroe): Monroe spoke about the podcast that the mayor spoke about. Monroe noted that the podcast was a personal history podcast. Monroe additionally spoke on the importance of Oral History among America.

Citizen Comment #[9] (Lisa Gardner): Spoke in regard to her experience regarding the city-operated rainwater storm drain. Gardner noted that the issue that is occurring has threatening her property due to a lack of care by the city. Gardner noted that the storm drain runs into a retention pond on Fourth Street, noting that it is overgrown and dysfunctional. Gardner noted that there are dead trees on the retention pond with a lack of city interaction. Gardner additionally mentions that a sinkhole has formed within the backyard. Gardner additionally notes that this is a severely.

Citizen Comment #[10] (Vanessa Walls): Walls yielded her time for Rev. Leela Brown Waller. She additionally speaks on the podcast, and what occurred within the podcast.

Citizen Comment #[11] (Ronald Hunt): Hunt spoke on the rezoning within the city. Hunt would like to know who the person in charge of would be the rezoning, given that Hunt will build on the rezoning of the properties within the city.

Interim City Manager Edmondson spoke to council, requesting that the city planner goes up to help alleviate any stress that may have occurred by the citizens. City Planner Edwards noted that the zonings have all been tabled, and that there is a third party that is here to discuss the potential workshop.

Review of the Journal (Interim City Manager & City Clerk Edmondson)

1. Request Minutes from Special Called City Council Meeting [08.06.2024] be approved (Interim City Manager & City Clerk Edmondson) (PAGES 52-62)
2. Request Minutes from Special Called City Council Meeting (Millage Rate) [07.11.2024] be approved (Interim City Manager & City Clerk Edmondson) (PAGES 63-64)
3. Request Minutes from City Council Meeting [07.02.2024] be approved (Interim City Manager & City Clerk Edmondson) (PAGES 65-71)
4. Request Minutes from City Council Meeting [08.13.2024] be approved (Interim City Manager & City Clerk Edmondson) (PAGES 72-74)

Reading of Communications

Adoption of The Agenda of The Day

Committee Discussion Items

5. Planning Commission
6. Economic Development/Downtown Development Authority
7. Historic Preservation Commission

8. Parks and Recreation Committee

Staff Reports

- 9. Public Safety- Police Chief- James Westerfield Jr (PAGES 75-78)
- 10. Administration - Interim City Manager & City Clerk Edmondson (PAGES 78-79)

City Manager's Report

- 11. Interim City Manager & City Clerk Edmondson (PAGES 80-93)

Council Policy Discussion Topics

Unfinished Business

- 12. Discussion on the proposed approval of Article 3, 5, 16, and 17 of Appendix A – Zoning and Article 2 of Chapter 12 – Licenses and Business Regulations to further define and regulate short-term lodging in the City of Stone Mountain. (City Planner Edwards) (PAGES 94-125)
- 13. Discussion on the proposed approval of text amendments to Article 3 and 5 of Appendix A – Zoning to create definitions and commercial uses for convenience stores, alcohol outlets, package stores, and smoke shops. (City Planner Edwards) (PAGES 126-141)
- 14. Discussion with Sarah McQuade (CPL) regarding the consideration of her as the lead for the Zoning Town Hall. (City Planner Edwards)
- 15. Approval of the appointment of Tom Zimmerman as a new member to the Stone Mountain Community Garden Committee (Interim City Manager Shawn Edmondson)
- 16. Discussion on the Lawn (Chief Westerfield)
- 17. Discussion regarding Part 2 of the DDA Report (CM Gil Freeman)
- 18. Discussion on Digital Signage & Business Directional Signage on Main Street (CM Anita Bass)
- 19. Discussion regarding updates on RFQ's relating to the Lawn on Main (CM Anita Bass)

New Business

- 20. Discussion with iParametrics (City Grant Writers) regarding the following items: (1) Grants Report Update & (2) ARPA Opinion Update(PAGES 145-148)
- 21. Discussion with CPL regarding opinion on a change order for the Main Street Road repaving project.
- 22. Discussion on the implementation of measures to optimize and regulate the duration of City Council meetings. (MPT Smith)

New Ordinances and Resolutions

Remarks of Privilege

Announcements by The Mayor

Executive Session to Discuss Personnel, Legal, and/or Real Estate (if needed)

Adjournment

CITY MANAGER

Monthly Report - August 2024



CITY OF
STONE
MOUNTAIN, GA

Presented by:
Shawn Edmondson
Interim City Manager
sedmondson@stonemountaincity.org

Address:
875 Main St, Stone Mountain, GA 30083
Phones:
(770) 498.8984 | (770) 498.8609 (Fax)

info@stonemountaincity.org
www.stonemountaincity.org



The September 2024 City Manager's Monthly Report provides a comprehensive overview of key activities, upcoming projects, and community events shaping the future of Stone Mountain. This report highlights collaborative meetings, ongoing infrastructure improvements, and strategic initiatives aimed at enhancing the city's connectivity and community spirit.



This month's report details significant meetings, including various council and committee sessions designed to drive positive change. Notable updates include progress on city signage projects, park renovations, and SPLOST resurfacing efforts. Additionally, the report covers ongoing LCI engagement to boost walkability and connectivity, upcoming community events, and recent achievements in social media and web performance. These elements collectively demonstrate our commitment to fostering a thriving, engaged community.



- Key Meetings:** August includes pivotal meetings such as the Parks & Recreation Committee Meeting, Mayor & Council sessions, and special meetings focusing on city developments and community engagement.
- City Signage Projects:** Initiatives include reviewing and replacing city entry point signage, evaluating park entryway signs, and exploring electronic signage. Current installations are in progress.
- SPLOST Projects:** The SPLOST I Resurfacing Project contracted vendor has been instructed to resume work without addressing the subgrade repairs.. SPLOST II is out to bid for resurfacing 12 additional streets. The Stone Mountain Parking Lot project is also moving forward with a new survey and design concepts.
- LCI Engagement:** Efforts are focused on enhancing walkability and connectivity among city parks and trails, with data collection, site visits, and stakeholder engagement underway. A PAG survey complete with approximately 150 responses to gather broader community input.
- Upcoming Events:** Key events in September include the Stone Mountain Community Garden Workday on September 14. These events are designed to foster community engagement and celebrate local achievements.



The key meetings listed shape the outcomes of our discussions and showcase how collaborative efforts between city officials, community stakeholders, and residents are driving positive changes in Stone Mountain.

- September 02, 2024, | Parks & Recreation Committee Meeting In-Person
- September 03, 2024, | Mayor & Council Regular Meeting
- September 09, 2024, | Parks & Recreation Committee Meeting In-Person
- September 14, 2024, | Stone Mountain Community Garden Mini Talk
- September 17, 2024, | Mayor & Council Regular Meeting



PARK RENOVATIONS – The target completion date has moved due to walkthrough for all park renovations is 9/20/2024.

- **VFW PARK** - Renovation of existing restroom building at Veterans Park to include interior and exterior painting, new roofing and repair of existing power weatherhead in progress.
- **MEDLOCK PARK** – Renovation of existing concessions/restroom building to include restroom addition to provide ADA compliant facilities, new counters at Concessions Area, new code compliant exterior stair to 2nd floor, replacement of exterior siding at 2nd and 3rd floors, new interior finishes, new paved H/C accessible parking spaces and new sidewalks in progress.
- **LEILA MASON PARK** - Renovation of existing restroom building to include interior modification of restrooms with new plumbing fixtures to achieve ADA compliance, new finishes at interior and exterior, new doors and new roofing in progress.
- **MCCURDY PARK** - Renovation of existing concessions/restroom building to include modification of restrooms and new plumbing fixtures to provide ADA compliant facilities, new counters at Concessions Area, replacement of exterior siding, new interior finishes, and new roofing in progress.



SPLOST I

Resurfacing Project - Phase 1: The SPLOST I Resurfacing Project - Phase 1 includes comprehensive roadwork involving asphalt milling, paving, replacement of distressed pavement areas, and subgrade repairs. During the project, significant issues with the subbase were discovered, necessitating stabilization measures on several streets.

Current Status:

- The proposed \$417,960 change order by the contractor to address subgrade stabilization on Main Street, stretching from West Mountain to Poole Street has been rejected.
- Paving efforts scheduled to resume in the coming week.



SPLOST II

Resurfacing Project - Phase 2: This phase is currently out to bid, targeting resurfacing work on 12 additional streets within the city limits

- | | |
|---------------------------|-------------------------------------|
| • Redwood Court | Pepperwood Trail to Cul-de-sac |
| • Zachary Court | Zachary Drive to Cul-de-sac |
| • Rosewood Drive | Lucille Avenue to Pepperwood Trail |
| • Ridgemere Court | Ridgeforest Drive to Cul-de-sac |
| • VFW Drive | Sheppard Way to W. Mountain Street |
| • Veal Street | James B Rives to Central |
| • Leon Street | Mimosa to Manor |
| • San Pablo Drive | Ridge Avenue to Sheppard Road |
| • West Rockbournough | Coorough Drive to Cul-de-sac |
| • North Rockborough Court | Rockborough Drive to Cul-de-sac |
| • Cemetery Circle | Silver Hill Rd to Ponce de Leon Ave |



SPLOST II

4th Street Traffic Calming: Installation of traffic-calming measures is expected to mitigate speeding and cut-through traffic, enhancing the safety of the neighborhood. Status: Equipment purchase in progress. Installation planning in progress.

Stone Mountain Parking Lot: A task order for the Stone Mountain Parking Lot project has been signed. A survey of the area has been ordered to gather necessary data. The results from the updated survey will be incorporated into our plans. Following discussions with the staff, new design concepts will be developed.



LCI ENGAGEMENT

- **Connecting and Creating Walkability:** The current focus is on enhancing walkability and connectivity **among** the city's four parks, PATH trails, and Stone Mountain Park
- **Baptist Lawn Project:** Efforts are underway to complete an updated RFP to conduct a site plan, feasibility study, and design for the Baptist Lawn area with LCI.

Current Status:

- Data collection for the projects is currently in progress.
- Site visits are being conducted to assess the specific needs and possibilities.
- Ongoing stakeholder engagement activities with the Executive Committee to gather insights and feedback
- Public Engagement: A PAG (Project Advisory Group) survey PAG survey complete with approximately 150 responses to gather broader community input.



CITY SIGNAGE

- **City Entry Points Signage:** The signage replacements at the city's eight entry points are underway, aiming to maintain a consistent and welcoming image for both visitors and residents.
- **Park Entryways:** An initiative is underway to evaluate the replacement of all park entryway signs.
- **Lawn on the Main Signage:** Signs displaying the rules for Lawn on the Main have been installed.
- **Solar Powered Flashing Crosswalk Signs:** Received and installation is pending paving completion.
- **Electronic Signage Discussion:** This initiative is set to explore the potential for electronic signage.

Current Status: The city entry signage has been received and installation in progress. Street Signs have been ordered. Rockborough is the first community for street sign installation. Community identifier sign received for Rockborough. Community identifier sign installation in progress.



These events are designed not only to entertain and engage but also to foster community spirit and enhance the cultural life of our city. We are eager to share the innovative and inclusive events that bring our residents together, strengthen our community bonds, and create lasting memories for everyone involved.

September

- Sep 14, 2024, | Stone Mountain Community Garden Workday



CITY OF
STONE
MOUNTAIN, GA

Presented by:
Shawn Edmondson
Interim City Manager
sedmondson@stonemountaincity.org

Address:
875 Main St, Stone Mountain, GA 30083
Phones:
(770) 498.8984 | (770) 498.8609 (Fax)

info@stonemountaincity.org
www.stonemountaincity.org



KEY TAKEAWAYS | July 2024

Activities Completed This Month

- **Content Strategy & Social Media:** Created and published 28 posts across Twitter, Facebook, LinkedIn, and Instagram. Despite a 25% decrease in interactions from June 2024, our content remains more engaging than other municipalities, reflecting a strong ongoing presence.
- **Events & Email Blasts:** Successfully organized 3 events in July, including the Back to School Bash and the Outdoor Fitness Gym launch. Additionally, sent out 4 targeted email blasts, including updates on City activities and an announcement about the postponement of the Community Table Talks.
- **Website Traffic & User Engagement:** Experienced 7,811 sessions on the website, showing an 8% decrease from June but an increase compared to previous months. Engaged users totaled 5,615, indicating robust interest, though down by 1,154 from June; ongoing analysis is crucial to enhance user retention.
- **Email Marketing Performance:** Noted a significant 11% increase in average open rates and a 90-100% rise in click rates from June. Improved results were driven by optimized subject lines and send times. Continued A/B testing and content refinement are essential to sustain and build on this engagement.

SOCIAL MEDIA OVERVIEW | July 2024

- **Website Engagement & Content Insights:** The stable yet slightly decreased website sessions and engaged users demonstrate ongoing interest in our diverse content. Notably high engagement with the City of Stone Mountain homepage and the Back to School Bash suggests these areas are particularly appealing and should be central to future content strategies.
- **Email Marketing Success:** Recent email marketing metrics show a marked improvement in open rates and strong click rates, indicating effective engagement. Ongoing refinement of email strategies and content relevancy will be key to further enhancing communication effectiveness and maintaining high engagement levels.
- **Landing Page Analysis:** The high session count on the default or unspecified landing page likely indicates it's being used as a general redirect. This could be due to a setup issue or oversight, and verifying the correct landing page linkage for campaigns is crucial to ensure accurate tracking and engagement.
- **Social Media Growth & Engagement:** In July, follower counts increased across Facebook, Instagram, LinkedIn, and Twitter, with Instagram seeing the highest engagement through posts like the Outdoor Fitness Gym Opening thank you post. To further enhance social media presence, consider hosting a photo contest, highlighting local events and activities, and collaborating with influencers.



Thank You



CITY OF
STONE
MOUNTAIN, GA

Presented by:
Shawn Edmondson
Interim City Manager
sedmondson@stonemountaincity.org

Address:
875 Main St, Stone Mountain, GA 30083
Phones:
(770) 498.8984 | (770) 498.8609 (Fax)

info@stonemountaincity.org
www.stonemountaincity.org





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

STAFF ANALYSIS AND REPORT

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, AICP

Subject: Proposed Text Amendments to Article 3, 5, 16, and 17 of Appendix A – Zoning to further define and regulate short-term lodging in the City of Stone Mountain.

Date: September 3, 2024

Purpose:

The purpose of this staff report and analysis is to present the proposed text amendments to Article 3, 5, 16, and 17 of Appendix A to further define and regulate short-term lodging in the City of Stone Mountain.

Background:

Short-term lodging has become more accessible to property owners and visitors, the desire to have short-term lodging options has become very popular in metropolitan Atlanta and throughout the country.

The city has seen an increase in the number of special use permits and variances for short-term lodging over the past two years. Staff has researched ordinances and best practices from jurisdictions throughout the State of Georgia to determine how short-term lodging policies are being administered.

The State of Georgia increased the allowable excise tax for lodging to 8% and the current ordinance still has the city only charging 5%. Staff is recommending increasing the excise tax on all applicable lodging uses to the maximum 8%.

The following definitions are being proposed:

Hotel/Motel: An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include but shall not be limited to conference and meeting rooms, restaurants, bars, and recreational facilities.

Short-term Lodging – Homestay: a residential type establishment, with commercial enterprise, offering an individual bedroom within a residential establishment that serves as a host's principal residence, including any single-family or accessory apartment, that provides lodging for pay, for a maximum continuous period not to exceed twenty-nine (29) consecutive days, that does not include serving food.

Short-term lodging – Vacation Home Facility: A residential type establishment, with commercial enterprise, offering whole house rental with no more than four lodging rooms for temporary occupancy for a fee and that does not offer food to guests.

SUP = Special Use permit

P = Permitted

	R-1	R-2	R-3	R-4	VCM	MR-1	GC
Homestay	P*	P*	P*	P*	P*	P*	-
Vacation Home Facility	SUP*	SUP*	SUP*	SUP*	P*	SUP*	-
Hotel/Motel	-	-	-	-	P		SUP

*Supplemental Use regulations apply

These text amendments also include a new short-term lodging license that each applicant will have to apply for annually, along with their home occupational tax certificate (business license). This process requires the following information from the applicant:

- Property owner information
- Property manager information
- Floors plans of the home with the approximate square footage of each bedroom
- Site plan of the overall property identifying parking
- If applicable, HOA certification of the short-term lodging unit
- Proof of homeowners insurance
- Signed acknowledgement from the owner agreeing to abide by all regulations
- \$75 application fee

Further, this text amendment provides for stricter enforcement of violators that will include:

- 1st violation is a fine not to exceed \$250.00
- 2nd violation within a year is a fine not to exceed \$500.00
- 3rd violation within a year is a fine not to exceed \$1,000.00 and the property owner will be ineligible for a short-term lodging license for a period of 3 years.

On July 15, 2024, the Planning Commission voted to recommend approval of the text amendments, as proposed here. The following are recommendations from the Planning Commission that staff has included in the proposed text amendments:

1. Limit the number of Short-term Lodging – Vacation Home Facility permits to 60 per year.
2. Allow for Special Use Permits for Short-term Lodging – Vacation Home Facilities in all residential zoning districts.

Attachments:

1. Ordinance
2. Redlines of Article III and V of Appendix A – Zoning.
3. Redlines of Article XVI and XVII of Appendix A – Zoning.

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE NO. 2024-X

**AN ORDINANCE TO AMEND ARTICLES III, V, XVI, AND XVII
OF APPENDIX A (ZONING) AND ARTICLE II OF CHAPTER 12
(LICENSES AND BUSINESS REGULATIONS) OF THE CODE OF THE
CITY OF STONE MOUNTAIN, GEORGIA; TO FURTHER DEFINE AND
REGULATE SHORT-TERM LODGING.**

WHEREAS, pursuant to its Charter and other laws of the State of Georgia, the City of Stone Mountain, Georgia (the “City”), has the power to adopt reasonable ordinances, resolutions and regulations for the protection and preservation of the public health, safety and welfare of its citizens; and

WHEREAS, the City Council desires to update and amend Articles III, V, XVI, and XVII Stone Mountain Zoning Ordinance, codified at Appendix A (Zoning) and Article II of Chapter 12 (Licenses and Business Regulations) of The Code of the City of Stone Mountain, Georgia (the “Zone Code”) to further define and regulate short-term lodging; and

WHEREAS, pursuant to Section 2-1.3 of the Zone Code, the Mayor and City Council may initiate zoning text amendments whenever the public necessity, public convenience, general welfare or good zoning practice justify such action; and

WHEREAS, in accordance with state law and pursuant to Section 2-1.4 of the Zoning Code, the Mayor and City Council conducted an appropriately noticed public hearing regarding this zoning decision.

NOW THEREFORE, it is hereby ordained by the governing authority of the City of Stone Mountain as follows:

SECTION 1. Articles III, V, XVI, and XVII of Appendix A (Zoning) and Article II of Chapter 12 (Licenses and Business Regulations) of The Code of the City of Stone Mountain, Georgia, is hereby amended as set out in Exhibits A, B, and C attached hereto and incorporated herein by this reference.

SECTION 2. All ordinances, parts of ordinances, or regulations in conflict herewith are hereby repealed.

SECTION 3. This Ordinance shall become effective upon its adoption.

SECTION 4. This Ordinance was proposed by Council Member _____ with a motion to adopt. Thereafter, the motion was seconded by Council Member _____. _____ Council Members voted in favor of the motion and _____ Council Members voted against the motion.

SO ORDAINED this ____ day of _____, 2024.

Attest:

City Clerk

Beverly Jones, Mayor

Approved as to form: _____
City Attorney

ARTICLE III: DEFINITION OF TERMS USED IN THE ORDINANCE

Except as specifically defined herein, all words used in this ordinance have their customary dictionary definitions. For the purpose of this ordinance, certain words or terms used herein are defined as follows:

Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "person" includes a firm, association, organization, partnership, trust company or corporation as well as an individual.

The word "lot" includes the words "plot" or "parcel".

The word "building" includes the word "structure".

The word "used" or "occupied" as applied to any land or building, shall be construed to include the words "intended, arranged or designated to be used or occupied".

The word "map" or "zoning map" means the "Zoning Map of the City of Stone Mountain, Georgia."

Accessory use: A use customarily incidental and subordinate to the principal use of building and located on the same lot with such principal use of building.

Aggrieved person: An applicant or owner of property within 300 feet of the property in question or city-sanctioned groups including the historic preservation committee, planning commission, downtown development authority or citizen groups such as the Women's Club, Veterans of Foreign Wars or Rotary Club.

Alteration; building and structural: Any change in the supporting members of a building (such as any type of supporting structural member) except such change as may be required for its safety; any addition to a building; any change in use from that of one district classification to another or of a building from one location to another.

Alley: A private or public thoroughfare which affords only a secondary means of access to abutting property and is not intended for general traffic circulation.

Buffer strip: A strip of land planted with evergreen shrubbery so as to form a solid barrier to vision from the ground to a height of six feet.

Building: Any structure permanently attached to the ground and intended for shelter, housing or enclosure of persons, animals or chattels.

Building, accessory: A subordinate building, the use of which is incidental to that of a principal building on the same lot.

Building, height of: The vertical distance from the mean finished ground level at the front of the building to the highest point of a roof.

Building line: A line establishing the minimum allowable distance between the nearest portion of any building (excluding the outermost three feet of any uncovered porches, steps, gutters and similar fixtures) and the centerline of the street.

Building, principal: A building in which is conducted the main or principal use of the lot on which said building is situated.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE V: DISTRICT REGULATIONS

Item # 1.

Commercial vehicle: Any vehicle designed, used or maintained for the transportation of persons, goods, or things used in trade, services, or commerce in general. For the purposes of this ordinance, buses, vans and other vehicles seating more than nine persons used for transportation of people shall be considered a commercial vehicle.

Cultural exhibit: An exhibition of cultural or historical property where collected objects are put on display to the public.

Dwelling unit: A dwelling or portion thereof providing facilities for one or more persons living as a nonprofit single housekeeping unit.

Dwelling, multi-family: A dwelling unit contained within a building or set of buildings on a common lot containing separate living units for four or more families, having separate or joint entrances, and including apartments and condominiums. These are specifically distinguished from units defined as single-family attached dwellings.

Dwelling, single-family, attached (townhouse): A residential structure designed to house a single-family dwelling from the lowest level to the roof, with a private outside entrance, but not necessarily occupying an individual lot, and sharing a common wall with adjoining dwelling units.

Dwelling, single-family, detached: A residential structure designed to house a single-family dwelling unit located on an individual lot, which is not attached to any other dwelling unit by any means.

Family day care home is operated in a private residential home to provide child care for children less than 18 years of age for less than 24 hours per day. Family day care home providers care for three, but no more than six children for a fee.

Group Day Care Home is operated by a person, corporation, or institution, to provide child care for children less than 18 years of age for less than 24 hours per day. Group Day Care Homes are licensed for 7-18 children.

Hotel/Motel: An establishment providing, for a fee, sleeping accommodations and customary lodging services, including maid service, the furnishing and upkeep of furniture and bed linens, and telephone and desk service. Related ancillary uses may include but shall not be limited to conference and meeting rooms, restaurants, bars, and recreational facilities.##

Lot: A portion of land devoted to a common use or occupied by a building or group of buildings devoted to a common use by a legal subdivision process based on an approved plat of record, together with the customary accessories and open spaces belonging to the same.

Lot width: The shortest distance between the side lot lines, measured at the midpoint of the building line.

Manufactured home means a building, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term includes any structure commonly referred to as a "mobile home" regardless of the date of manufacture. The term also includes parked trailers, travel trailers and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Nonconforming use: Any building or land lawfully occupied by a use at the time of passage of the ordinance or amendment thereto which does not conform after the passage of this ordinance or amendment thereto with the use regulations of the district in which it is situated. Existing improvements which do not meet required parking and loading regulations, height regulations, area regulations, and residential floor area regulations for the district in which they are located are not nonconforming uses as defined above.

Short-term Lodging – Homestay: a residential type establishment, with commercial enterprise, offering an individual bedroom within a residential establishment that serves as a host's principal residence, including any

single-family or accessory apartment, that provides lodging for pay, for a maximum continuous period not to exceed twenty-nine (29) consecutive days, that does not include serving food.

Short-term lodging – Vacation Home Facility: A residential type establishment, with commercial enterprise, offering whole house rental with no more than four lodging rooms for temporary occupancy for a fee and that does not offer food to guests.

Sign: Shall mean a device, structure or representation for visual communication which is used for the purpose of bringing the subject thereof to the attention of others. For purposes of this ordinance, the term "sign" shall include the structure upon which a sign face is located. Any device, structure or representation for visual communications which is used for the purpose of bringing the subject thereof to the attention of others that is wholly located within a completely enclosed building and is located a minimum of three feet away from any opening or exterior window or and seasonal holiday decorations shall not be included within the definition of "sign" and regulated as such.

Sign, area of: Shall mean the total area upon which a message is displayed on any sign consisting of the smallest square, rectangle, triangle, circle, or combination thereof, which encompasses the entire sign, inclusive of any border and trim, but excluding the base, apron, supports, and other structural members.

Sign, free-standing: Any sign which is not supported by a wall or roof of a building, or which extends more than three feet horizontally from the wall of a building.

Street: A public or private thoroughfare, not less than 40 feet wide, which is open to the general public and which affords the principal means of access to abutting property.

Yard: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

Yard (front): A yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the street line and the main building or any projections thereof other than the projections of uncovered steps, uncovered balconies or uncovered porches. On multi-frontage lots all yards fronting on a public street shall be considered front yards.

Yard (side): A yard between the main building and the side line of the lot; extending from the front lot line to the rear yard; being the minimum horizontal distance between a side lot line and the side of the main building or any projections thereto.

Yard (rear): A yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof, other than the projections of uncovered steps, unenclosed balconies or unenclosed porches, provided that said projections be at least 20 feet from the rear lot lines. On all corner lots the rear yard shall be at the opposite end of the lot from the front yard.

ARTICLE V: DISTRICT REGULATIONS

Section 5-1. Single-family residential (R-1) district.

5-1.1 Intent and where permitted. This district (hereafter referred to as R-1) is created to establish a plan implementation zone that:

- Recognizes the existence of previously established low density residential districts in communities;

- Encourages clustering of development and provision of location, environmental and development amenities;
- Provides for low density residential development in cul-de-sac neighborhoods, community areas and the urban area; and
- Enhances the community's character through the promotion of high quality design.

Uses are limited to single-family dwellings served by public sewers, some residentially related institutions, to certain incidental uses intended primarily to provide service to a dwelling or a residential neighborhood.

5-1.2. Permitted uses by right.

A. The following uses shall be permitted subject to requirements and limitations of this ordinance:

1. Detached single-family dwellings, excluding manufactured homes.
2. Community parks and recreation (publicly owned).
3. Conservation and passive recreation areas.
4. Conservation/open space development of permitted residential uses, provided that conditions outlined in Article VII (Conservation/open space development) are met.
5. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
6. Guest house or pool house on a lot containing a single-family residence limited to one on each lot and shall not include cooking facilities and shall not exceed the square footage of the principal structure.
7. Swimming pool for a single-family residential dwelling, that is completely enclosed by an opaque fence or wall at least four (4) feet in height, but not over eight (8) feet in height. Swimming pools shall meet all the requirements of the International Building Code and applicable local health department rules and regulations.
8. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed a total of 400 square feet of gross floor area.
9. Temporary construction uses.
10. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations.
11. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
12. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or woven wire fence at least but not greater than eight feet in height.
 - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.

- d. The lot is suitably landscaped.
- e. No vehicles or equipment are stored on the premises.
- 13. Stormwater management facilities shown on an approved final site plan or subdivision plat.
- 14. Schools offering traditional core educational courses similar to the public elementary, middle and high schools, provided:
 - a. Any school be on a lot at least of 400 feet wide and containing six acres of lot area;
 - b. All buildings be at least 60 feet from every property line.
- 15. Existing cemeteries.
- 16. Short-term lodging -- homestay pursuant to the supplemental use requirements in Article XVII.

5-1.3 Permitted by special use.

- A. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:
 - 1. Cultural exhibits and libraries.
 - 2. Religious institutions, provided:
 - a. The lot abuts upon an arterial or collector street or state highway.
 - b. The lot is at least three acres in size.
 - c. All buildings are located at least 50 feet from all property lines.
 - d. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;
 - e. Adequate off-street parking, provided:
 - i. Parking area is located to the side or rear of the principal building.
 - f. A circular drive for off-street loading is provided.
 - 3. Family day care center, provided
 - a. It is an owner-occupied establishment;
 - b. Must obtaining signatures from neighboring lots
 - c. No more than six individuals are kept.
 - 4. Group day care facilities including private kindergartens and playschools, provided:
 - a. The lot abuts upon a major or collector street or a state highway.
 - b. A circular drive for off-street loading and unloading of children is provided.
 - c. At least 35 square feet of indoor play area for each child at maximum enrollment is provided.
 - d. At least 100 square feet of outdoor play area for each child at maximum enrollment is provided.
 - e. The outdoor play area is enclosed by a fence at least four feet in height but not over eight feet in height.

- f. A circular drive for off-street loading is provided.
 - g. If a special use permit is approved, comply with all state day care requirements and health regulations.
- 4. Parks, private, provided:
 - a. All buildings are located at least 100 feet from any property line.
- 5. Neighborhood recreation centers, provided:
 - a. All buildings are located at least 100 feet from any property line.
- 6. Bed and breakfast.
- 7. Short-term lodging – vacation home facility pursuant to Article XVI.

...

Section 5-2. Traditional residential (R-2) district.

5-2.1 Intent and where permitted. This district (hereafter referred to as (R-2) is created to establish a plan implementation zone that:

- Promotes the preservation of historic and architectural integrity of Stone Mountain's residential neighborhoods;
- Restricts properties and structures to predominantly low density single-family residential uses;
- Requires low densities that are similar to the established neighborhoods within the R-2 district;
- Protects the established neighborhoods from encroachment of uses not performing a function necessary to the single-family residential environment.

Uses are limited to single-family detached dwellings, two-family dwellings upon condition, some residentially related institutions, to certain incidental uses intended primarily to provide service to a dwelling or a residential neighborhood.

5-2.2 Permitted Uses by Right.

- A. The following uses shall be permitted subject to requirements and limitations of this ordinance:
 - 1. Detached single-family dwellings, excluding manufactured homes provided the development is compatible to the scale and architectural style of the surrounding neighborhood.
 - 2. Swimming pool for a single-family residential dwelling, that is completely enclosed by an opaque fence or wall at least four feet in height, but not over eight feet in height. Swimming pools shall meet all the requirements of the International Building Code and applicable local health department rules and regulations.
 - 3. Community parks and recreation (publicly owned).
 - 4. Conservation and passive recreation areas.
 - 5. Conservation/open space development of permitted residential uses, provided that conditions outlined in article VII (conservation/open space development) are met.
 - 6. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.

7. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations.
8. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
9. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or opaque fence at least but not greater than eight feet in height.
 - c. Ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - d. The lot is suitably landscaped.
 - e. No vehicles or equipment are stored on the premises.
10. Stormwater management facilities shown on an approved final site plan or subdivision plat.
11. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed 400 square feet of gross floor area.
12. Existing cemeteries.
13. Short-term lodging -- homestay pursuant to the supplemental use requirements in Article XVII.
- ~~14~~3. Temporary construction uses.

5-2.3 Permitted by special use.

- A. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:
 1. Single- and two- family attached dwellings, provided the dwelling is owner-occupied.
 2. Cultural exhibits and libraries.
 3. Religious institutions, provided:
 - a. The lot abuts upon an arterial or collector street or state highway.
 - b. The lot is at least three acres in size.
 - c. All buildings are located at least 50 feet from all property lines.
 - d. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;
 - e. Adequate off-street parking, provided:
 - i. Parking area is located to the side or rear of the principal building.
 - f. A circular drive for off-street loading is provided.

4. Bed and breakfast.
5. Guest house or pool house on a lot containing a single-family residence limited to one on each lot and shall not include cooking facilities and shall not exceed the square footage of the principal structure.
6. Accessory dwelling units and garage apartments provided that:
 - a. The minimum lot area required for any lot containing an accessory dwelling unit or garage apartment shall be the minimum lot size required by R-2 district regulations, and the guest house shall not exceed the square footage of the principal structure.
 - b. The primary building/residence is not rented.
 - c. The accessory dwelling unit shall contain 400 or less square feet, with the maximum lot coverage with the principal and accessory structures combined not to exceed the maximum lot coverage as specified in the R-2 District Regulations.
 - d. The accessory dwelling unit shall meet the requirements as provided in Article VI Supplemental, Section 6-8 Accessory Uses.
7. Family day care center, provided
 - a. It is an owner-occupied establishment;
 - b. Must receive approval by:
 - i. Obtaining signatures from neighboring lots; and
 - ii. Receive approval through a public hearing.
 - c. No more than six individuals are kept.
8. Group day care facilities including private kindergartens and playschools, provided:
 - a. The lot abuts upon a major or collector street or a state highway.
 - b. A circular drive for off-street loading and unloading of children is provided.
 - c. If a special use permit is approved, comply with all state day care requirements and health regulations.
 - d. At least 35 square feet of indoor play area for each child at maximum enrollment is provided.
 - e. At least 100 square feet of outdoor play area for each child at maximum enrollment is provided.
 - f. The outdoor play area is enclosed by a fence at least four feet in height but not over eight feet in height.
 - g. A circular drive for off-street loading is provided.

9. Short-term lodging – vacation home facility pursuant to Article XVI.

...

Section 5-3. In-town neighborhood (R-3) district.

5-3.1 Intent and where permitted. This district (hereafter referred to as (R-3) is created to establish a plan implementation zone that:

- Promotes the preservation of historic and architectural integrity of Stone Mountain's residential neighborhoods;
- Encourages and allows for cluster development;
- Encourage the preservation of functional open space in and around the R-3 district;
- Encourages infill development;
- Provides for compact single-family and two-family residential development;
- Promotes more efficient use of land and utilities;
- Accommodates moderate- density residential development adjacent to small-scale commercial uses;
- Encourage pedestrian-oriented development within walking distance of transit opportunities;
- Enhance the community's character through the promotion of high quality urban design.

Uses are limited to single-family dwellings, two-family dwellings, some residentially related institutions, to certain incidental uses intended primarily to provide service to a dwelling or a residential neighborhood.

5-3.2 Permitted uses by right.

- A. The following uses shall be permitted subject to requirements and limitations of this ordinance:
1. Single- and two- family attached dwellings, provided the dwelling is owner occupied.
 2. Detached single-family dwellings, excluding manufactured homes.
 3. Conservation/open space development of permitted residential uses, provided that conditions outlined in article VII (conservation/open space development) are met.
 4. Community parks and recreation (publicly owned).
 5. Conservation and passive recreation areas.
 6. Fire and police protection services.
 7. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
 8. Temporary construction uses.
 9. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations.
 10. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
 11. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or woven wire fence at least but not greater than eight feet in height.
 - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - d. The lot is suitably landscaped.

- e. No vehicles or equipment are stored on the premises.
- 12. Stormwater management facilities shown on an approved final site plan or subdivision plat.
- 13. Schools offering traditional core educational courses similar to the public elementary, middle and high schools, provided:
 - a. Any school be on a lot at least of 400 feet wide and containing six acres of lot area;
 - b. All buildings be at least 60 feet from every property line.
- 14. Existing cemeteries.

15. Short-term lodging -- homestay pursuant to the supplemental use requirements in Article XVII.

5-3.3 Permitted by special uses. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:

- 1. Cultural exhibits and libraries.
- 2. Lodges and buildings of fraternal and civic assembly, provided that:
 - a. The lot abuts upon an arterial or collector street or state highway.
 - b. The lot is at least three acres in size.
 - c. All buildings are located at least 50 feet from all property lines.
 - d. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;
 - e. Adequate off-street parking, provided:
 - i. Parking area is located to the side or rear of the principal building.
 - f. A circular drive for off-street loading is provided.
- 2. Bed and breakfast provided that it is owner-occupied and that conditions outlined in article XV (bed and breakfast facilities) are met.
- 3. Accessory dwelling units or guest houses on a lot containing a single-family residence limited to one on each lot and provided further that the minimum lot area shall be the minimum lot size required by R-3 district regulations.
 - a. The accessory dwelling unit shall contain not less than 400 or less square feet, with the maximum lot coverage with the principal and accessory structures combined not to exceed the maximum lot coverage as specified in the R-3 district regulations.
 - b. The accessory dwelling unit shall meet the requirements as provided in article VI supplemental, section 6-8 accessory uses.
- 4. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed 400 square feet of gross floor area.
- 5. Rental of permitted accessory dwelling units and guest cottages, provided that:
 - a. Yard, area, and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lay-out;
 - b. The primary building/residence is not rented.

6. Eating and drinking establishments.
7. Food and beverage retail sales.
8. Retail sales and services, provided:
 - a. A use does not exceed 2,500 square feet of gross floor area per parcel.
 - b. The lot must abut a major street as defined by the official zoning map.
9. Planned community including single-family residential units, multi-family residential units with or without individual cooking facilities and complimentary uses primarily to provide services to the planned community, provided:
 - a. The minimum parcel size for the development is five acres.
 - b. A master plan for the entire development is approved.
 - c. Commercial or other non-residential uses shall be incidental to the primary use.

10. Short-term lodging – vacation home facility pursuant to Article XVI.

...

Section 5-4. Shermantown residential (R-4) district.

5-4.1 Intent and where permitted. This district (hereafter referred to as (R-4) is created to establish a plan implementation zone that:

- Recognizes the existence of a previously established medium density residential district in communities and the urban area;
- Retains and protects the historic Shermantown neighborhood;
- Encourages infill development;
- Provides for compact single-family residential development;
- Promotes more efficient use of land and utilities;
- Accommodates moderate- density residential development above small-scale ground-floor commercial uses;
- Encourage pedestrian-oriented development within walking distance of transit opportunities;
- Enhance the community's character through the promotion of high quality urban design.

Uses are limited to single-family dwellings, two-family dwellings, some residentially related institutions, mixed-use developments to certain enumerated complimentary uses intended primarily to provide service to a dwelling or a residential neighborhood.

5-4.2 Permitted uses by right.

- A. The following uses shall be permitted subject to requirements and limitations of this ordinance:
 1. Detached single-family dwellings, excluding manufactured homes.
 2. Attached single- and multi-family dwellings, provided:
 - a. Residential units are not on the ground floor;
 - b. Are a part of a residential/commercial mixed-use building.

3. Conservation/open space development of permitted residential uses, provided that conditions outlined in article VII (conservation/open space development) are met.
4. Rental of permitted residential uses or guest cottages, provided that either the principal residence or guest cottage is owner occupied; that yard, area, and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lay-out.
5. Community parks and recreation (publicly owned).
6. Conservation and passive recreation areas.
7. Fire and police protection services.
8. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
9. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; except that not more than two automobiles in operating condition belonging to residents of a dwelling shall be parked between a dwelling and the street or streets it adjoins. All cars in excess of two and all cars not in operating condition any truck, boat or unoccupied travel trailer shall be parked in the rear yard or in a garage or carport. All automobile parts shall be stored within a garage or storage building. Any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed 800 square feet of gross floor area.
10. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations.
11. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
12. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or opiate fence at least but not greater than eight feet in height.
 - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - d. The lot is suitably landscaped.
 - e. No vehicles or equipment are stored on the premises.
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.
14. Schools offering traditional core educational courses similar to the public elementary, middle and high schools, provided:
 - a. Any school be on a lot at least of 400 feet wide and containing six acres of lot area;
 - b. All buildings be at least 60 feet from every property line.
15. Existing cemeteries.
16. Retail sales and services, provided:

- a. A use is a part of a residential/commercial mixed-use building;
 - b. A use does not exceed 1,000 square feet of gross floor area per parcel;
 - c. A use does not provide for, or serve alcohol.
17. Religious institutions, provided:
- a. The lot abuts upon an arterial or collector street or state highway.
 - b. The lot is at least three acres in size.
 - c. All buildings are located at least 50 feet from all property lines.
 - d. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;
 - e. Adequate off-street parking, provided:
 - i. Parking area is located to the side or rear of the principal building.
 - f. A circular drive for off-street loading is provided.

18. Short-term lodging -- homestay pursuant to the supplemental use requirements in Article XVII.

5-4.3 Permitted by special use.

- A. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:
- 1. Cultural exhibits and libraries.
 - 2. Lodges and buildings of fraternal and civic assembly, provided that:
 - a. Such use is currently underserved by existing use.
 - b. The lot abuts upon an arterial or collector street or state highway.
 - c. The lot is at least three acres in size.
 - d. All buildings are located at least 50 feet from all property lines.
 - e. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;
 - f. Adequate off-street parking, provided:
 - i. Parking area is located to the side or rear of the principal building.
 - g. A circular drive for off-street loading is provided.
 - 3. Bed and breakfast facilities.
 - 4. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed 400 square feet of gross floor area.
 - a. Accessory dwelling units shall contain 400 or less square feet, with the maximum lot coverage with the principal and accessory structures combined not to exceed the maximum lot coverage as specified in the R-4 district regulations.

- b. The accessory dwelling unit shall meet the requirements as provided in article VI supplemental, section 6-8 accessory uses.
- 5. Eating and drinking establishments (with alcohol).
- 6. Food and beverage retail sales (with alcohol).
- 7. Short-term lodging – vacation home facility pursuant to Article XVI.

...

Section 5-5. Village center mixed-use (VCM) district.

5-5.1 Intent and where permitted. This district (hereafter referred to as (VCM) is created to establish a plan implementation zone that:

- Accommodates moderate- to high-density residential development and ground-floor commercial uses with residential units above. This district also accommodates low-intensity office development compatible with the residential character of the VCM district.
- Allows for a diverse variety of uses, structures, densities and open spaces when not in conflict with existed and permitted land uses on abutting properties;
- Promotes a more efficient use of land and a smaller network of utilities and natural resources than conventional land development;
- Encourages the preservation of functional open space in and around the village center;
- Provides the opportunity for the application of innovative site planning concepts through the creation of aesthetically pleasing environments for living, shopping and working on properties of adequate shape, size and location that conventional land development may not allow for;
- Encourages high pedestrian use and accessibility and transportation alternatives.

Uses are limited to multi-family dwellings, two-family dwellings, mixed-use residential and commercial developments to commercial and professional complimentary uses intended primarily to provide service to the entire city.

5-5.2 Permitted uses by right.

- A. The following uses shall be permitted subject to requirements and limitations of this ordinance:
 - 1. Attached multi-family dwellings, provided:
 - a. Is a part of a residential/commercial mixed-use building.
 - 2. Conservation/open space development of permitted residential uses, provided that conditions outlined in article VII (conservation/open space development) are met.
 - 3. Rental of permitted residential uses, provided that yard, area, and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lay-out.
 - 4. Community parks and recreation (publicly owned).
 - 5. Conservation and passive recreation areas.
 - 6. Fire and police protection services.
 - 7. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.

8. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed 400 square feet of gross floor area.
9. Temporary construction uses.
10. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations provided:
11. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
12. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or woven wire fence at least but not greater than eight feet in height.
 - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - d. The lot is suitably landscaped.
 - e. No vehicles or equipment are stored on the premises.
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.
14. Consumer services (non-automotive).
15. Recreation sales and services.
16. Automatic teller machines that are not an accessory use to a financial center.
17. Professional medical clinic services.
18. Financial services.
19. Eating and drinking establishments.
20. Food and beverage retail sales,
21. Professional offices.
22. Retail sales (general excluding automotive).
23. Short-term lodging -- homestay pursuant to the supplemental use requirements in Article XVII.
24. Short-term lodging – vacation home facility pursuant to the supplemental use requirements in Article XVI.
25. Hotel/Motel.

...

Section 5-6. Multi-family residential (MR-1) district.

5-6.1 Intent and where permitted. This district (hereafter referred to as (MR-1) is created to establish a plan implementation zone that:

- Accommodate moderate- to high-density residential development above or adjacent to ground-floor commercial uses. This district also accommodates office development compatible with the residential character of the MR-1 district.
- Support mixed-use (residential/nonresidential) projects with active ground-floor uses;
- Allow for a diverse variety of uses, structures, densities and open spaces when not in conflict with existed and permitted land uses on abutting properties;
- Promote a more efficient use of land and a smaller network of utilities and natural resources than conventional land development;
- Provide the opportunity for the application of innovative site planning concepts through the creation of aesthetically pleasing environments for living, shopping and working on properties of adequate shape, size and location that conventional land development may not allow for;
- Encourage high pedestrian use and accessibility and transportation alternatives.

Uses are limited to multi-family dwellings, mixed-use residential and commercial developments to commercial and professional complimentary uses; certain enumerated complimentary uses intended primarily to provide services to this district.

5-6.2 Permitted uses by right.

- A. The following uses shall be permitted subject to requirements and limitations of this ordinance:
1. Two-family attached dwellings.
 2. Multi-family attached dwellings.
 3. Mixed-use dwellings.
 4. Conservation/open space development of permitted residential uses, provided that conditions outlined in article VII (conservation/open space development) are met.
 5. Rental of permitted residential uses, provided that yard, area, and other requirements of this ordinance shall be met for each such use whether or not such use is on an individual lay-out.
 6. Community parks and recreation (publicly owned).
 7. Conservation and passive recreation areas.
 8. Fire and police protection services.
 9. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
 10. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall not exceed 400 square feet of gross floor area.
 11. Temporary construction uses.
 12. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations provided:
 13. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.

14. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - a. All structures, except for driveways, are enclosed by a wall or opaque fence at least but not greater than eight feet in height.
 - b. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - c. The lot is suitably landscaped.
 - d. No vehicles or equipment are stored on the premises.
15. Stormwater management facilities shown on an approved final site plan or subdivision plat.
16. Consumer services (non-automotive).
17. Professional medical clinic services.
18. Financial services offices.
19. Eating and drinking establishments (without alcohol).
20. Food and beverage retail sales (without alcohol).
21. Professional offices.
22. Retail sales (general excluding automotive), provided:
 - a. A use does not exceed 45,000 square feet of gross floor area.
23. Neighborhood recreation centers, provided:
 - a. All buildings are located at least 100 feet from any property line.
24. Temporary construction uses.
25. Schools offering traditional core educational courses similar to the public elementary, middle and high schools, provided:
 - i. Any school be on a lot at least of 400 feet wide and containing six acres of lot area;
 - ii. All buildings be at least 60 feet from every property line.

26. Short-term lodging -- homestay pursuant to the supplemental use requirements in Article XVII.

5-6.3 Permitted by special use.

- A. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:
 1. Religious institutions, provided:
 - a. The lot abuts upon an arterial or collector street or state highway.
 - b. The lot is at least three acres in size.
 - c. All buildings are located at least 50 feet from all property lines.
 - d. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;

- e. Adequate off-street parking, provided:
 - i. Parking area is located to the side or rear of the principal building.
- f. A circular drive for off-street loading is provided.
- 2. Cultural exhibits and libraries.
- 3. Family day care center, provided
 - a. It is an owner-occupied establishment;
 - b. Must receive approval by:
 - i. Obtaining signatures from neighboring lots; and
 - ii. No more than six individuals are kept.
- 4. Group day care facilities including private kindergartens and playschools provided:
 - a. The lot abuts upon a major or collector street or a state highway.
 - b. A circular drive for off-street loading and unloading of children is provided.
 - c. If a special use permit is approved, comply with all state day care requirements and health regulations.
 - d. At least 35 square feet of indoor play area for each child at maximum enrollment is provided.
 - e. At least 100 square feet of outdoor play area for each child at maximum enrollment is provided.
 - f. The outdoor play area is enclosed by a fence at least four feet in height but not over eight feet in height.
 - g. A circular drive for off-street loading is provided.
- 5. Animal sales and services (household pets, no outside runs or kennels).
- 6. Consumer repair services provided:
 - h. Services are non-automotive;
 - i. No outside storage.
- 7. Eating and drinking establishments (with walk-through service).
- 8. Laundry services (drycleaners).
- 9. Recreational equipment rental provided there is no outside storage.
- 10. Automatic teller machines that is a part of a mixed use development.
- 11. Bed and breakfast, provided that conditions outlined in article XV (bed and breakfast facilities) are met.

12. Short-term lodging – vacation home facility pursuant to Article XVI.

Section 5-7. General commercial (GC) district.

5-7.1 Intent and where permitted. This district (hereafter referred to as (GC) is created to establish a plan implementation zone that:

- Encourages the organized concentration of a wide variety of retail goods and services for the community;

- Promotes high-quality design and aesthetic features including lighting, landscaping and pedestrian-oriented amenities;
- Encourage inter-parcel accessibility and promotes the use of transportation alternatives;
- Creates and enhances commercial areas where complete retail sales and services are available and desirable for public service and convenience; and
- Require a location accessible to large numbers of people and that serve substantial portions of the community.

This district is intended primarily for developments that contain commercial, financial, governmental or professional complementary uses intended primarily to provide service to the entire community. Typically this district would be applied where central area commercial facilities are desired or along major roadways.

5-7.3 Permitted by special use.

- A. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:
1. Cultural exhibits and libraries.
 2. Hotel/~~motel and lodging services.~~
 3. Laundry services (drycleaners)
 4. Consumer repair services provided:
 - a. Services are non-automotive;
 - b. No outside storage.
 5. Eating and drinking establishments (with drive-thru service).
 6. Retail sales and services (with drive-thru service).
 7. Recreational equipment rental provided there is no outside storage.
 8. Day nurseries and kindergartens.
 - a. The following provisions apply to day nurseries and kindergartens:
 - i. There shall be not less than thirty-five (35) square feet of indoor play area for each child at maximum licensed enrollment and not less than one hundred (100) square feet per child of outdoor play area at maximum licensed enrollment.
 - ii. The outdoor play area shall be enclosed by a fence not less than four (4) feet in height but not over eight (8) feet in height.
 - iii. A circular drive shall be provided for off-street loading and unloading.
 10. Microbrewery, provided that:
 - a. Shall adhere to a maximum floor area of eight thousand (8,000) square feet.
 - b. No outdoor speaker systems shall be permitted.
 - c. Productions shall be in wholly enclosed buildings.
 - d. Outdoor equipment shall be permitted, with adequate screening from public view.
 - e. No outdoor storage is permitted.

11. Microdistillery (craft distillery), provided that:
 - a. Shall adhere to a maximum floor area of eight thousand (8,000) square feet.
 - b. No outdoor speaker systems shall be permitted.
 - c. Productions shall be in wholly enclosed buildings.
 - d. Outdoor equipment shall be permitted, with adequate screening from public view.
 - e. No outdoor storage is permitted.

Section 6-8. Accessory uses.

- A. Accessory uses or buildings (including accessory dwelling units) shall be permitted only in side or rear yards, except as otherwise provided in this ordinance.
- B. No accessory building shall be erected on a lot prior to the time of construction of the principal building to which it is accessory.
- C. Only two accessory buildings (not including accessory dwelling units) shall be permitted on a lot.
- D. Accessory uses or structures (not including accessory dwelling units) shall be permitted if they meet the following:
 1. Accessory buildings shall be set back not less than ten feet from any lot line.
 2. An accessory building shall not be any larger than 24' x 24' and must comply with district development regulations.
 3. Accessory buildings located on property in excess of one acre will not be restricted to size, as long as the structure meets building codes and other requirements of this ordinance.
 4. Accessory buildings in residential districts shall not be used for any type of commercial operation whether permanent, part-time or as part of a home occupation except as otherwise provided for in this ordinance. A home occupation can be conducted in an accessory building if approved as a special use.
 5. No accessory structure shall exceed a height of 15 feet.
 6. Detached accessory buildings shall be located at least ten feet from the principal structure on a lot.
 7. Satellite dish antennas shall be permitted as accessory structures only in rear yards unless it can be documented that reception is impaired by such a location. In this case an antenna would be permitted in a side yard.
 - a. Satellite dish antennas which exceed two feet in diameter shall not be located on the roof of a single-family structure.
 8. Basketball goals, which are attached to the principal residence structure or erected adjacent to and abutting the driveway of the principal residence structure or the driveway area shall be allowed in the front, side or rear yard but not in the right-of-way of a public street.
 9. No fabricated structure shall be erected on a lot for accessory purposes in any residential zoning district except when constructed in the rear yard.
 - a. No tent or tarpaulin structures shall be erected on a lot for accessory purposes in any zoning district. Tent or tarpaulin structures shall be permitted in residential districts for temporary recreational use or in the exercise of religious observances or similar events.

E. Accessory dwelling units shall be permitted if they meet the following:

1. The accessory dwelling unit shall contain 400 or less square feet.
2. There shall be one off-street parking space provided for the accessory dwelling unit, which is in addition to any off-street parking spaces required for the primary residence.
3. No accessory dwelling unit shall exceed a height of 15 feet and shall be set back not less than 10 feet from any lot line.
4. Accessory dwellings, whether attached or detached, shall have exterior finishes or architectural treatments (e.g. brick, wood, etc.) or an appearance substantially similar to those on the principal residence.
5. The accessory building unit shall meet all building code standards including building, electrical, fire, and plumbing code requirements, and occupancy restrictions as provided in the city's ordinances.
6. The accessory dwelling shall not contain a home occupation and shall not be used for any commercial occupation. Any property owner seeking to establish an accessory dwelling unit shall apply to register the unit with the administration department (zoning administrator). The property owner shall file a complete registration application form, before building permit issuance, affirming that at least one owner will occupy the primary residence for the full length of time that accessory dwelling use is established in accordance with all applicable zoning regulations. The property owner shall annually affirm the same by registration renewal within thirty (30) days after January 1, of each year.
7. After receipt of a completed application for registration and prior to issuance of a certificate of occupancy or approval of use, the city (building official) shall inspect the property to confirm adherence to the size, height, design, and parking requirements of this code are met.
8. The registration form or other forms as required by the zoning administrator shall be filed as a deed restriction with the DeKalb County Tax Assessor to provide notice of the presence of the accessory dwelling unit, the requirement of owner occupancy, and other standards for maintaining the unit as described, with verification of recording of the filing being provided to the city zoning administrator within 90 days of issuance of certificate of occupancy.
9. The zoning administrator (or his/her designee) shall report annually on accessory dwelling unit registration, number of units and distribution throughout the city, and average size of units.
10. Cancellation of registration of the accessory dwelling unit may be accomplished by the property owner filing a certificate with the zoning administrator (or his/her designee) for recording with the DeKalb County Tax Assessor or may occur as result of an enforcement action.
11. Only one accessory dwelling unit shall be permitted on a lot.
12. Accessory dwelling units and guest houses shall be differentiated from short-term lodging units regulated in Articles XVI and XVII.

(Ord. No. 2016-14, Pt. I, 10-4-16; Ord. No. 2018-02, Pt. I, 3-6-18)

ARTICLE XVI: SHORT-TERM LODGING - VACATION HOME FACILITIES**Section 16-1. Purpose, applicability, definitions, ~~licenses~~.****16-1.1 Purpose.**

- A. The purpose of this article is to establish the establishment of land use regulations within the scope of the zoning powers of the municipal authority to govern vacation home facilities in the city. The intent of this article is to promote economic development in the vacation rental industry while minimally impacting existing residential uses. ~~without harming existing residential properties.~~
- B. This article is not intended to regulate hotels, motels, inns, or non-vacation type rental arrangements including, but not limited to, boardinghouses, lodging houses, or rooming houses.

16-1.2 Applicability.

- A. It shall be unlawful for any owner of any property within the City of Stone Mountain to rent or operate a vacation home facility contrary to the procedures and regulations established in this article, other provisions of this Code, or any applicable state law.
- B. The restrictions and obligations contained in this article shall apply to vacation home facilities at all times during which the vacation home facility is marketed and used as such.
- C. The allowance of a vacation home facility pursuant to this article shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements. The City of Stone Mountain shall not be responsible for enforcement of such covenants, agreements, or arrangements.
- D. A property that has been advertised or listed via the internet or other media sources (e.g. www.vrbo.com, www.airbnb.com, etc.) for short-term lodging shall be prima facie evidence the property is being used as a short-term lodging.

16-1.~~23~~ Definitions.

- A. A lodging room is defined as a room that is used for temporary occupancy for a fee.
- B. An owner is defined as an individual, partner, or officer of a corporation who is an officer registered with the Corporations Division of the Georgia Secretary of State with title to real property.
- C. A vacation home facility is defined as a residential type establishment, with commercial enterprise, offering whole house rental with no more than four lodging rooms for temporary occupancy for a fee and that does not offer food to guests.
- D. A property manager is a person designated by the owner who has access and authority to assume management of the vacation home facility and take remedial measure while the vacation home facility is occupied.
- E. Temporary occupancy is defined as the short-term use of a unit for a limited duration not exceeding 30 consecutive days and intended for transient guests who do not establish permanent residence.

~~16-1.3 Licenses.~~~~A. A vacation home facility shall obtain a home occupational tax certificate from the city.~~~~B. Fees for lodging in a vacation home facility are subject to local and state taxation ordinances.~~~~(Ord. No. 2017-07, pt. I, 8-1-17)~~**Section 16-2. Occupancy and parking restrictions.***16-2.1 Occupancy restrictions.*

A. A vacation home facility must meet the following occupancy restrictions:

1. Provide no more than four lodging (guest) rooms with a minimum of 70 square feet per room.
2. Occupancy of a lodging room shall require at least 40 square feet per individual.
3. Occupancy by guest(s) shall not exceed 14 consecutive days during any 90 day period.
4. The owner of a vacation home facility shall live within the corporate boundaries of DeKalb County, Georgia or have a designated property manager, as defined and regulated in this Article.
5. Vacation home facilities shall be available for occupancy on a continuous basis except for repairs, renovations, or the absence of the owner.
6. Vacation home facilities shall be required to have a smoke alarm in each lodging room (guest room) and a fire extinguisher visible and accessible to guests. The facilities are subject to at least one annual inspection at the time of initial licensing and during renewal of the same.

16-2.2 Parking restrictions.

- A. Except where permitted by law, no parking shall be allowed on the street or in any unpaved portion of the front yard of any lot occupied by a short-term lodging use. ~~a vacation home facility.~~
- B. Parking regulations relative to the zoning district in which the vacation home facility is located shall apply.

(Ord. No. 2017-07, pt. I, 8-1-17)

Section 16-3. Signage.*16-3.1 Signage.*

A. No business and advertising signs shall be permitted.

(Ord. No. 2017-07, pt. I, 8-1-17)

Section 16-4. Licenses, transferability, enforcement.*16-4.1 Licenses.*

A. The City shall not issue more than 60 permits annually. Once the City has issued 60 permits, no additional permits shall be issued for that year. Applications to renew will be prioritized over new applications. New applications will be issued in the order in which they were received. All permits shall expire on December 31. Permits shall be effective from January 1 through December 31, unless otherwise revoked. No permit will be automatically renewed.

- B. Vacation home facilities shall be limited to those properties zoned Village Center Mixed-Use (VCM) and properties with an approved Special Use Permit from City Council.
- C. A vacation home facility shall obtain a home occupational tax certificate from the city and renew on an annual basis.
- D. Fees for lodging in a vacation home facility are subject to local and state taxation ordinances.
- E. The owner of a vacation home facility shall obtain a short-term lodging license from the city and renew on an annual basis. The application shall be furnished on a form specified by the city, accompanied by a non-refundable license fee as established by the official Fee Schedule of the City of Stone Mountain. Such application shall include:
 - 1. Name, address, phone number, and email address of the property owner(s) of record for which a permit is sought.
 - 2. The property manager contact form including but not limited to their name, address, phone number, and email address. #
 - 3. A floor plan showing all bedrooms and bathrooms with the approximate square footage of each bedroom.
 - 4. A site plan of the overall property identifying parking spaces for lodgers.
 - 5. A short-term lodging property located within a subdivision where a functioning homeowners association exists shall provide a notarized statement from the applicant that short-term lodging is not prohibited under the covenants of the HOA/subdivision.
 - 6. Proof of homeowners insurance.
 - 7. Signed acknowledgement that the owner(s) has read all regulations pertaining to the operation of a vacation home facility and their agreement to abide by all applicable regulations.
- F. Active licenses shall not expire, provided that a property owner shall renew the license on an annual basis. If a property owner fails to renew a license, it shall be considered terminated by the licensee.

16-4.2 Property Manager Required.

- A. A property manager shall be designated for each vacation home facility.
- B. The property manager shall be required to respond to the location of the vacation home facility 24 hours a day, 7 days a week, and within one (1) hour after being notified by the City.
- C. An owner of a vacation home facility may designate themselves as the property manager.

16-4.3 Transferability.

- A. Short-term lodging licensure issued under this ordinance shall not be transferred, assigned, or used by any person other than the owner to whom it is issued, or at any location other than for which it is issued.
- B. Short-term lodging licensure terminates upon transfer of the property to another owner.

16-4.4 Enforcement.

- A. Licenses issued under this ordinance may be suspended or revoked for any of the following reasons:
 - 1. An applicant furnished fraudulent or untruthful information in the application for a license, or omitted information required in the application for a license, or failed to pay all fees, taxes, or other charges imposed under the provisions of the City Code, in which case the city may immediately suspend or revoke the short-term lodging license.

2. Any short-term lodging for which there are three (3) final determinations of violations of the City Code by a property owner, tenant, guest, host, lessee, or individual otherwise related directly to the property within any rolling 365-day period, shall constitute a violation of the terms of licensure and shall terminate the license. For any license that is terminated due to code violations, a property owner shall be ineligible for a license for a period of three (3) years.
3. Any licensee having his or her license suspended or revoked under this section may appeal to the city council in accordance with Section 2-1.10 Procedures for appeal of administrative decision.
4. Failure to renew a short-term lodging license or home occupation tax certificate.
- B. Any violations of this this code, including any violation of the noise control ordinance, shall subject the licensed individual to the following progressive actions:
 1. The first violation within any rolling 365 day period shall result in a fine not to exceed \$250.00 and a written warning notice of violation.
 2. The second violation within any rolling 365 day period shall result in a fine not to exceed \$500.00 and a short-term lodging license suspension for a period of 30 days.
 3. The third violation within any rolling 365 day period shall result in a fine not to exceed \$1,000.00 and the revocation of the short-term lodging license and neither the owner nor local contact person shall be eligible to reapply for a license for a period of three (3) years.
- C. Each day the short-term lodging is marketed or rented for overnight accommodation without the necessary short-term lodging license required under this article shall constitute a separate violation.
- D. Failure of the owner or property manager to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short-term lodging in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this article. It is not intended that an owner or local contact person act as a peace officer or place himself or herself in an at-risk situation.

ARTICLE XVII: SHORT-TERM LODGING -- HOMESTAY

Section 17-1. Purpose, applicability, definitions.

17-1.1 Purpose.

- A. The purpose of this article is to establish land use regulations within the scope of the zoning powers of the municipal authority to govern vacation home facilities in the city. The intent of this article is to promote economic development in the vacation rental industry while minimally impacting existing residential uses.
- B. This article is not intended to regulate hotels, motels, inns, or non-vacation type rental arrangements including, but not limited to, boarding houses, lodging houses, or rooming houses.

17-1.2 Applicability.

- E. It shall be unlawful for any owner of any property within the City of Stone Mountain to rent or operate a homestay contrary to the procedures and regulations established in this article, other provisions of this Code, or any applicable state law.
- F. The restrictions and obligations contained in this article shall apply to homestays at all times during which the homestay is marketed and used as such.

G. The allowance of a homestay pursuant to this article shall not prevent enforcement of additional restrictions that may be contained in restrictive covenants or other private contractual agreements or arrangements. The City of Stone Mountain shall not be responsible for enforcement of such covenants, agreements, or arrangements.

H. A property that has been advertised or listed via the internet or other media sources (e.g. www.vrbo.com, www.airbnb.com, etc.) for short-term lodging shall be prima facie evidence the property is being used as a short-term lodging.

17-1.3 Definitions.

A. A lodging room is defined as a room that is used for temporary occupancy for a fee.

B. An owner is defined as an individual, partner, or officer of a corporation who is an officer registered with the Corporations Division of the Georgia Secretary of State with title to real property.

C. Homestay lodging is defined as a residential type establishment, with commercial enterprise, offering an individual bedroom within a residential establishment that serves as a host's principal residence, including any single-family or accessory apartment, that provides lodging for pay, for a maximum continuous period not to exceed twenty-nine (29) consecutive days, that does not include serving food.

D. Temporary occupancy is defined as the short-term use of a unit for a limited duration not exceeding 30 consecutive days and intended for transient guests who do not establish permanent residence.

Section 17-2. Occupancy and parking restrictions.

17-2.1 Occupancy restrictions.

A. A short-term lodging room must meet the following occupancy restrictions:

1. Provide no more than one lodging (guest) rooms with a minimum of 70 square feet per room.

2. Occupancy of a lodging room shall require at least 40 square feet per individual.

3. Occupancy by guest(s) shall not exceed 14 consecutive days during any 90 day period.

4. The owner of a short-term lodging room shall be present at the residential home during the entire occupancy of the short-term lodging room.

5. Short-term lodging room shall be available for occupancy on a continuous basis except for repairs, renovations, or the absence of the owner.

6. Short-term lodging rooms shall be required to have a smoke alarm in the lodging room (guest room) and a fire extinguisher visible and accessible to guests. The facilities are subject to at least one annual inspection at the time of initial licensing and during renewal of the same.

17-2.2 Parking restrictions.

A. Except where permitted by law, no parking shall be allowed on the street or in the any unpaved portion of the front yard of any lot occupied by a short-term lodging use.

B. Parking regulations relative to the zoning district shall apply.

Section 17-3. Signage.

16-3.1 Signage.

A. No additional signage shall be permitted.

Section 17-4. Licenses, transferability, enforcement.

17-4.1 Licenses.

- A. Applicants shall be limited to owner-occupied single-family residential lots receiving a current homestead exemption through DeKalb County.
- B. A homestay shall obtain a home occupational tax certificate from the city and renew on an annual basis.
- C. Fees for lodging in a homestay are subject to local and state taxation ordinances.
- D. The owner of a homestay shall obtain a short-term lodging license from the city and renew on an annual basis. The application shall be furnished on a form specified by the City, accompanied by a non-refundable license fee as established by the official Fee Schedule of the City of Stone Mountain. Such application shall include:
 - 1. Name, address, phone number, and email of the property owner(s) of record for which a permit is sought.
 - 2. A floor plan showing all bedrooms and bathrooms with the approximate square footage of each bedroom.
 - 3. A site plan of the overall property identifying parking spaces for lodgers.
 - 4. A short-term lodging property located within a subdivision where a functioning homeowners association exists must provide a notarized statement from the applicant that short-term lodging is not prohibited under the covenants of the HOA/subdivision.
 - 5. Proof of homeowners insurance.
 - 6. Signed acknowledgement that the owner(s) has read all regulations pertaining to the operation of a homestay and their agreement to abide by all applicable regulations.
- E. Active licenses shall not expire, provided that a property owner shall renew the license on an annual basis. If a property owner fails to renew a license, it shall be considered terminated by the licensee.

17-4.2 Transferability.

- A. Short-term lodging licensure issued under this ordinance shall not be transferred, assigned, or used by any person other than the owner to whom it is issued, or at any location other than for which it is issued.
- B. Short-term lodging licensure terminates upon transfer of the property to another owner.

17-4.3 Enforcement.

- A. Licenses issued under this ordinance may be suspended or revoked for any of the following reasons:
 - 1. An applicant furnished fraudulent or untruthful information in the application for a license, or omitted information required in the application for a license, or failed to pay all fees, taxes, or other charges imposed under the provisions of the City Code, in which case the city may immediately suspend or revoke the short-term lodging license.
 - 2. Any short-term lodging for which there are three (3) final determinations of violations of the City Code by a property owner, tenant, guest, host, lessee, or individual otherwise related directly to the property within any rolling 365 day period, shall constitute a violation of the terms of licensure and shall terminate the license. For any license that is terminated due to code violations, a property owner shall be ineligible for a license for a period of three (3) years.

3. Any licensee having his or her license suspended or revoked under this section may appeal to the city council in accordance with Section 2-1.10 Procedures for appeal of administrative decision.
- B. Any violations of this this code, including any violation of the noise control ordinance, shall subject the licensed individual to the following progressive actions:
1. The first violation within any rolling 365 day period shall result in a fine not to exceed \$250.00 and a written warning notice of violation.
 2. The second violation within any rolling 365 day period shall result in a fine not to exceed \$500.00 and a short-term lodging license suspension for a period of 30 days.
 3. The third violation within any rolling 365 day period shall result in a fine not to exceed \$1,000.00 and the revocation of the short-term lodging license and neither the owner nor local contact person shall be eligible to reapply for a license for a period of three (3) years.
- C. Each day the short-term lodging is marketed or rented for overnight accommodation without the necessary short-term lodging license required under this article shall constitute a separate violation.
- D. Failure of the owner or local contact person to respond to calls or complaints regarding the condition, operation, or conduct of occupants and/or guests of the short-term lodging in a timely and appropriate manner shall be grounds for imposition of penalties as set forth in this article. It is not intended that an owner or local contact person act as a peace officer or place himself or herself in an at-risk situation.



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

STAFF ANALYSIS AND REPORT

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, AICP

Subject: Proposed Text Amendments to Article 3 and 5 of Appendix A – Zoning to create definitions and commercial uses for convenience stores, alcohol outlets, package stores, and smoke shops.

Date: September 3, 2024

Purpose:

The purpose of this staff report and analysis is to present the proposed text amendments to Article III and V of Appendix A – Zoning to create definitions and commercial uses for convenience stores, alcohol outlets, package stores, and smoke shops.

Background:

The city has seen an increase in the number of new businesses and business request for commercial businesses that include convenience stores, alcohol outlets, package stores, and smoke shops. The current code does not provide for a definition nor specific zoning regulations for these use types, as they are all regulated general retail uses. These text amendments define all of those uses and provides specific use allowances for each.

The following definitions are being proposed:

Alcohol outlet: A retail establishment that sells beer, malt beverages, hard cider and/or wine for off-site consumption. This includes grocery stores and retail stores less than ten thousand (10,000) square feet that may sell beer, malt beverages, hard cider and/or wine for off-site consumption, as well as other products.

Convenience store: Any retail establishment offering for sale items such as household items, newspapers and magazines, prepackaged food products, beverages, sandwiches and other freshly prepared foods, and beverages, for off-site consumption. When a convenience

store sells unopened alcoholic beverages, it is also considered to be an alcohol outlet. A convenience store may also include accessory fuel pumps. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Package store: A retail establishment that sells distilled spirits for off-site consumption.

Retail: The sale of goods, wares, or merchandise directly to the end-consumer. Other uses defined and regulated by this code shall not fall under “retail.”

Smoke shop: Any business establishment dedicated to the display, sale, distribution, delivery, offering, furnishing, marketing or use of tobacco, tobacco products, or alternative nicotine products/instruments, or any combination thereof, including but not limited to cigarettes, cigars, e-cigarettes, hookahs, and vapes. This definition shall not include any grocery stores, gas stations or similar retail use that only sells conventional cigars, or alternatively sells cigarettes only as an accessory sale (ten percent or less of total sales).

SUP = Special Use permit

P = Permitted

Zoning	Alcohol Outlet	Convenience Store	Package Store	Smoke Shop
Village Center Mixed-Use (VCM)	SUP	SUP	SUP	SUP
General Commercial (GC)	SUP	SUP	SUP	P*
Industrial (I)	P*	P*	P	P*

*Supplemental Use regulations apply

Staff is recommending the following supplemental use regulations for **convenience stores**:

- Storefronts along a public street shall allow views into the building interior for a depth of at least five feet.
- No convenience store shall be located within 3,960 feet (i.e., three-fourth of a mile) of any other convenience store. The measurement of distance for the purposes of this subsection shall be from the front door of the structure to the closest point on a boundary of any parcels containing another convenience store.
- No less than ten (10) percent of the sales floor area shall be dedicated to fresh or pre-packaged meats, fruits, vegetables, and dairy products. Prior to the commencement of business for any convenience store, a floor plan showing the designated sales floor area shall be submitted to the city for approval.
- All convenience stores are required to have a functioning, 24/7 video surveillance system (VSS).

Staff is recommending the following supplemental use regulations for **smoke shops**:

- No smoke shop shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.

- b. No smoke shop shall be allowed within 3,960 feet (i.e., three-fourth of a mile) of another smoke shop.
- c. The measurement of distance for the purposes of this subsection shall be measured by a straight line without regard to intervening structures or objects, from the front door of the smoke shop to the closest point on a boundary of any parcels containing a Church, Temple or Place of Worship, School, College, University, Government Facility, or another Smoke Shop.
- d. No use or establishment can exceed 2,000 square feet and drive-through/drive-up service is not permitted.
- e. Hours of operations can begin no earlier than 6 AM and end no later than 10 PM, including all deliveries.
- f. All smoke shops are required to have a functioning, 24/7 video surveillance system (VSS).

Staff is recommending the following supplemental use regulations for **alcohol outlets**, as recommended by the Planning Commission:

- a. No alcohol outlet shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
- b. All alcohol outlets are required to have a functioning, 24/7 video surveillance system (VSS).

Staff is recommending the following supplemental use regulations for **package stores**, as recommended by the Planning Commission:

- a. No package store shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
- b. All package stores are required to have a functioning, 24/7 video surveillance system (VSS).

On July 15, 2024, the Planning Commission voted to recommend approval of this text amendment with the following additional changes highlighted in red:

Planning Commission is recommending the following supplemental use regulations for **smoke shops**:

- a. No smoke shop shall be allowed within 200 yards of any church, temple, or place of worship, ~~daycare, school~~, college, university, or government owned facilities or properties.
- b. No smoke shop call be allowed within 500 yards of any daycare or school.

Planning Commission is recommending the following supplemental use regulations for **alcohol outlets**:

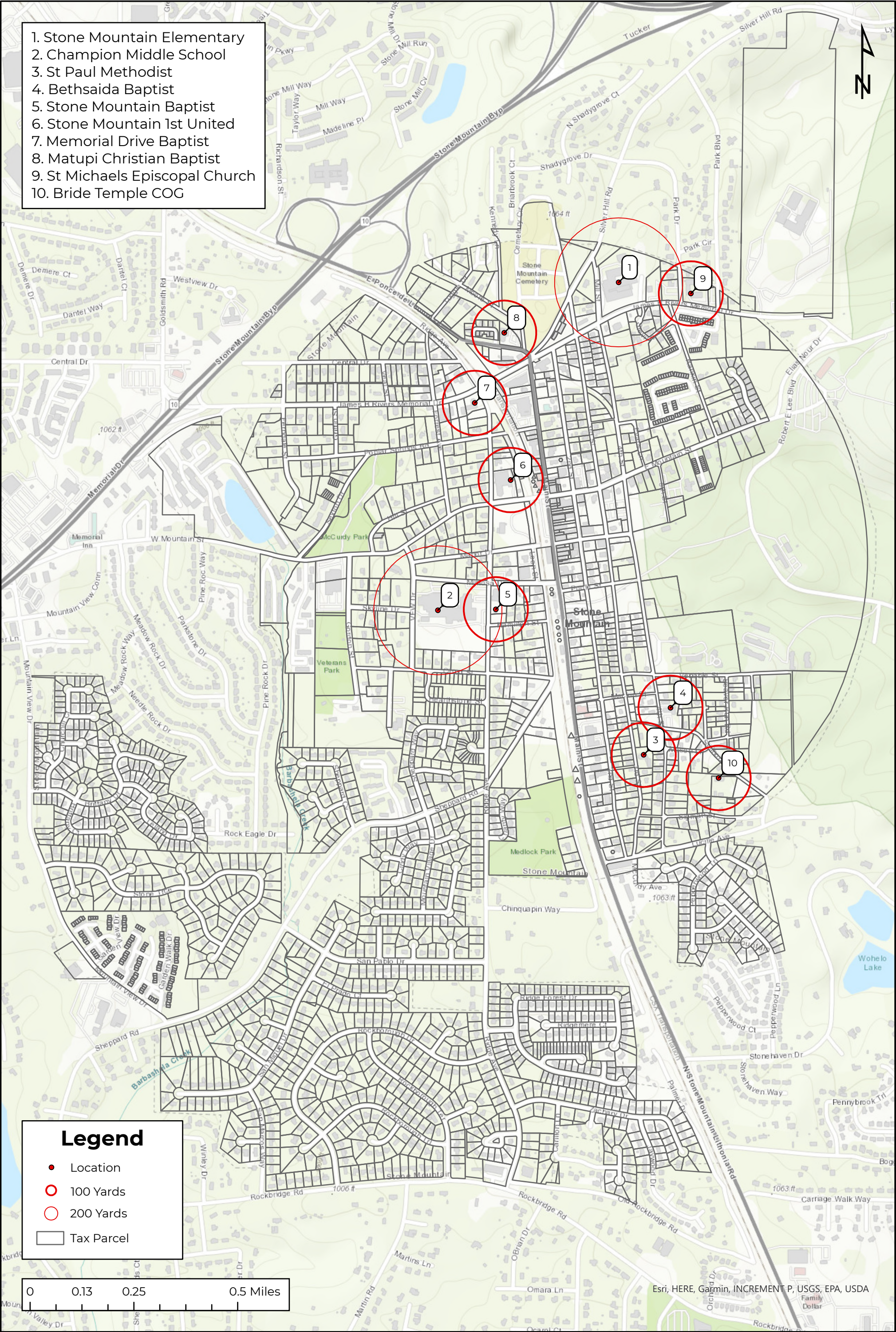
- a. No alcohol outlet shall be allowed within 200 yards of any church, temple, or place of worship, ~~daycare, school~~, college, university, or government owned facilities or properties.
- b. No alcohol outlet call be allowed within 500 yards of any daycare or school.

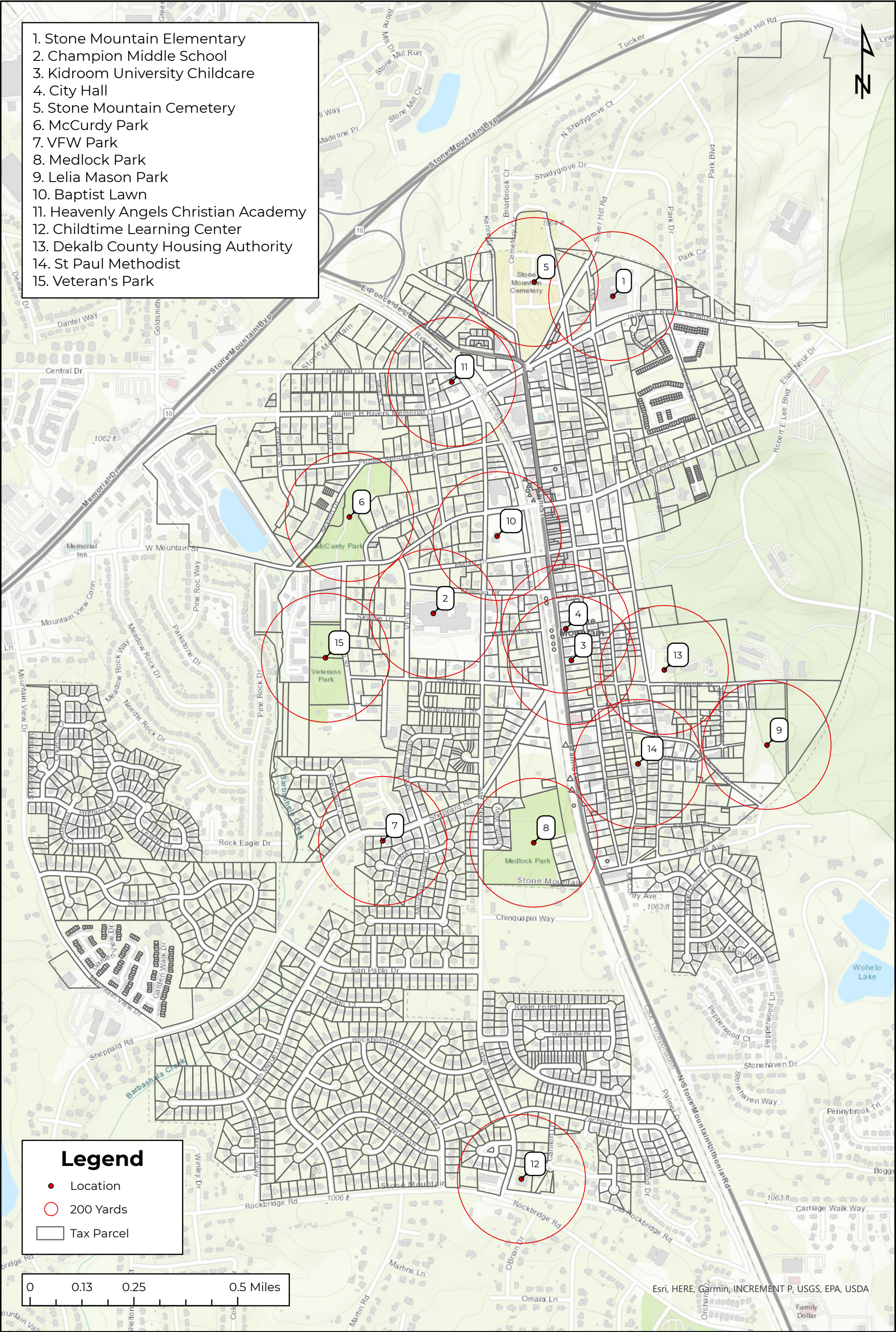
Planning Commission is recommending the following supplemental use regulations for **package stores**:

- a. No package store shall be allowed within 200 yards of any church, temple, or place of worship, ~~daycare, school~~, college, university, or government owned facilities or properties.
- b. No package store call be allowed within 500 yards of any daycare or school.

Exhibits:

1. Current Alcohol Distance Map
 2. Staff Proposed Alcohol Distance Map (200')
 3. Planning Commission Proposed Alcohol Distance Map (500')
 4. Proposed Convenience Store Distance Map (3/4 mile)
 5. Proposed Smoke Shop Distance Map (3/4th mile)
 5. Staff Proposed Smoke Shop Map (200')
 6. Planning Commission Proposed Smoke Shop Distance (500')
- Proposed Ordinance and redlines






1. Stone Mountain Elementary
2. Champion Middle School
3. Kidroom University Childcare
4. City Hall
5. Stone Mountain Cemetery
6. McCurdy Park
7. VFW Park
8. Medlock Park
9. Lelia Mason Park
10. Baptist Lawn
11. Heavenly Angels Christian Academy
12. Childtime Learning Center
13. Dekalb County Housing Authority
14. St Paul Methodist
15. Veteran's Park

Legend

Location

200 Yards

Tax Parcel



CPL

ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

3011 Sutton Gate Drive
Suite 130
Suwanee, GA 30024
www.cplteam.com

DATE:08/06/2024

DRAWN:KNL

CHECKED:RE

SCALE:1:11,500 USFT

PN:R23.000937.00

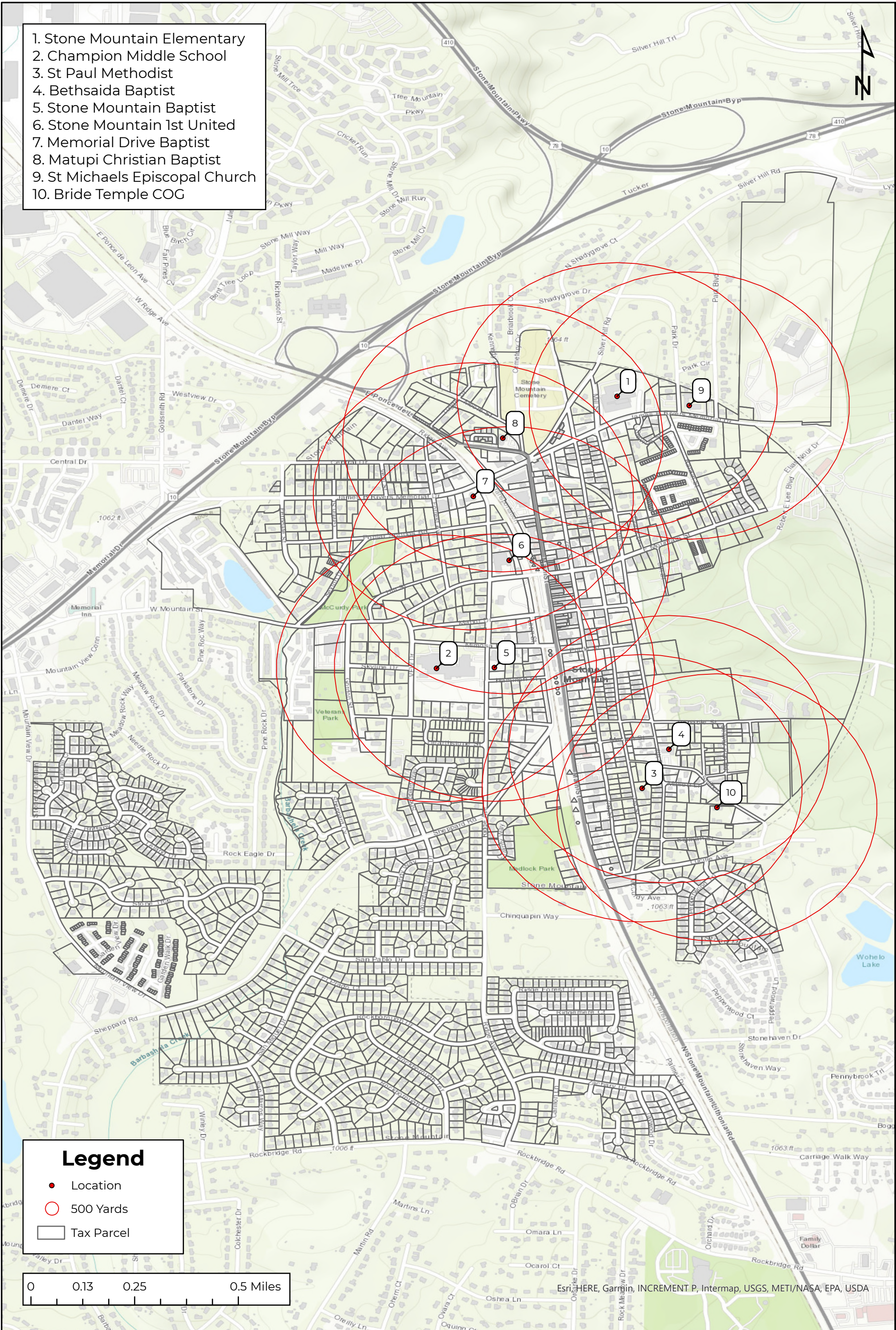
Alcohol Outlet 200 Yards

Stone Mountain Mapping

City of Stone Mountain, GA

Fig. 2

- 1. Stone Mountain Elementary
- 2. Champion Middle School
- 3. St Paul Methodist
- 4. Bethsaida Baptist
- 5. Stone Mountain Baptist
- 6. Stone Mountain 1st United
- 7. Memorial Drive Baptist
- 8. Matupi Christian Baptist
- 9. St Michaels Episcopal Church
- 10. Bride Temple COG

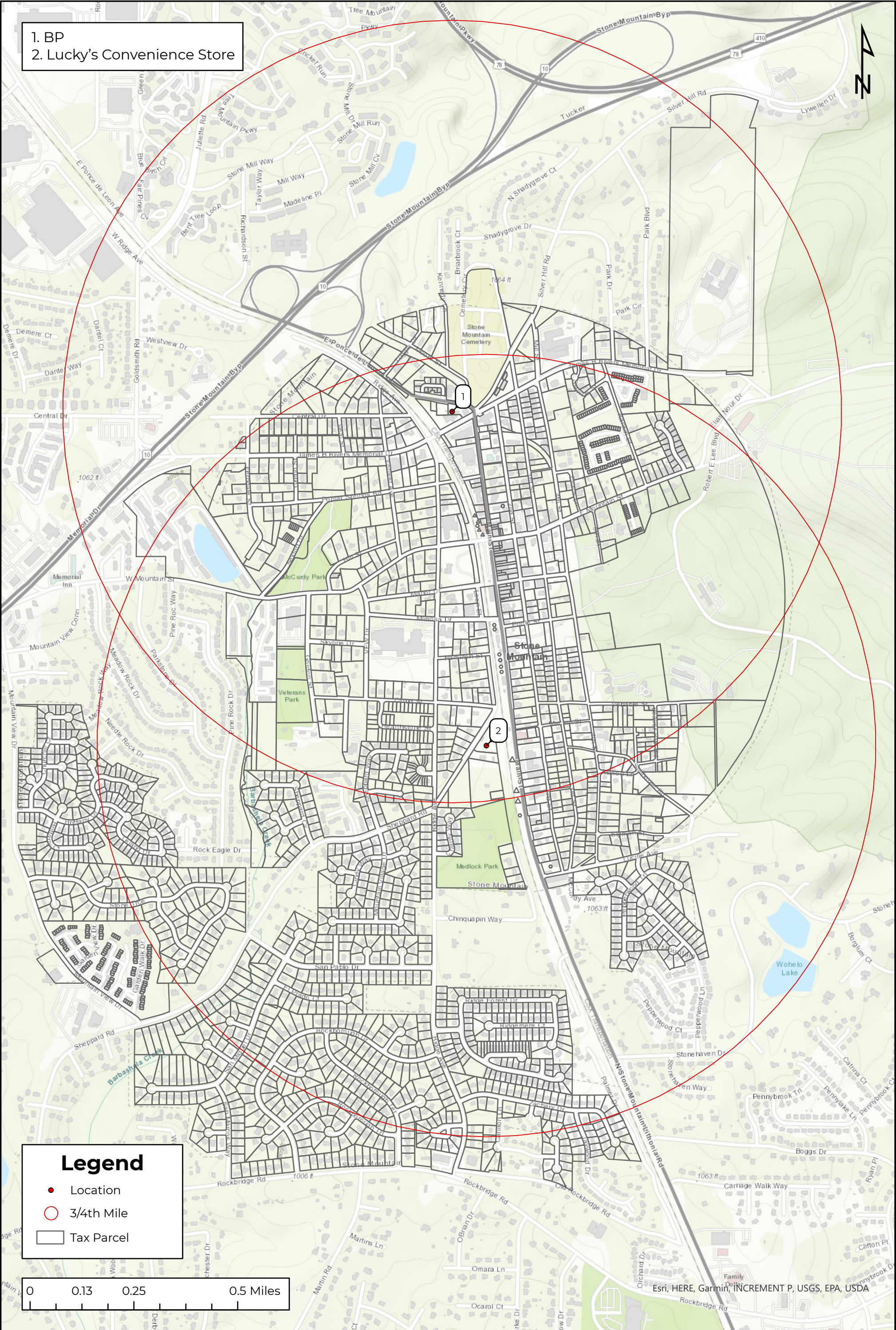


Legend

- Location
- 500 Yards
- Tax Parcel

0 0.13 0.25 0.5 Miles

Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



CPL
ARCHITECTURE
ENGINEERING
PLANNING
CPLteam.com

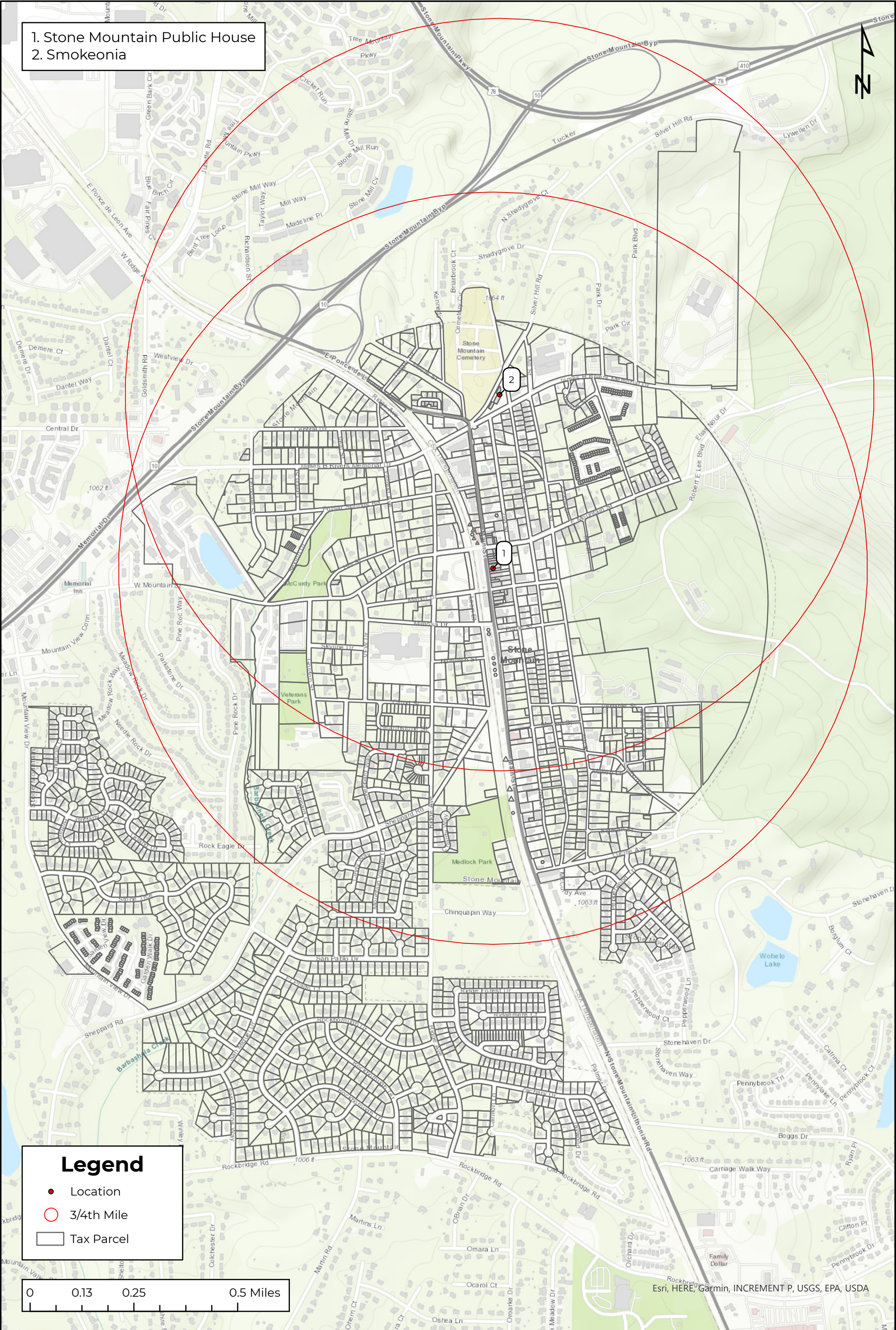
3011 Sutton Gate Drive
Suite 130
Suwanee, GA 30024
www.cplteam.com

DATE:	08/06/2024
DRAWN:	KNL
CHECKED:	RE
SCALE:	1:12,500 USFT
PN:	R23.000937.00

Convenience Stores 3/4th Mile

Stone Mountain Mapping
City of Stone Mountain, GA

Fig. 5



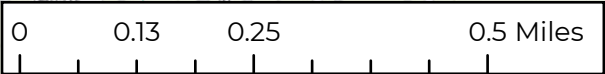
1. Stone Mountain Public House
2. Smokeonia

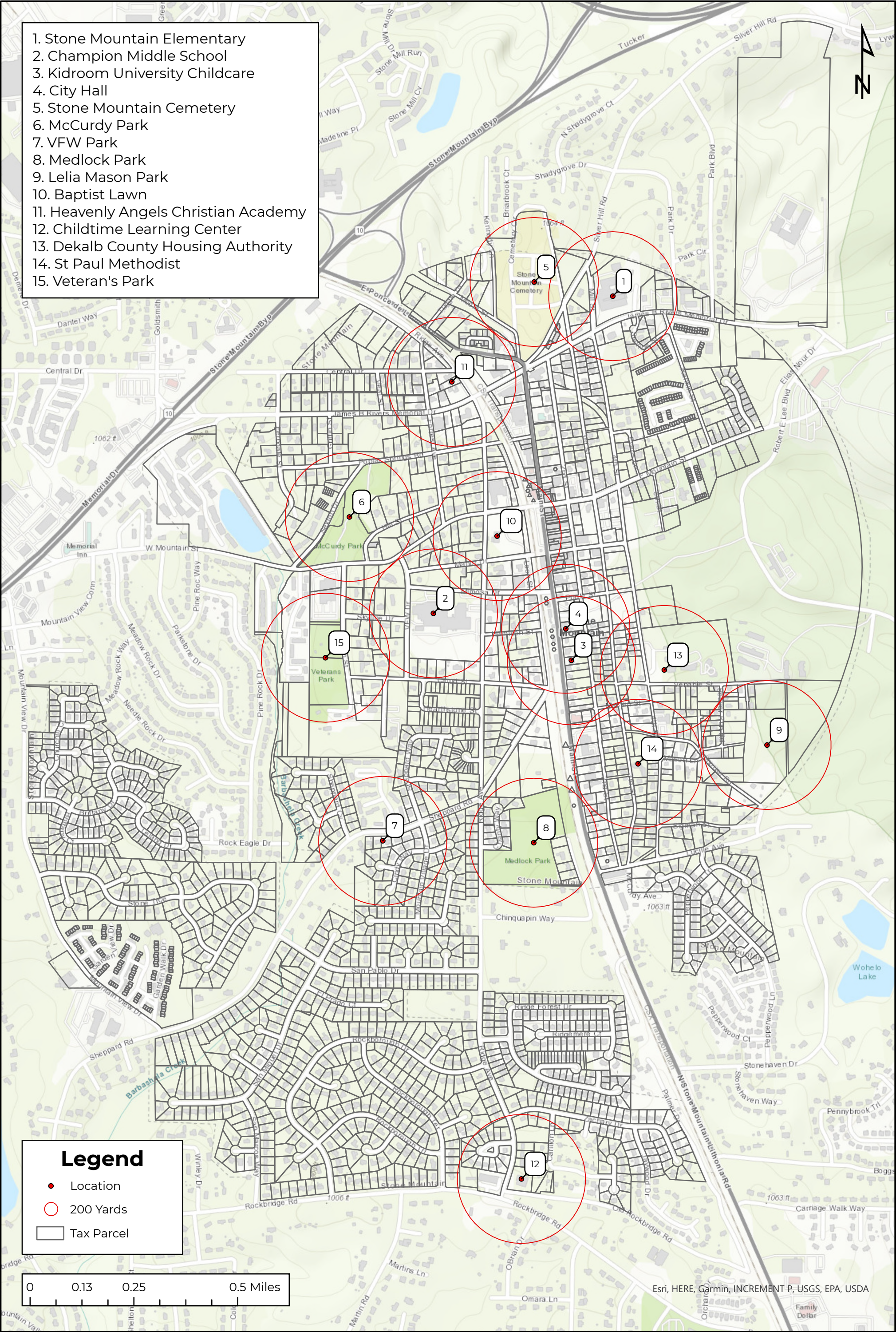
Legend

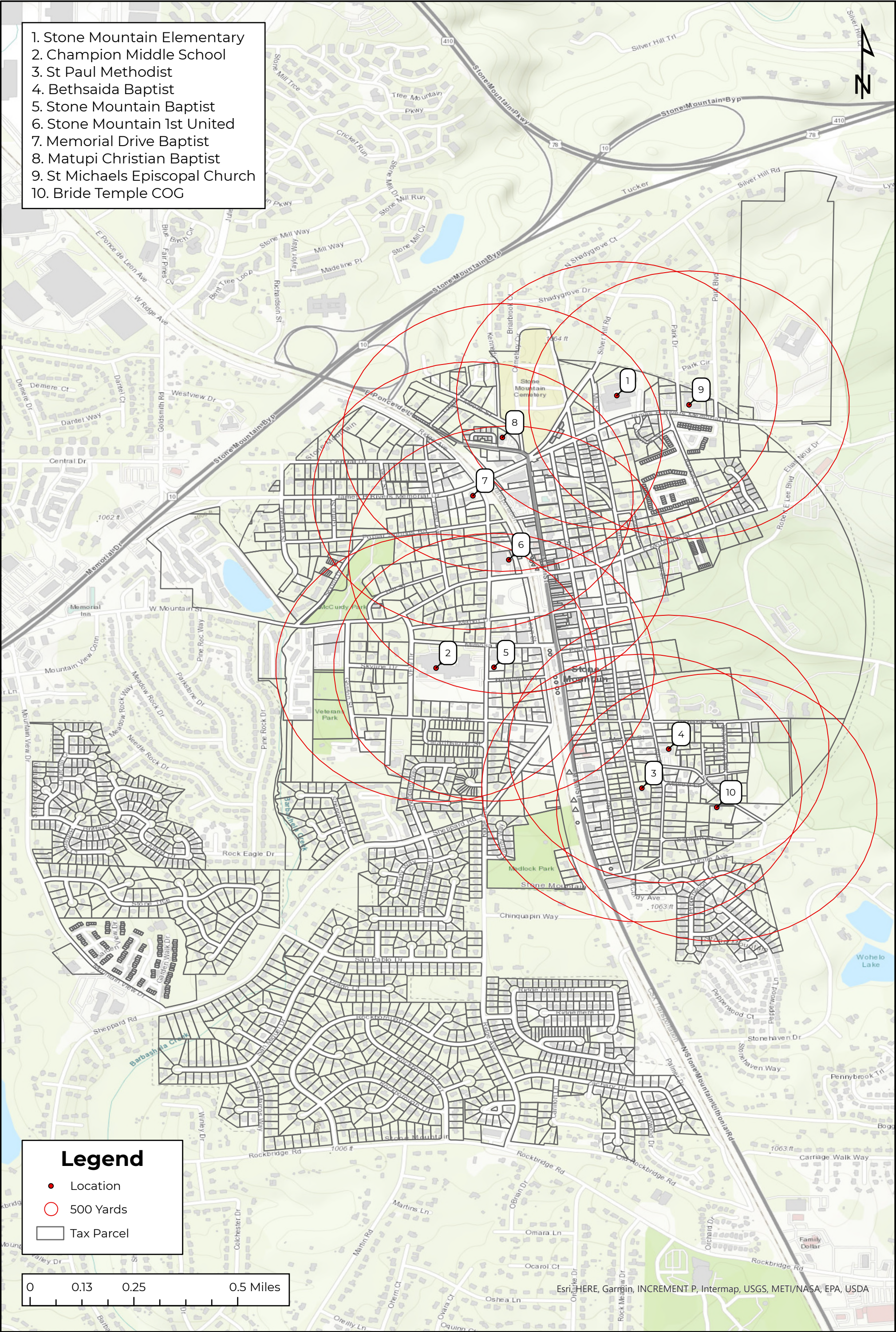
Location

3/4th Mile

Tax Parcel







**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE NO. 2024-X

**AN ORDINANCE TO AMEND ARTICLES III AND V OF APPENDIX A
(ZONING) OF THE CODE OF THE CITY OF STONE MOUNTAIN,
GEORGIA; TO CREATE DEFINITIONS AND COMMERCIAL USE
STANDARDS FOR CONVENIENCE STORES, ALCOHOL OUTLETS,
PACKAGE STORES, AND SMOKE SHOPS**

WHEREAS, pursuant to its Charter and other laws of the State of Georgia, the City of Stone Mountain, Georgia (the “City”), has the power to adopt reasonable ordinances, resolutions and regulations for the protection and preservation of the public health, safety and welfare of its citizens; and

WHEREAS, the City Council desires to update and amend Articles III and V Stone Mountain Zoning Ordinance, codified at Appendix A (Zoning) of The Code of the City of Stone Mountain, Georgia (the “Zone Code”) to create definitions and commercial use standards for convenience stores, alcohol outlets, package stores, and smoke shops; and

WHEREAS, pursuant to Section 2-1.3 of the Zone Code, the Mayor and City Council may initiate zoning text amendments whenever the public necessity, public convenience, general welfare or good zoning practice justify such action; and

WHEREAS, in accordance with state law and pursuant to Section 2-1.4 of the Zone Code, the Mayor and City Council conducted an appropriately noticed public hearing regarding this zoning decision.

NOW THEREFORE, it is hereby ordained by the governing authority of the City of Stone Mountain as follows:

SECTION 1. Articles III and V of Appendix A (Zoning) of The Code of the City of Stone Mountain, Georgia, is hereby amended as set out in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 2. All ordinances, parts of ordinances, or regulations in conflict herewith are hereby repealed.

SECTION 3. This Ordinance shall become effective upon its adoption.

SECTION 4. This Ordinance was proposed by Council Member _____ with a motion to adopt. Thereafter, the motion was seconded by Council Member _____. _____ Council Members voted in favor of the motion and _____ Council Members voted against the motion.

SO ORDAINED this ____ day of _____, 2024.

Attest:

City Clerk

Beverly Jones, Mayor

Approved as to form: _____
City Attorney

ARTICLE III: DEFINITION OF TERMS USED IN THE ORDINANCE

Except as specifically defined herein, all words used in this ordinance have their customary dictionary definitions. For the purpose of this ordinance, certain words or terms used herein are defined as follows:

Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word "shall" is always mandatory.

The word "person" includes a firm, association, organization, partnership, trust company or corporation as well as an individual.

The word "lot" includes the words "plot" or "parcel".

The word "building" includes the word "structure".

The word "used" or "occupied" as applied to any land or building, shall be construed to include the words "intended, arranged or designated to be used or occupied".

The word "map" or "zoning map" means the "Zoning Map of the City of Stone Mountain, Georgia."

Accessory use: A use customarily incidental and subordinate to the principal use of building and located on the same lot with such principal use of building.

Aggrieved person: An applicant or owner of property within 300 feet of the property in question or city-sanctioned groups including the historic preservation committee, planning commission, downtown development authority or citizen groups such as the Women's Club, Veterans of Foreign Wars or Rotary Club.

Alcohol outlet: A retail establishment that sells beer, malt beverages, hard cider and/or wine for off-site consumption. This includes grocery stores and retail stores less than ten thousand (10,000) square feet that may sell beer, malt beverages, hard cider and/or wine for off-site consumption, as well as other products.

Alteration; building and structural: Any change in the supporting members of a building (such as any type of supporting structural member) except such change as may be required for its safety; any addition to a building; any change in use from that of one district classification to another or of a building from one location to another.

Alley: A private or public thoroughfare which affords only a secondary means of access to abutting property and is not intended for general traffic circulation.

Buffer strip: A strip of land planted with evergreen shrubbery so as to form a solid barrier to vision from the ground to a height of six feet.

Building: Any structure permanently attached to the ground and intended for shelter, housing or enclosure of persons, animals or chattels.

Building, accessory: A subordinate building, the use of which is incidental to that of a principal building on the same lot.

Building, height of: The vertical distance from the mean finished ground level at the front of the building to the highest point of a roof.

Building line: A line establishing the minimum allowable distance between the nearest portion of any building (excluding the outermost three feet of any uncovered porches, steps, gutters and similar fixtures) and the centerline of the street.

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE III: DEFINITION OF TERMS USED IN THE ORDINANCE

Building, principal: A building in which is conducted the main or principal use of the lot on which said building is situated.

Commercial vehicle: Any vehicle designed, used or maintained for the transportation of persons, goods, or things used in trade, services, or commerce in general. For the purposes of this ordinance, buses, vans and other vehicles seating more than nine persons used for transportation of people shall be considered a commercial vehicle.

Convenience store: Any retail establishment offering for sale items such as household items, newspapers and magazines, prepackaged food products, beverages, sandwiches and other freshly prepared foods, and beverages, for off-site consumption. When a convenience store sells unopened alcoholic beverages, it is also considered to be an alcohol outlet. A convenience store may also include accessory fuel pumps. Excluded from this definition is any establishment providing automotive maintenance services or repairs.

Cultural exhibit: An exhibition of cultural or historical property where collected objects are put on display to the public.

Dwelling unit: A dwelling or portion thereof providing facilities for one or more persons living as a nonprofit single housekeeping unit.

Dwelling, multi-family: A dwelling unit contained within a building or set of buildings on a common lot containing separate living units for four or more families, having separate or joint entrances, and including apartments and condominiums. These are specifically distinguished from units defined as single-family attached dwellings.

Dwelling, single-family, attached (townhouse): A residential structure designed to house a single-family dwelling from the lowest level to the roof, with a private outside entrance, but not necessarily occupying an individual lot, and sharing a common wall with adjoining dwelling units.

Dwelling, single-family, detached: A residential structure designed to house a single-family dwelling unit located on an individual lot, which is not attached to any other dwelling unit by any means.

Family day care home is operated in a private residential home to provide child care for children less than 18 years of age for less than 24 hours per day. Family day care home providers care for three, but no more than six children for a fee.

Group Day Care Home is operated by a person, corporation, or institution, to provide child care for children less than 18 years of age for less than 24 hours per day. Group Day Care Homes are licensed for 7-18 children.

Lot: A portion of land devoted to a common use or occupied by a building or group of buildings devoted to a common use by a legal subdivision process based on an approved plat of record, together with the customary accessories and open spaces belonging to the same.

Lot width: The shortest distance between the side lot lines, measured at the midpoint of the building line.

Manufactured home means a building, transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term includes any structure commonly referred to as a "mobile home" regardless of the date of manufacture. The term also includes parked trailers, travel trailers and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Nonconforming use: Any building or land lawfully occupied by a use at the time of passage of the ordinance or amendment thereto which does not conform after the passage of this ordinance or amendment thereto with the use regulations of the district in which it is situated. Existing improvements which do not meet required parking and

PART II - CODE OF ORDINANCES
APPENDIX A - ZONING
ARTICLE III: DEFINITION OF TERMS USED IN THE ORDINANCE

loading regulations, height regulations, area regulations, and residential floor area regulations for the district in which they are located are not nonconforming uses as defined above.

Package store: A retail establishment that sells distilled spirits for off-site consumption.

Retail: The sale of goods, wares, or merchandise directly to the end-consumer. Other uses defined and regulated by this code shall not fall under "retail."

Sign: Shall mean a device, structure or representation for visual communication which is used for the purpose of bringing the subject thereof to the attention of others. For purposes of this ordinance, the term "sign" shall include the structure upon which a sign face is located. Any device, structure or representation for visual communications which is used for the purpose of bringing the subject thereof to the attention of others that is wholly located within a completely enclosed building and is located a minimum of three feet away from any opening or exterior window or and seasonal holiday decorations shall not be included within the definition of "sign" and regulated as such.

Sign, area of: Shall mean the total area upon which a message is displayed on any sign consisting of the smallest square, rectangle, triangle, circle, or combination thereof, which encompasses the entire sign, inclusive of any border and trim, but excluding the base, apron, supports, and other structural members.

Sign, free-standing: Any sign which is not supported by a wall or roof of a building, or which extends more than three feet horizontally from the wall of a building.

Smoke shop: Any business establishment dedicated to the display, sale, distribution, delivery, offering, furnishing, marketing or use of tobacco, tobacco products, or alternative nicotine products/instruments, or any combination thereof, including but not limited to cigarettes, cigars, e-cigarettes, hookahs, and vapes. This definition shall not include any grocery stores, gas stations or similar retail use that only sells conventional cigars, or alternatively sells cigarettes only as an accessory sale (ten percent or less of total sales).

Street: A public or private thoroughfare, not less than 40 feet wide, which is open to the general public and which affords the principal means of access to abutting property.

Yard: An open space at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the main building shall be used.

Yard (front): A yard extending across the front of a lot between the side yard lines, and being the minimum horizontal distance between the street line and the main building or any projections thereof other than the projections of uncovered steps, uncovered balconies or uncovered porches. On multi-frontage lots all yards fronting on a public street shall be considered front yards.

Yard (side): A yard between the main building and the side line of the lot; extending from the front lot line to the rear yard; being the minimum horizontal distance between a side lot line and the side of the main building or any projections thereto.

Yard (rear): A yard extending across the rear of a lot between the side lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections thereof, other than the projections of uncovered steps, unenclosed balconies or unenclosed porches, provided that said projections be at least 20 feet from the rear lot lines. On all corner lots the rear yard shall be at the opposite end of the lot from the front yard.

(Ord. No. 2020-06, Pt. I, 7-7-20)

ARTICLE V: DISTRICT REGULATIONS

Section 5-5. Village center mixed-use (VCM) district.

5-5.1 Intent and where permitted. This district (hereafter referred to as (VCM) is created to establish a plan implementation zone that:

- Accommodates moderate- to high-density residential development and ground-floor commercial uses with residential units above. This district also accommodates low-intensity office development compatible with the residential character of the VCM district.
- Allows for a diverse variety of uses, structures, densities and open spaces when not in conflict with existed and permitted land uses on abutting properties;
- Promotes a more efficient use of land and a smaller network of utilities and natural resources than conventional land development;
- Encourages the preservation of functional open space in and around the village center;
- Provides the opportunity for the application of innovative site planning concepts through the creation of aesthetically pleasing environments for living, shopping and working on properties of adequate shape, size and location that conventional land development may not allow for;
- Encourages high pedestrian use and accessibility and transportation alternatives.

Uses are limited to multi-family dwellings, two-family dwellings, mixed-use residential and commercial developments to commercial and professional complimentary uses intended primarily to provide service to the entire city.

5-5.3 Permitted by special use.

- A. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:
1. Cultural exhibits and libraries.
 2. Bed and breakfast.
 3. Laundry services (drycleaners).
 4. Consumer repair services provided:
 - a. Services are non-automotive;
 - b. No outside storage.
 5. Animal sales and services (household pets no outside kennels or runs).
 6. Eating and drinking establishments (with walk-through service).
 7. Recreational equipment rental provided there is no outside storage.
 8. Day nurseries and kindergartens.
 - a. The following provisions apply to day nurseries and kindergartens:
 - i. There shall be not less than thirty-five (35) square feet of indoor play area for each child at maximum licensed enrollment and not less than one hundred (100) square feet per child of outdoor play area at maximum licensed enrollment.

- ii. The outdoor play area shall be enclosed by a fence not less than four (4) feet in height but not over eight (8) feet in height
 - iii. A circular drive shall be provided for off-street loading and unloading.
- 10. Business or vocational school.
- 11. Private or parochial elementary, middle or high school, or college.
 - a. Day nurseries and kindergartens may be established as an accessory use to private or parochial schools subject to the requirements listed in 5-5.3A-9.
- 12. Religious Institutions.
- 13. Microbrewery, provided that:
 - a. Shall adhere to a maximum floor area of four thousand (4,000) square feet.
 - b. No outdoor speaker systems shall be permitted.
 - c. Productions shall be in wholly enclosed buildings.
 - d. Outdoor equipment shall be permitted, with adequate screening from public view.
 - e. No outdoor storage is permitted.
- 14. Microdistillery (craft distillery), provided that:
 - a. Shall adhere to a maximum floor area of four thousand (4,000) square feet.
 - b. No outdoor speaker systems shall be permitted.
 - c. Productions shall be in wholly enclosed buildings.
 - d. Outdoor equipment shall be permitted, with adequate screening from public view.
 - e. No outdoor storage is permitted.
- 15. Alcohol outlets, provided that:
 - a. No alcohol outlet shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
 - b. All alcohol outlets are required to have a functioning, 24/7 video surveillance system (VSS).
- 16. Package store, provided that:
 - a. No package store shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
 - b. All package stores are required to have a functioning, 24/7 video surveillance system (VSS).
- 17. Convenience store without accessory fuel pumps, provided that:
 - a. Storefronts along a public street shall allow views into the building interior for a depth of at least five feet.
 - b. No convenience store shall be located within 3,960 feet (i.e., three-fourth of a mile) of any other convenience store. The measurement of distance for the purposes of this subsection shall be from the front door of the structure to the front door of the structure along the shortest possible course, regardless of any common route, path, or travel.
 - c. At least ten (10) percent of the sales floor area shall be dedicated to fresh or pre-packaged meats, fruits, vegetables, and dairy products. Prior to the commencement of business for

any convenience store, a floor plan showing the designated sales floor area shall be submitted to the city for approval.

d. All convenience stores are required to have a functioning, 24/7 video surveillance system (VSS).

18. Smoke shops, provided that:

a. No smoke shop shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.

b. No smoke shop shall be allowed within 500 yards of another smoke shop.

c. The measurement of distance for the purposes of this subsection shall be measured by a straight line without regard to intervening structures or objects, from the front door of the smoke shop to the closest point on a boundary of any parcels containing a Church, Temple or Place of Worship, School, College, University, Government Facility, or another Smoke Shop.

d. No use or establishment can exceed 2,000 square feet and drive-through/drive-up service is not permitted.

e. Hours of operations can begin no earlier than 6 AM and end no later than 10 PM, including all deliveries.

f. All smoke shops are required to have a functioning, 24/7 video surveillance system (VSS).

Section 5-7. General commercial (GC) district.

5-7.1 Intent and where permitted. This district (hereafter referred to as (GC) is created to establish a plan implementation zone that:

- Encourages the organized concentration of a wide variety of retail goods and services for the community;
- Promotes high-quality design and aesthetic features including lighting, landscaping and pedestrian-oriented amenities;
- Encourage inter-parcel accessibility and promotes the use of transportation alternatives;
- Creates and enhances commercial areas where complete retail sales and services are available and desirable for public service and convenience; and
- Require a location accessible to large numbers of people and that serve substantial portions of the community.

This district is intended primarily for developments that contain commercial, financial, governmental or professional complementary uses intended primarily to provide service to the entire community. Typically this district would be applied where central area commercial facilities are desired or along major roadways.

5-7.2 Permitted uses by right.

A. The following uses shall be permitted subject to requirements and limitations of this ordinance:

1. Administrative and business offices.
2. Animal sales and services (household pets, no outside runs or kennels).
3. Animal sales and services (veterinary — small animals, no outside runs or kennels).
4. Business equipment sales.

5. Commercial recreation.
6. Communication services.
7. Community parks and recreation (publicly owned).
8. Conservation and passive recreation areas.
9. Fire and police protection services.
10. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
11. Temporary construction uses.
12. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations provided.
13. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
14. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or opiate fence at least but not greater than eight feet in height.
 - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - d. The lot is suitably landscaped.
 - e. No vehicles or equipment are stored on the premises.
15. Stormwater management facilities shown on an approved final site plan or subdivision plat.
16. Consumer services (non-automotive).
17. Recreation sales and services.
18. Automatic teller machines that are not an accessory use to a financial center.
19. Professional medical clinic services.
20. Financial services.
21. Eating and drinking establishments.
22. Food and beverage retail sales.
23. Professional offices.
24. Retail sales (general excluding automotive).
25. Funeral and interment services.
26. Business or vocational school.
27. Private or parochial elementary, middle or high school, or college.
 - a. Day nurseries and kindergartens may be established as an accessory use to private or parochial schools subject to the requirements listed in 5-7.3A-9.

28. Religious institutions.

29.. Convenience store, provided that:

- a. Storefronts along a public street shall allow views into the building interior for a depth of at least five feet.
- b. No convenience store shall be located within 3,960 feet (i.e., three-fourth of a mile) of any other convenience store. The measurement of distance for the purposes of this subsection shall be from the front door of the structure to the closest point on a boundary of any parcels containing another convenience store.
- c. No less than ten (10) percent of the sales floor area shall be dedicated to fresh or pre-packaged meats, fruits, vegetables, and dairy products. Prior to the commencement of business for any convenience store, a floor plan showing the designated sales floor area shall be submitted to the city for approval.
- d. All convenience stores are required to have a functioning, 24/7 video surveillance system (VSS).

30. Smoke shops, provided that:

- a. No smoke shop shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
- b. No smoke shop shall be allowed within 500 yards of another smoke shop.
- c. The measurement of distance for the purposes of this subsection shall be measured by a straight line without regard to intervening structures or objects, from the front door of the smoke shop to the closest point on a boundary of any parcels containing a Church, Temple or Place of Worship, School, College, University, Government Facility, or another Smoke Shop.
- d. No use or establishment can exceed 2,000 square feet and drive-through/drive-up service is not permitted.
- e. Hours of operations can begin no earlier than 6 AM and end no later than 10 PM, including all deliveries.
- f. All smoke shops are required to have a functioning, 24/7 video surveillance system (VSS).

5-7.3 Permitted by special use.

- A. The following uses may be permitted provided the applicant for such a development is granted a special use permit by the mayor and council after receiving recommendations from the planning commission and after a public hearing:
 - 1. Cultural exhibits and libraries.
 - 2. Hotel and lodging services.
 - 3. Laundry services (drycleaners)
 - 4. Consumer repair services provided:
 - a. Services are non-automotive;
 - b. No outside storage.
 - 5. Eating and drinking establishments (with drive-thru service).

6. Retail sales and services (with drive-thru service).
7. Recreational equipment rental provided there is no outside storage.
8. Day nurseries and kindergartens.
 - a. The following provisions apply to day nurseries and kindergartens:
 - i. There shall be not less than thirty-five (35) square feet of indoor play area for each child at maximum licensed enrollment and not less than one hundred (100) square feet per child of outdoor play area at maximum licensed enrollment.
 - ii. The outdoor play area shall be enclosed by a fence not less than four (4) feet in height but not over eight (8) feet in height.
 - iii. A circular drive shall be provided for off-street loading and unloading.
10. Microbrewery, provided that:
 - a. Shall adhere to a maximum floor area of eight thousand (8,000) square feet.
 - b. No outdoor speaker systems shall be permitted.
 - c. Productions shall be in wholly enclosed buildings.
 - d. Outdoor equipment shall be permitted, with adequate screening from public view.
 - e. No outdoor storage is permitted.
11. Microdistillery (craft distillery), provided that:
 - a. Shall adhere to a maximum floor area of eight thousand (8,000) square feet.
 - b. No outdoor speaker systems shall be permitted.
 - c. Productions shall be in wholly enclosed buildings.
 - d. Outdoor equipment shall be permitted, with adequate screening from public view.
 - e. No outdoor storage is permitted.
13. Alcohol outlet, provided that:
 - a. No alcohol outlet shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
 - b. All alcohol outlets are required to have a functioning, 24/7 video surveillance system (VSS).
3. Package store, provided that:
 - a. No package store shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
 - b. All package stores are required to have a functioning, 24/7 video surveillance system (VSS).

Section 5-9. Industrial (I) district.

5-9.1 Intent and where permitted. This district (hereafter referred to as (I) is created to establish a plan implementation zone that:

- Accommodates development for heavy commercial uses associated with manufacturing and assembly;

- Provides for a district where such uses can operate in a manner that does not cause harm to the health, safety and welfare of the surrounding districts;
- Encourages similar uses to operate in designated, concentrated areas within the city;
- Provides for appropriate operating hours that do not cause hardship upon the landowner in this district nor upon the surrounding districts.

Uses are limited to developments associated with heavy commercial and industrial operations. Operating hours for all uses within this district are from 6 a.m. to 7 p.m.

5-9.2 Permitted uses by right.

- A. The following uses shall be permitted subject to requirements and limitations of this ordinance:
1. Agricultural uses when located on a tract of not less than five acres.
 2. Manufacturing, processing, fabrication, assembly, packaging, repair or servicing of any consumer or commercial-grade product.
 3. Warehousing, wholesaling, storage or transport of consumer or commercial-grade product.
 4. Retail sale of any commodity manufactured, processes, fabricated, assembled or repaired by the occupant on the premises.
 5. Offices which are in conjunction with other permitted uses.
 6. Laboratories.
 7. Building material yards.
 8. Automobile, truck or equipment repair garages, provided that a minimum of two off street spaces are available for service.
 9. Automobile wrecking or junk yards, when completely enclosed by an opiate fence having a minimum height of six feet, but no less than what effectively screens from plain view of all sides of the property.
 10. Trucking, railroad terminals and stations.
 11. Fire and police protection services.
 12. Accessory uses clearly incidental to a permitted use and which will not create a nuisance or hazard; any accessory building exceeding 200 square feet shall have an exterior finish consistent with the primary residence. Accessory buildings shall be limited to two structures and not exceed 400 square feet of gross floor area.
 13. Lodges and buildings of fraternal and civic assembly, provided that:
 - a. Such use is currently underserved by existing use.
 - b. The lot abuts upon an arterial or collector street or state highway.
 - c. The lot is at least three acres in size.
 - d. All buildings are located at least 50 feet from all property lines.
 - e. A buffer at least ten feet wide is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet tall and provide an effective visual screen;
 - f. Adequate off-street parking, provided:

- i. Parking area is located to the side or rear of the principal building.
 - g. A circular drive for off-street loading is provided.
- 14. Electric, gas, oil and communication facilities, excluding tower structures and including poles, lines, transformers, pipes, meters and related facilities for distribution of local service and owned and operated by a public utility.
- 15. Temporary construction uses.
- 16. Building or lands used for governmental purposes by a branch of a local, state or federal government such as schools, parks, post offices or fire stations provided:
 - a. A use does not exceed 12,000 square feet of gross floor area per parcel.
- 17. Public utilities including distribution lines, transformer stations, transmission towers, telephone exchanges and other similar uses or structures except warehouse, repair, storage, vehicle maintenance, truck or road equipment storage and radio and television studios.
- 18. Public utility facilities, if essential to service this zoning district, are permitted provided:
 - a. All structures, except for driveways, are placed 50 feet from any property line.
 - b. All structures, except for driveways, are enclosed by a wall or opiate fence at least but not greater than eight feet in height.
 - c. A ten-foot buffer is provided along the side and rear property lines, planted with evergreen trees and shrubs that grow at least eight feet in height and provide an effective visual screen.
 - i. The lot is suitably landscaped.
 - ii. No vehicles or equipment are stored on the premises.
 - d. Stormwater management facilities shown on an approved final site plan or subdivision plat.
- 19. Alcohol outlet, provided that:
 - a. No alcohol outlet shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
 - b. All alcohol outlets are required to have a functioning, 24/7 video surveillance system (VSS).
- 20. Package store, provided that:
 - a. No package store shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.
 - b. All package stores are required to have a functioning, 24/7 video surveillance system (VSS).
- 21. Convenience store, provided that:
 - a. Storefronts along a public street shall allow views into the building interior for a depth of at least five feet.
 - b. No convenience store shall be located within 3,960 feet (i.e., three-fourth of a mile) of any other convenience store. The measurement of distance for the purposes of this subsection shall be from the front door of the structure to the front door of the structure along the shortest possible course, regardless of any common route, path, or travel.
 - c. At least ten (10) percent of the sales floor area shall be dedicated to fresh or pre-packaged meats, fruits, vegetables, and dairy products. Prior to the commencement of business for any convenience store, a floor plan showing the designated sales floor area shall be submitted to the city for approval.

d. All convenience stores that include commercial fuel pumps are required to have a functioning, 24/7 video surveillance system (VSS).

22. Smoke shops, provided that:

a. No smoke shop shall be allowed within 200 yards of any church, temple, or place of worship, daycare, school, college, university, or government owned facilities or properties.

b. No smoke shop shall be allowed within 500 yards of another smoke shop.

c. The measurement of distance for the purposes of this subsection shall be measured by a straight line without regard to intervening structures or objects, from the front door of the smoke shop to the closest point on a boundary of any parcels containing a Church, Temple or Place of Worship, School, College, University, Government Facility, or another Smoke Shop.

d. No use or establishment can exceed 2,000 square feet and drive-through/drive-up service is not permitted.

e. Hours of operations can begin no earlier than 6 AM and end no later than 10 PM, including all deliveries.

f. All smoke shops are required to have a functioning, 24/7 video surveillance system (VSS).



Questica

A Euna Solutions Brand

Item # 1.



8/15/24 – Questica Budget Demonstration

QUESTICA TEAM



Ben Landis
Senior Account Executive



Bob Courtland
Solution Engineer

AGENDA

- 1 Recap – Challenges & Objectives
- 2 About Euna and Questica
- 3 Our Customers
- 4 Platform Overview
- 5 Product Demo

Current Environment, Challenges and Objectives

- Current budgeting process is very manual and highly dependent on Excel spreadsheets. Looking to become more automated and streamline.
- A budget software solution that could provide attractive reports that are quick and easily to build.
- Transparency functionality would be well received. Improve Budget Book look and feel.
- Ease of data integration with Tyler Incode ERP.



Questica

A Euna Solutions Brand



Item # 1.

ABOUT EUNA



3400+ Customers in North America

Euna Solutions is a leading provider of purpose-built, cloud-based solutions that power critical administrative functions and financial operations for the public sector.

Euna Solutions offers easy-to-use solutions to increase operational efficiency, transparency, collaboration, and compliance for:

- Procurement
- Payments
- Grant management
- Budgeting
- Permitting
- K-12 administration



ABOUT QUESTICA



1000+ Budgeting Customers in North America



100% public sector **budgeting-focused**



Only vendor with **26+ years in business**



Most trusted provider of budgeting solutions to the Public Sector



98% Customer Retention



Tenured team of **budgeting experts** bring deep industry knowledge and best practices with every implementation



QUESTICA CUSTOMERS

Item # 1.

\$450B+

in public sector
budgets managed

1000+

using Questica to
prepare & manage
the budget

50+

Integrations completed
with Tyler Technologies *



WHAT MAKES US STAND OUT?



1. Industry best track record of implementation success.
2. True Commercial off the shelf (COTS) Software with the highest degree of configurability.
3. Proven integration between Questica Budget and Tyler Technologies (Incode).
4. Deep experience with city governments.
5. Fully integrated ADA Compliant OpenBook and Digital Budget Book.



QUESTICA PLATFORM OVERVIEW

Implementation Managers

Configurable and Scalable

Interface

Security

Workflow

Dashboards

Reporting

Calculations

Core Budgeting Functionality



Operating



Personnel



Capital



Transparency



Budget Book



Performance

Integrations



Single-Tenant Architecture –  Microsoft Azure



QUESTICA BUDGET DEMONSTRATION





Thank you!



Item # 1.

EUNATM
solutions



Questions or Comments?

Ben Landis
Senior Account Executive
757 -298 -1723
ben.landis@eunasolutions.com

www.questica.com
www.eunasolutions.com



2 Mill & Main; Suite 630; Maynard, MA 01754

Service Order

Created by	Kevin Dinh
Contact Phone	713-992-7885
Contact Email	kdinh@cleargov.com

Order Date	Jan 11, 2023
Order valid if signed by	Jan 16, 2023

Customer Information					
Customer	Stone Mountain, GA	Contact	Dr. Beverly Jones	Billing Contact	Shawn Edmondson
Address	875 Main Street	Title	Mayor	Title	City Clerk
City, St, Zip	Stone Mountain, GA 30083	Email	mayor@stonemountaincity.org	Email	sedmondson@stonemountaincity.org
Phone	678-436-6323			PO # (if any)	

The Services you will receive and the Fees for those Services are...		
Set up Services	Tier/Rate	Service Fees
ClearGov Setup: Includes activation, onboarding and training for ClearGov solutions	Tier 1	\$ 6,000.00
ClearGov Setup Bundle Discount: Discount for bundled solutions	Tier 1	\$ (2,400.00)
Total ClearGov Setup Service Fee - Billed ONE-TIME		\$ 3,600.00
Subscription Services	Tier	Service Fees
ClearGov Operational Budgeting - Civic Edition	Tier 1	\$ 8,700.00
ClearGov Personnel Budgeting - Civic Edition	Tier 1	\$ 8,300.00
ClearGov Capital Budgeting - Civic Edition	Tier 1	\$ 5,400.00
ClearGov Digital Budget Book - Civic Edition	Tier 1	\$ 4,950.00
ClearGov Transparency - Civic Edition	Tier 1	\$ 4,300.00
ClearGov Budget Cycle Management Bundle Discount: Discount for bundled solutions	Tier 1	\$ (14,050.00)
Total ClearGov Subscription Service Fee - Billed ANNUALLY IN ADVANCE		\$ 17,600.00

ClearGov will provide your Services according to this schedule...			
Period	Start Date	End Date	Description
Setup	Jan 16, 2023	Jan 16, 2023	ClearGov Setup Services
Initial	Jan 16, 2023	Jan 15, 2028	ClearGov Subscription Services

To be clear, you will be billed as follows...		
Billing Date(s)	Amount(s)	Notes
Jan 16, 2023	\$5,850.00	One Time Setup Fee
Jan 16, 2023	\$21,645.00	Annual Subscription Fee
Additional subscription years and/or renewals will be billed annually in accordance with pricing and terms set forth herein.		
Billing Terms and Conditions		
Valid Until	Jan 16, 2023	Pricing set forth herein is valid only if ClearGov Service Order is executed on or before this date.
Payment	Net 30	All invoices are due Net 30 days from the date of invoice.
Rate Increase	3% per annum	After the Initial Service Period, the Annual Subscription Service Fee shall automatically increase by this amount.

General Terms & Conditions	
Customer Satisfaction Guarantee	During the first thirty (120) days of the Service, Customer shall have the option to terminate the Service, by providing written notice. In the event that Customer exercises this customer satisfaction guarantee option, such termination shall become effective immediately and Customer shall be eligible for a full refund of the applicable Service Fees.
Statement of Work	ClearGov and Customer mutually agree to the ClearGov Service activation and onboarding process set forth in the attached Statement of Work.

Taxes	The Service Fees and Billing amounts set forth above in this ClearGov Service Order DO NOT include applicable taxes, with the laws of the applicable state, in the event that sales, use or other taxes apply to this transaction, ClearGov shall include such taxes on applicable invoices and Customer is solely responsible for such taxes, unless documentation is provided to ClearGov demonstrating Customer's exemption from such taxes.	Item # 1.
Appropriations	Customer shall have the option to terminate this ClearGov Service Order in advance of any annual renewal in the event that the applicable appropriating body does not appropriate funds for such upcoming renewal period.	
Term & Termination	Subject to the termination rights and obligations set forth in the ClearGov Service Agreement, this ClearGov Service Order commences upon the Order Date set forth herein and shall continue until the completion of the Service Period(s) for the Service(s) set forth herein. Each Service shall commence upon the Start Date set forth herein and shall continue until the completion of the applicable Service Period. To be clear, Customer shall have the option to Terminate this Service Order on an annual basis by providing notice at least sixty (60) days prior to the end of the then current Annual Term.	
Auto-Renewal	After the Initial Period, the Service Period for any ClearGov Annual Subscription Services shall automatically renew for successive annual periods (each an "Annual Term"), unless either Party provides written notice of its desire not to renew at least sixty (60) days prior to the end of the then current Annual Term.	
Agreement	This ClearGov Service Order shall become binding upon execution by both Parties. The signature herein affirms your commitment to pay for the Service(s) ordered in accordance with the terms set forth in this ClearGov Service Order and also acknowledges that you have read and agree to the terms and conditions set forth in the ClearGov BCM Service Agreement found at the following URL: http://www.ClearGov.com/terms-and-conditions . This Service Order incorporates by reference the terms of such ClearGov BCM Service Agreement.	

Customer	
Signature	
Name	Dr. Beverly Jones
Title	Mayor

ClearGov, Inc.	
Signature	
Name	Bryan A. Burdick
Title	President

Please e-mail signed Service Order to Orders@ClearGov.com or Fax to (774) 759-3045

Customer Upgrades (ClearGov internal use only)			
This Service Order is a Customer Upgrade	No	If Yes: Original Service Order Date	

Statement of Work

This Statement of Work outlines the roles and responsibilities by both ClearGov and Customer required for the activation and onboarding of the ClearGov Service. ClearGov will begin this onboarding process upon execution of this Service Order. All onboarding services and communications will be provided through remote methods - email, phone, and web conferencing.

ClearGov Responsibilities

- ClearGov will activate ClearGov Service subscription(s) as of the applicable Start Date(s). ClearGov will create the initial Admin User account, and the Customer Admin User will be responsible for creating additional User accounts.
- ClearGov will assign an Implementation Manager (IM) responsible for managing the activation and onboarding process. ClearGov IM will coordinate with other ClearGov resources, as necessary.
- ClearGov IM will provide a Kickoff Call scheduling link to the Customer's Primary Contact. Customer should schedule Kickoff Call within two weeks after the Service Order has been executed.
- ClearGov IM will provide a Data Discovery Call scheduling link to the Customer's Primary Contact. Customer should schedule Data Discovery Call based on the availability of Customer's staff.
- ClearGov will provide Customer with financial data requirements and instructions, based on the ClearGov Service subscription(s).
- ClearGov will review financial data files and confirm that data is complete, or request additional information, if necessary. Once complete financial data files have been received, ClearGov will format the data, upload it to the ClearGov platform and complete an initial mapping of the data.
- After initial mapping, ClearGov will schedule a Data Review call with a ClearGov Data Onboarding Consultant (DOC), who will present how the data was mapped, ask for feedback, and address open questions. Depending upon Customer feedback and the complexity of data mapping requests, there may be additional follow-up calls or emails required to complete the data onboarding process.
- ClearGov will inform Customer of all training, learning, and support options. ClearGov recommends all Users attend ClearGov Academy training sessions and/or read Support Center articles before using the ClearGov Service to ensure a quick ramp and success. As needed, ClearGov will design and deliver customized remote training and configuration workshops for Admins and one for End Users - via video conference - and these sessions will be recorded for future reference.
- ClearGov will make commercially reasonable efforts to complete the onboarding process in a timely fashion, provided Customer submits financial data files and responds to review and approval requests by ClearGov in a similarly timely fashion. Any delay by Customer in meeting these deliverable requirements may result in a delayed data onboarding process. Any such delay shall not affect or change the Service Period(s) as set forth in the applicable Service Order.

Customer Responsibilities

- Customer's Primary Contact will coordinate the necessary personnel to attend the Kickoff and Data Discovery Calls within two weeks after the Service Order has been executed. If Customer needs to change the date/time of either of these calls, the Primary Contact will notify the ClearGov IM at least one business day in advance.
- Customer will provide a complete set of requested financial data files (revenue, expense, chart of accounts, etc.) to ClearGov in accordance with the requirements provided by ClearGov.
- Customer's Primary Contact will coordinate the necessary personnel to attend the Data Discovery and Data Review calls. It is recommended that all stakeholders with input on how data should be mapped should attend. Based on these calls and any subsequent internal review, Customer shall provide a detailed list of data mapping requirements and requested changes to data mapping drafts in a timely manner, and Customer will approve the final data mapping, once completed to Customer's satisfaction.
- Customer will complete recommended on-demand training modules in advance of customized training & configuration workshops.
- Customer shall be solely responsible for importing and/or inputting applicable text narrative, custom graphics, performance metrics, capital requests, personnel data, and other such information for capital budget, personnel budget, budget books, projects, dashboards, etc.