



Mayor and City Council Regular Session
Wednesday, November 05, 2025 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: Maggie Dimov - Interim City Manager/Economic Development Director/DDA | Shavala Ames - City Clerk | Angela Couch - City Attorney

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

Link to join Webinar: <https://us06web.zoom.us/j/82303400686>

I. Public Hearing

1. Public Hearing #2 - FY 2026 Budget

II. Adjournment

III. Call to Order

IV. Determination of Quorum

V. Invocation and Pledge

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

Comments from the Public

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

The City appreciates your input and wants to hear from you. If you have a complaint or concerns about a particular person associated with the City, please contact the City Manager's office. Your public comments during a Council meeting may not be directed at or to any particular City representative, including but not limited to the Mayor, City Council members, or a member of City staff. If your presentation includes such comments, the City reserves the right to stop your

presentation. During your public comment, if you use obscenities or vulgar or abusive language, yell, or point fingers, the City reserves the right to stop your presentation. During your public comment, if you physically approach any City representative or your presentation rises to the level of disorderly conduct, your public comment will be stopped.

VII. Review of the Journal (City Clerk)

- 1.** Consideration of an action on a request to approve October 18, 2025 Special Called meeting minutes
- 2.** Consideration of an action on a request to approve October 21, 2025 meeting minutes

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. City Manager's Report

- 1.** Operations Report - Interim City Manager Maggie Dimov

XI. Council Policy Discussion Topics

XII. Unfinished Business

XIII. New Business

- 1.** Consideration of an action on a request to appoint a Personnel Hearing Officer, requested by Interim City Manager Maggie Dimov
- 2.** Consideration of an action on a request to appoint Planning Commission members, requested by Planning Manager Tamaya Huff
- 3.** Consideration of an action on a request to appoint Historic Preservation Committee members, requested by Planning Manager Tamaya Huff
- 4.** Consideration of an action on a request of Appointments to Comprehensive Plan Stakeholder Committee, requested by Planning Manager Tamaya Huff
- 5.** Consideration of an action on a request by the Downtown Development Authority (DDA) to Exempt DDA-Sponsored Signs from City Sign Permit Fees, requested by Council Member Teresa Crowe

XIV. New Ordinances and Resolutions

- 1.** Resolution 2025-29 - Amend Special Event Fee Schedule to include street closures
- 2.** Ordinance 2025-10 - 2026 City Budget, requested by Interim City Manager Maggie Dimov
- 3.** Ordinance 2025-07 - 1008 B Main Street - Special Use Permit - Second Read, Planning Manager Tamaya Huff
- 4.** Ordinance 2025-08 - 6804 James B. Rivers Memorial Drive - Special Use Permit - Second Read, Planning Manager Tamaya Huff

XV. Remarks of Privilege

XVI. Announcements by The Mayor

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

- 1.** Personnel

XVIII. Adjournment

FY2026 DRAFT PROPOSED BUDGET

Collaborative Cultivation for a Thriving Community

Item # 1.



The annual budget is one of the most important policy documents adopted by a city government. It serves as both a financial plan and a management tool, guiding how public resources are allocated to meet community needs, deliver essential services, and support the City's long-term objectives. For municipalities in Georgia, including the City of Stone Mountain, preparing and adopting an annual balanced budget is required under O.C.G.A. § 36-81-3. This law ensures that total proposed expenditures do not exceed anticipated revenues and available reserves, maintaining fiscal responsibility and transparency.

The budget development process provides the City Council, staff, and the community with an opportunity to:

- Evaluate current financial conditions and revenue trends.
- Establish priorities for programs, staffing, and capital projects.
- Maintain accountability and transparency in the use of public funds.
- Align spending decisions with the City's strategic goals and community vision.

GOVERNMENT FUNDS	FY2025 AMENDED	FY2026 PROPOSED	CHANGE	%CHANGE
General	\$ 6,146,903	\$ 6,735,191	\$ 588,288	9.57%
SPLOST II	\$ 1,151,594	\$ 1,200,000	\$ 48,406	4.20%
Visitors	\$ 171,075	\$ 299,904	\$ 128,829	75.31%
Police Asset Forfeiture	\$ 500	\$ 500	\$ -	0.00%
Stormwater	\$ 103,500	\$ 154,568	\$ 51,068	49.34%
Cemetery	\$ 500	\$ -	\$ (500)	-100.00%

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SPECIAL FUND	FY2025 AMENDED		FY2026 PROPOSED		CHANGE	%CHANGE
DDA	\$	175,750	\$	214,000	\$ 38,250	21.76%



General Fund Revenues

Total Revenues: Proposed at \$6,735,191, reflecting a 9.57% increase from FY2025.

Key Revenue Sources:

		\$	6,735,191
Taxes:	\$	5,910,372	↑
Licenses & Permits:	\$	154,919	↑
Intergovernmental Revenues:	\$	107,000	↑
Charges for Services:	\$	12,400	↓
Fines & Forfeitures:	\$	430,000	↑
Investment Income:	\$	75,000	↑
Other Revenue	\$	45,500	



General Fund Expenditures

Total Expenditures:	Proposed:	\$ 6,735,191
Legislative (Mayor & Council):	\$ 161,744	
Administration:	\$ 1,500,741	
Buildings:	\$ 107,700	
Municipal Courts	\$ 322,771	
General Government	\$ 975,070	
Public Safety:	\$ 2,693,045	
Public Works:	\$ 826,196	
Parks:	\$ 20,200	
Debt Service:	\$ 127,724	

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Presented by:
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Interim City Manager

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Summary of General Fund Revenues

Item # 1.

01 -GENERAL FUND

Sources of Funds

	FY 2024	FY 2025	FY 2025	Proposed	
		Original	Current	Budget	
Account/Categories	Actual	Budget	Budget	FY 2026	% Inc/Dec
TAXES					
TOTAL TAXES	\$ 5,284,571	\$ 5,260,277	\$ 5,260,277	\$ 5,910,372	12%
LICENSES & PERMITS					
TOTAL LICENSES & PERMITS	\$ 172,782	\$ 122,004	\$ 122,004	\$ 154,919	27%
INTERGOVERNMENTAL REVENUES					
TOTAL INTERGOVERNMENTAL REVENUES	\$ 15,120	\$ 74,473	\$ 74,473	\$ 107,000	44%

Summary of General Fund Revenues

Item # 1.

CHARGES FOR SERVICES

TOTAL CHARGES FOR SERVICES	\$ 11,804	\$ 13,237	\$ 13,237	\$ 12,400	-6%
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FINES & FORFEITURES

TOTAL FINES &	\$ 381,897	\$ 412,000	\$ 412,000	\$ 430,000	4%
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INVESTMENT INCOME

TOTAL INVESTMENT INCOME	\$ 20,000	\$ 60,000	\$ 60,000	\$ 75,000	25%
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CONTRIBUTIONS

TOTAL CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	0%
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Summary of General Fund Revenues

Item # 1.

MISCELLANEOUS REVENUE

TOTAL MISCELLANEOUS REVENUE	\$ 3,138	\$ 40,685	\$ 40,685	\$ 40,500	0%
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OTHER FINANCING SOURCES

TOTAL OTHER FINANCING SOURCES	\$ 59,100	\$ 3,605	\$ 164,227	\$ 5,000	
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<u>TOTAL GENERAL FUND REVENUES</u>	<u>\$ 5,948,412</u>	<u>\$ 5,986,281</u>	<u>\$ 6,146,903</u>	<u>\$ 6,735,191</u>	<u>9.57%</u>
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STONE MOUNTAIN PROPOSED FY2026 PERSONNEL COMPLEMENT

Elected Officials

Mayor & City Council

Count	Position		
1.00	Mayor - 5017		
1.00	Council Member		
1.00	Council Member		
1.00	Council Member		
1.00	Council Member		
1.00	Council Member		
1.00	Council Member		
7.00	Total Elected Officials – Legislative Salary & Benefits	\$ 103,344	10



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City Manager

1.00

City Manager

1.00

Assistant City Manager

2.00

Total City Manager

Code Enforcement

1.00

Code Enforcement Officer

1.00

Code Enforcement (Sworn) Officer

2.00

Total Code Enforcement

Communications

-1.00

Manager of Special Events and Comm

-1.00

Total Communications



	City Clerk
1.00	City Clerk
1.00	Assistant City Clerk
2.00	Total City Clerk
	Human Resources
1.00	HR Generalist
1.00	Total Human Resources
	Financial Services
1.00	Finance Director
0.50	Accountant - A/P
1.00	Receptionist
2.50	Total Financial Services



	Planning	
1.00	Planning Manager	
1.00	Planner	
2.00	Total Planning	
	Protective Inspection	
1.00	Permits Manager (Contracted)	
-1.00	Total Protective Inspection	
12.50	Total Administration Salary & Benefits	\$ 1,282,023
	Municipal Court	
2.00	Judges	
1.00	Chief Judge	
1.00	Court Clerk	
1.00	Deputy Court Clerk	
0.50	Deputy Court Clerk	
5.50	Total Municipal Court Salary & Benefits	\$ 224,271

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Police Department - 5040

1.00	Chief of Police
1.00	Assistant Chief of Police
1.00	Administrative Lieutenant
1.00	Patrol Lieutenant
1.00	Detective
1.00	Detective
4.00	Patrol Sargent
10.00	Police Officer
1.00	Police Records Specialist

21.00	Total Full-Time Police	\$ 1,376,951
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Part-Time Police

0.50	Administrative Assistant
0.50	Administrative Assistant
1.00	Total Part Time Police

22.00	Total Public Safety Police Department Salary & Benefits	\$ 2,049,662
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	Public Works - 5050	
1.00	Public Works Director	
-1.00	Public Works Foreman	
-1.00	Public Works Manager	
6.00	Public Works Laborer	
1.00	Public Works SUPV	
	Part-Time	
8.00	Total Public Works Salary & Benefits	\$ 530,710



	Total General Fund Salary and Benefits	\$ 4,006,331
48.00	Full-Time	
2.00	Part-Time (FTE) 0.5	
7.00	Elected Officials - Legislative	\$103,344

	Fund 02 - Visitors Center - 5075	
1.00	Recreation Coordinator	
1.00	Manager of Special Events and Comm	
2.00	Total Visitor's Center Salary & Benefits	\$ 156,854

	Fund 08	
	Storm Water - 5056	
1.00	Storm Water Administrator	
1.00	Total Storm Water Salary & Benefits	\$ 103,187



General Fund Proposed Use – General Funds

Item # 1.

01 - GENERAL FUND

USE OF FUNDS

Department		FY 2023	FY 2024	FY 2025 Original	FY 2025 Current	Proposed Budget
Code	Department Description	Actual	Actual	Budget	Budget	FY 2026
5012	Freeman	\$ 9,320	\$ 15,813	\$ 19,848	\$ 19,848	\$ 20,618
5013	Crowe	\$ 7,256	\$ 14,901	\$ 19,848	\$ 19,848	\$ 20,618
5017	Jones	\$ 25,150	\$ 34,954	\$ 37,966	\$ 37,966	\$ 38,036
5063	Smith	\$ -	\$ 16,971	\$ 19,848	\$ 19,848	\$ 20,618
5026	Bryant	\$ 5,726	\$ 16,336	\$ 19,848	\$ 19,848	\$ 20,618
5062	Bass	\$ -	\$ 15,460	\$ 19,848	\$ 19,848	\$ 20,618
5061	Marianos	\$ -	\$ 16,818	\$ 19,848	\$ 19,848	\$ 20,618
		\$ 47,452	\$ 131,253	\$ 157,054	\$ 157,054	\$ 161,744

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General Fund Proposed Use – General Funds

Item # 1.

Department		FY 2023	FY 2024	FY 2025	FY 2025	Proposed		
Code	Department Description	Actual	Actual	Original	Current	Budget		
				Budget	Budget	FY 2026		
5030	Administration	\$1,051,852	\$1,153,989	\$1,421,601	\$1,421,601	\$1,500,741		
5031	Buildings	\$144,106	\$111,152	\$127,950	\$127,950	\$107,700		
5032	General Government	\$449,578	\$764,232	\$860,261	\$860,261	\$975,070		
5035	Court	\$290,260	\$287,859	\$354,430	\$354,430	\$322,771		
5040	Public Safety	\$1,697,060	\$2,008,935	\$1,972,708	\$2,114,215	\$2,693,045		
5050	Public Works	\$424,531	\$571,986	\$867,091	\$886,206	\$826,196		
5060	Parks	\$154,194	\$47,386	\$24,200	\$24,200	\$20,200		
5080	Debt Service	\$204,408	\$161,977	\$200,986	\$200,986	\$127,724		
Totals:		\$4,463,441	\$5,238,769	\$5,986,281	\$6,146,903	\$6,735,191	6.13%	19



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FY2026

Draft Proposed General Fund Expenditures By Department

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Mayor and Council

Expenditures	FY2024	FY2025	FY2026	% Change	
	Actual (Unaudited)	Current	Draft Proposed		
Personal Services and Employee Benefits					
Purchased /Contracted SVC					
Supplies	\$ 131,253	\$ 157,054	\$ 161,744		
Capital Outlay					
Other Costs					
Department Total	\$ 131,253	\$ 157,054	\$ 161,744	3.0%	21

Administration

Expenditures	FY2024	FY2025	FY2026	% Change
	Actual (Unaudited)	Current	Draft Proposed	
Personal Services and Employee Benefits	\$ 661,665	\$ 969,001	\$1,282,073	
Purchased /Contracted SVC	\$ 428,282	\$ 425,900	\$192,368	
Supplies	\$ 18,109	\$ 20,500	\$21,800	
Capital Outlay	\$ 43,938	\$ 4,200	\$4,500	
Other Costs	\$ 1,994	\$ 2,000	\$ -	
Department Total	\$ 1,153,988	\$ 1,421,601	\$1,500,741	5.57%

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Buildings

Expenditures	FY2024 Actual (Unaudited)	FY2025 Current	FY2026 Draft Proposed	% Change
Personal Services and Employee Benefits	\$ -	\$ -	\$ -	0.0%
Purchased /Contracted SVC	\$ 59,917	\$ 81,000	\$ 47,500	-41.4%
Supplies	\$ 49,952	\$ 46,000	\$ 56,700	23.3%
Capital Outlay	\$ -	\$ -	\$ -	0.0%
Other Costs	\$ 1,283	\$ 950	\$ 3,500	268.4%
Department Total	\$ 111,152	\$ 127,950	\$ 107,700	-15.8%

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Municipal Court Services

Expenditures	FY2024 Actual (Unaudited)	FY2025 Current	FY2026 Draft Proposed	% Change	
Personal Services and Employee Benefits	\$ 174,014	\$ 227,630	\$ 224,271		
Purchased /Contracted SVC	\$ 97,741	\$ 118,300	\$ 89,000		
Supplies	\$ 4,649	\$ 8,500	\$ 6,000		
Capital Outlay	\$ 1,254	\$ -	\$ -		
Other Costs	\$ 10,202	\$ -	\$ 3,500		
Department Total	\$ 287,860	\$ 354,430	\$ 322,771	-8.93%	24



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General Government

Expenditures	FY2024	FY2025	FY2026	% Change
	Actual (Unaudited)	Current	Draft Proposed	
Personal Services and Employee Benefits	\$ 100,839	\$ 95,236	\$ 112,200	
Purchased /Contracted SVC	\$ 492,288	\$ 433,500	\$ 401,500	
Supplies	\$ 2,154	\$ 8,200	\$ 1,000	
Capital Outlay	\$ -	\$ -	\$ -	
Other Costs GF TR	\$ 168,951	\$ 323,325	\$ 462,570	
Department Total	\$ 764,232	\$ 860,261	\$ 975,070	11.25%

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Public Safety - Police

Expenditures	FY2024	FY2025	FY2026	% Change
	Actual (Unaudited)	Current	Draft Proposed	
Personal Services and Employee Benefits	\$ 1,656,777	\$ 1,646,557	\$ 2,049,662	
Purchased /Contracted SVC	\$ 243,713	\$ 237,701	\$ 475,083	
Supplies	\$ 105,436	\$ 88,450	\$ 168,300	
Capital Outlay	\$ 3,010	\$ -	\$ -	
Other Costs	\$ -	\$ -	\$ -	
Department Total	\$ 2,008,936	\$ 1,972,708	\$ 2,693,045	21.8%

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Public Works

Expenditures	FY2024 Actual (Unaudited)	FY2025 Current	FY2026 Draft Proposed	% Change	
Personal Services and Employee Benefits	\$ 339,715	\$ 582,641	\$530,710		
Purchased /Contracted SVC	\$ 62,721	\$ 139,750	\$165,014		
Supplies	\$ 169,549	\$ 144,700	\$130,472		
Capital Outlay	\$ -	\$ -	\$ -		
Other Costs	\$ -	\$ -	\$ -		
Department Total	\$ 571,985	\$ 867,091	\$826,196	-4.72%	27

Parks

Expenditures	FY2024	FY2025	FY2026	% Change
	Actual (Unaudited)	Current	Draft Proposed	
Personal Services and Employee Benefits	\$ -	\$ -	\$ -	0.0%
Purchased /Contracted SVC	\$ 38,905	\$ 11,500	\$ 17,200	43.1%
Supplies	\$ 4,072	\$ 7,500	\$ -	0.0%
Capital Outlay	\$ -	\$ -	\$ -	0.0%
Other Costs	\$ 1,627	\$ 2,200	\$3,000	0.0%
Department Total	\$ 44,604	\$ 21,200	\$ 20,200	-4.72%

DEBT SERVICE

Expenditures	FY2024	FY2025	FY2026	% Change
	Actual (Unaudited)	Current	Draft Proposed	
DEBT SERVICE - CAP LEASE	\$ 140,214	\$ 182,700	\$ 112,585	-62.3%
DEBT SERVICE INTEREST	\$ 21,763	\$ 18,286	\$ 15,139	-20.8%
Other Costs	\$ -	\$ -	\$ -	0.0%
Department Total	\$ 161,977	\$ 200,986	\$ 127,724	-36.45%

FY2026

Draft Proposed

Enterprise Fund Budgets

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FUND 20 - DDA

Expenditures	FY2024	FY2025	FY2026	% Change
	Actual (Unaudited)	Current	Draft Proposed	
Personal Services and Employee Benefits	\$ 95,421	\$ -	\$ -	
Purchased /Contracted SVC	\$ 71,857	\$ 60,750	\$ 59,000	
Supplies	\$ 209	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	
Other Costs	\$ 1,250	\$ 100,000	\$ 140,000	
Other Finance Uses	\$ 11,500	\$ 15,000	\$ 15,000	
Department Total	\$ 180,237	\$ 175,750	\$ 214,000	21.76%

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FUND 02 - VISITORS
CTR

Expenditures	FY2024	FY2025	FY2026
	Actual (Unaudited)	Current	Draft Proposed
Personal Services and Employee Benefits	\$ 30,091	\$ 53,825	\$156,854
Purchased /Contracted SVC	\$ 5,517	\$ 39,250	\$22,750
Supplies	\$ 2,766	\$ 3,000	\$2,300
Capital Outlay	\$ -	\$ -	\$ -
Other Finance Uses	\$ 50,594	\$ 75,000	\$118,000
Department Total	\$ 88,968	\$ 171,075	\$299,904

FUND 08 - STORMWATER

Expenditures	FY2024	FY2025	FY2026	% Change
	Actual (Unaudited)	Current	Draft Proposed	
Personal Services and Employee Benefits	\$ 115,601	\$ 92,006	\$ 103,187	
Purchased /Contracted SVC	\$ 81,286	\$ 5,000	\$ 42,000	
Supplies	\$ 7,243	\$ 2,800	\$ 500	
Capital Outlay	\$ -	\$ -	\$ -	
Other Costs	\$-	\$ 3,694	\$ 8,881	
Department Total	\$ 204,130	\$ 103,500	\$ 154,568	33

FUND - SPLOST II

Expenditures	FY2024	FY2025	FY2026
	Actual (Unaudited)	Current	Draft Proposed
Personal Services and Employee Benefits	\$ -		\$ -
Purchased /Contracted SVC	\$ -		\$ -
Supplies	\$ -		\$ -
Capital Outlay	\$ 18,169	\$1,151,594	\$ 1,200,000
Other Costs	\$ -	\$-	\$ -
Department Total	\$ 18,169	\$ 1,151,594	\$ 1,200,000

FUND - ASSET FOR
FEITURE

Expenditures	FY2024	FY2025	FY2026
	Actual (Unaudited)	Current	Draft Proposed
Personal Services and Employee Benefits	\$ -	\$ -	\$ -
Purchased /Contracted SVC	\$ -	\$ -	\$ -
Supplies	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -
Other Finance Uses	\$ -	\$ 500	\$ 500
Department Total	\$ -	\$ 500	\$ 500

FUND - CEMETERY

RECOMMEND MORITORIUM ON FUTURE PLOT SALES
(SURVEY REQUIRED)

Expenditures	FY2024	FY2025	FY2026	
	Actual (Unaudited)	Current	Draft Proposed	
Personal Services and Employee Benefits	\$ -	\$ -	\$ -	
Purchased /Contracted SVC	\$ -	\$ -	\$500	
Supplies	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	
Other Costs	\$ -	\$ -	\$ -	
Department Total	\$ -	\$ -	\$ 500	36

The FY2026 budget reflects the City of Stone Mountain's commitment to responsible fiscal stewardship, service delivery and enhancement, and sustainable community development. Strategic investments in public safety, infrastructure, and youth services are improvements that align with the city's overall priorities while maintaining a balance of anticipated revenues and expenditures.

Your support and contribution to the direction of our city is greatly appreciated.





Special Called Meeting – Budget Retreat
October 18, 2025 at 9:00 A.M.
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: Maggie Dimov – Interim City Manager | Shavala Ames - City Clerk

Call to Order

Mayor Jones called the meeting to order at 9:15 a.m.

Determination of Quorum

PRESENT: Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

ABSENT: Council Member: Post 4 Gil Freeman

1. Adoption of the Agenda of the Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

2. Presentation of Fiscal Year 2026 Proposed Budget, Interim City Manager Maggie Dimov

Interim City Manager Maggie Dimov presented an overview of the proposed budget as outlined in the meeting packet, detailing the City of Stone Mountain's responsibilities in reviewing and adopting the annual budget. She highlighted key components of the proposal, including staff salary adjustments, the realignment of the Manager of Special Events and Communications under the Visitor Center, and revisions to the salary ranges for the City Manager and Finance Director positions.

Council Member Freeman arrived at 9:22 p.m.

Council Members discussed the possibility of adopting a fiscal year from July to June instead of following the calendar year. They emphasized that new positions should only be added through the budget amendment process and reviewed a proposed Public Works position to handle custodial

services for the City. It was also recommended that the City explore options for a new Public Works facility.

Discussion addressed Public Works equipment, including the potential acquisition of a street sweeper. After thorough dialogue, it was suggested that the City coordinate with the county to utilize existing resources, while ensuring that Public Works maintains adequate equipment to manage the City's workload.

Further dialogue focused on Police Department salary increases. Interim City Manager Dimov proposed a standard process for department-wide salary adjustments of approximately two percent, with the potential for additional increases based on performance evaluations. Council Members also emphasized that salaries should remain competitive.

A discussion was held regarding the Downtown Development Authority (DDA) and its responsibilities to the City. Council Members questioned the City's funding of the DDA, given that it operates as an independent entity. An inquiry was made regarding the DDA's year-to-date financial figures, but Interim City Manager Dimov noted that this information was not available at the time.

It was clarified that cemetery landscaping expenses are funded through the Public Works Department. Council Members also discussed the possibility of establishing a temporary moratorium to allow time to review cemetery operations, maintenance needs, and long-term planning for the site.

Interim City Manager Maggie Dimov provided an overview of the SPLOST (Special Purpose Local Option Sales Tax) program, outlining the current and upcoming projects supported through these funds and their intended impact on city infrastructure and community improvements.

Financial Consultant Angelia Adediran offered a detailed explanation of the Asset Forfeiture process, describing how these funds are collected, managed, and appropriately applied within city departments in accordance with state and federal regulations.

3. Adjournment

ACTION: MOTION TO ADJOURN THE MEETING AT 12:19 P.M.

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

Dr. Beverly Jones, Mayor

City Clerk, Shavala Ames



Mayor and City Council Work Session

Tuesday, October 21, 2025 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: Maggie Dimov – Interim City Manager/Economic Development Director/DDA | Shavala Ames - City Clerk | Angela Couch - City Attorney

Public Hearing was called to order at 6:33 p.m.

PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

ABSENT: Council Member: Post 4 Gil Freeman

I. Public Hearing

1. Public Hearing on overview of the Proposed Budget

Interim City Manager Maggie Dimov provided a general overview of the Proposed Budget as outlined in the provided city council packet.

Council Member Freeman arrived at 6:54 p.m.

Public Hearing comments

Public Comment 1: Theresa Thomas – Asked about the status of the 2024 audit and the budget amendment, expressing concern that City Council is using 2025 funds to pay outstanding 2024 balances; changes to the budget format from last year to this year have made it more difficult to follow.

Mayor Pro Tem Smith requested that Council Member Freeman not record residents during public comment.

Resident Ms. Thomas came back forward to give comments about open record requests and recordings.

Public Comment 2: Denise Phillips – Discussed the posted budget and DDA fund balance, urging the City to focus on creativity rather than adding personnel; the City's website needs updating; finance packet is from 2011; the DDA is not receiving financial reports regularly.

Public Comment 3: Eileen Smith – Stated that SPLOST funds are not free and suggested scaling back on events, noting \$118,000 spent on parties and events; discussed \$60,000 salary for the City Planner; - not enough workload; Recreation Coordinator – no city residents are participating, event coordinator can assist.

Public Comment 4: Beverly Patterson – Expressed concern about SPLOST funds and whether they have already been spent.; need to separate SPLOST II account; does not believe it is necessary to have a Public Works Director.

Public Comment 5: Carl Wright – Expressed appreciation for the DDA and suggested that the City consider lowering property taxes for residents.

Public Comment 6: Clint Monroe – Urged residents to be mindful when vetting committee members and encouraged commissions to be more active. They also suggested ensuring veterans are included in the November 11 Veterans Day commemoration event.

II. Adjournment – 7:16 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 7:16 P.M

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

III. Call to Order

Mayor Jones called the meeting to order at 7:16 P.M

IV. Determination of Quorum

PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

V. Invocation and Pledge

Mayor Jones led the Pledge of Allegiance, followed by the invocation

VI. Citizen Comments – Including comments from public/stakeholders

Citizen Comment 1: Eileen Smith – Expressed concern regarding the decision to move the Executive Session to the beginning of the meeting, noting that the audience is required to wait for the session to conclude; suggested having a Special Called meeting for Executive Sessions to take place.

Citizen Comment 2: Sara Abrams – Expressed gratitude to the City for the renovations made to the Caboose; lives next to VFW Park and encourages the City to be intentional with the budgeting process for upcoming park renovations; requested that residents living near the park be included in decisions regarding the community garden.

Citizen Comment 3: Ms. Thomas – Asked the Chief of Police to investigate incidents of vandalism and removal of candidate signs; addressed the paving project on West Rockborough Road, noting that work was halted when A&S Contractors left to fulfill another contract before completing the project; JRB sinkholes look dangerous; need a timeline to finish Ridge Forest streets.

Citizen Comment 4: Clint Monroe – Expressed gratitude for being able to attend the meeting after narrowly avoiding a head-on collision with a wrong-way driver; noted that previous city managers focused only on above-ground infrastructure, which he believes

poses safety hazards; recommended installing a catch basin in the parking lot under renovation to prevent water runoff into nearby homes and suggested using permeable paving as an alternative solution.

VII. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve October 07, 2025 Meeting Minutes

ACTION: MOTION TO APPROVE OCTOBER 7, 2025 MEETING MINUTES

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

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

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

VIII. Reading of Communications – None

IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA WITH THE CHANGES TO MOVE EXECUTIVE SESSION TO THE NEXT AGENDA ITEM BEFORE COMMITTEE REPORTS, ADD ONE NEW BUSINESS ITEM: CONSIDERATION OF A REQUEST TO APPROVE JOHNSON AND FREEMAN, LLP FOR GOVERNMENT LITIGATION REPRESENTATION; AND INCLUDE A DISCUSSION OVERVIEWING THE BUDGET AFTER THE CITY MANAGERS REPORT

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 7:32 P.M. TO DISCUSS LITIGATION AND PERSONNEL.

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant and Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 8:28 PM

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

XI. Committee Discussion items

1. Stone Mountain Community Garden

Juliana Taylor gave details and updates on SMCG as outlined in the report provided.

2. Planning Commission – No updates

3. Historic Preservation Commission

Tamaya Huff provided updates as outlined in the submitted report and referenced a request for a possible name change to Mackie Street, which will be presented on November 18th.

XII. Staff Reports

1. Public Safety – Reports/Updates given by Police Chief James Westerfield

Chief James Westerfield presented an overview of recent activity and crime statistics, as outlined in the agenda packet. He addressed the Pepperwood incident, assuring the council that the Police Department is actively investigating. Council members raised questions regarding tennis shoes hanging on wires outside the City. Chief James Westerfield reported that DeKalb County had been notified, as the location is within their jurisdiction. He also addressed concerns about vandalism and theft of campaign signs, stating that officers are taking proactive measures to prevent further incidents during the campaign period.

XIII. City Manager's Report - Budget Discussion

- 1. Council discussed the proposed budget and raised questions about receiving tax revenues at the end of the year. Members suggested adjusting the City's fiscal year to align with DeKalb County's cycle, which runs from July 1 through June 30, to receive tax revenues earlier and reduce reliance on reserves. The Interim City Manager supported exploring the idea but noted that additional information is needed.**

Council also discussed reducing City-sponsored events to two: Juneteenth and the Back-to-School Bash. The Mayor proposed transferring funds from the canceled 2025 Caribbean Festival to 2026, but the Interim City Manager clarified that the funds would return to the General Fund, and the 2026 budget for city events will remain.

Discussion regarding funding for the Rockborough Back-to-School event and Stone Mountain Day was tabled for a future meeting.

XIV. Council Policy Discussion Topics – None

XV. Unfinished Business

- 1. Consideration of an action on a request to have the City Attorney prepare a written legal opinion addressing conflict of interest regarding a candidate for City Council on the Ethics Board**

Council Member Freeman moved to postpone consideration of a request for the City Attorney to prepare a written legal opinion addressing potential conflicts of interest and irregularities regarding a candidate for the City Council serving on the Ethics Board until the next Council Meeting

ACTION: MOTION TO POSTPONE A REQUEST TO HAVE THE CITY ATTORNEY PREPARE A WRITTEN LEGAL OPINION ADDRESSING THE CONFLICT OF INTEREST REGARDING A CANDIDATE FOR A CITY COUNCIL ON THE ETHICS BOARD

Motion made by Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 5 Shawnette Bryant

Voting Yea: Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 5 Shawnette Bryant

Voting Nay: 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

MOTION FAILED

ACTION: MOTION TO DENY A REQUEST TO HAVE THE CITY ATTORNEY PREPARE A WRITTEN LEGAL OPINION ADDRESSING THE CONFLICT OF INTEREST REGARDING A CANDIDATE FOR A CITY COUNCIL ON THE ETHICS BOARD

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

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

Voting Nay: Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 5 Shawnette Bryant

MOTION PASSED

2. Discussion: Bi-weekly financial action and discussion preparation for the 2026 budget, requested by Council Member Gil Freeman

Council Member Freeman withdrew the item from the agenda.

XVI. New Business

1. Consideration of an action on a request to authorize the City Attorney to execute an engagement letter with Johnson and Freeman, LLP for Government Litigation Representation

ACTION: MOTION TO APPROVE A REQUEST TO AUTHORIZE THE CITY ATTORNEY TO EXECUTE AN ENGAGEMENT LETTER WITH JOHNSON AND FREEMAN, LLP FOR GOVERNMENT LITIGATION REPRESENTATION

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

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

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

2. Consideration of an action on a request to approve Engineering Services for VFW Park Project, requested by Interim City Manager Maggie Dimov

ACTION: MOTION TO APPROVE A REQUEST TO APPROVE ENGINEERING SERVICES FOR VFW PARK PROJECT

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 5 Shawnette Bryant

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

Voting Nay: Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 6 Teresa Crowe

MOTION PASSED

3. Consideration of an action on a request to approve a new mural location and proposed artwork at Medlock Park

ACTION: MOTION TO APPROVE A NEW MURAL LOCATION AND PROPOSED ARTWORK AT MEDLOCK PARK

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

4. Consideration of an action on a request to approve a proposal from Thomson Reuters for their CLEAR Proflex information service. This would replace the current services provided by LexisNexis (Accurint) and ERAD Group, Inc

ACTION: MOTION TO APPROVE A REQUEST TO APPROVE A PROPOSAL FROM THOMSON REUTERS FOR THEIR CLEAR PROFLEX INFORMATION SERVICE.

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

5. Consideration of an action on a request to approve a proposal from Verizon Connect for vehicle location services (GPS). This would replace the current services provided by GeoTab

ACTION: MOTION TO APPROVE A PROPOSAL FROM VERIZON CONNECT FOR VEHICLE LOCATION SERVICES (GPS).

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

6. Consideration of an action on a request to approve the Memorandum of Agreement (MOA) for the Historic Preservation Fund (HPF) Local Government Survey and Planning Grant and Resolution 2025-28 to accept the HPF Grant

ACTION: MOTION TO APPROVE A REQUEST TO APPROVE THE MEMORANDUM OF AGREEMENT (MOA) FOR THE HISTORIC PRESERVATION FUND (HPF) LOCAL GOVERNMENT SURVEY AND PLANNING GRANT AND RESOLUTION 2025-28 TO ACCEPT THE HPF GRANT

Motion made by Council Member: Post 5 Shawnette Bryant, Seconded by Mayor Pro Tem: Post 3 Ryan Smith

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

XVII. New Ordinances and Resolutions

1. Ordinance 2025-07 – 1008B Main Street – Special Use Permit (FIRST READ)

No Action Taken

2. Ordinance 2025-08 - 6804 James B. Rivers Memorial Drive - Special Use Permit (FIRST READ)

No Action Taken

3. Ordinance First Read 798 Third Street - Special Use Permit (FIRST READ)

No Action Taken

XVIII. Remarks of Privilege

- 1.** Council Member Freeman announced the upcoming Kaboom event, scheduled to begin this Saturday, and advised volunteers to bring ponchos in case there are not enough provided by the city.

XIX. Announcements by the Mayor – None

XX. ADJOURNMENT

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

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 5 Shawnette Bryant

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

Dr. Beverly Jones, Mayor

Shavala Ames, City Clerk



Operations Report

**Presented by: Interim City
Manager, Maggie Dimov**

**Time Period:
October 7th - November 4th , 2025**

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

Code Enforcement Monthly Status Report / September

Department Head: T.D. Johnson, Code Enforcement Officer

- **Code Issues addressed:** 17 (Grass and weeds; junk vehicles; prohibited signage; building permit matters; prohibited tree removal and others).
- **W/N Issued:** 12 / Compliance Met: 5 (Grass and weeds; junk vehicles, open storage/debris; miscellaneous).

City Clerk

Department Head: Shavala Ames, City Clerk

JustFOIA:

- 25 various requests completed for the City of Stone Mountain
- \$88.64 collected for open records requests through the portal

Municode Updates

- We are pleased to share that the City's 2023, 2024, and 2025 (as of June 2025) ordinances have officially been updated in Municode!

Below is a list of those ordinances recorded in the latest update (Supplement 47):

2023		
ORD 2023-05	AMEND APPENDIX A – ZONING	APPROVED 06-20-2023
ORD 2023-06	CHAPTER 5 AMENDMENT – PROPERTY MAINTENANCE	APPROVED 06-20-2023
ORD 2023-07	CHAPTER 5 AMENDMENT – TECHNICAL CODES	APPROVED 06-20-2023
ORD 2023-08	CHAPTER 14 AMENDMENT – MUNICIPAL COURT JUDGEMENT AND SENTENCES	APPROVED 06-20-2023
ORD 2023-09	CHAPTER 13 AMENDMENT – STOPPING STANDING AND PARKING	APPROVED 06-20-2023
ORD 2023-10	CHAPTER 10 AMENDMENT – GENERAL PENALTY	APPROVED 06-20-2023
ORD 2023-11	CHAPTER 5 AMENDMENT – GENERALLY	APPROVED 06-20-2023
ORD 2023-12	CHAPTER 2 AMENDMENT – MAYOR AND COUNCIL COMPENSATION	APPROVED 08-22-2023
ORD 2023-14	CHAPTER 2 AMENDMENT – APPROPRIATIONS BUDGET ORDINANCE	APPROVED 12-19-2023
2024		
ORD 2024-01	CHAPTER 5 AMENDMENT – APPLICATION FEES HPC	APPROVED 01-16-2024
ORD 2024-02	CHAPTER 23 AMENDMENT – SIGNS FEES	APPROVED 01-16-2024
ORD 2024-03	CHAPTER 2 AMENDMENT – RULES OF PROCEDURE	APPROVED 03-05-2024
ORD 2024-04	CHAPTER 2 AMENDMENT – MEETINGS ON HOLIDAYS	APPROVED 02-20-2024
ORD 2024-06	CHAPTER 12 AMENDMENT - REGULATE SHORT TERM LODGING	APPROVED 09-03-2024
ORD 2024-07	ARTICLE III AMENDMENT – DEFINE STANDARDS CONVENIENCE STORES, ALCOHOL OUTLETS, PACKAGING STORES AND SMOKE SHOPS	APPROVED 09-03-2024
ORD 2024-08	CHAPTER 5 AMENDMENT – COMMUNITY REDEVELOPMENT TAX INCENTIVE	APPROVED 11-19-2024
2025		
ORD 2025-01	CHAPTER 12 AMENDMENT – REGULATE FILM PRODUCTION	APPROVED 01-14-2025
ORD 2025-02	CHAPTER 2 AMENDMENT – ESTABLISH POLICY GOVERNING VIOLATIONS	APPROVED 05-20-2025
ORD 2025-03	CHAPTER 18 AMENDMENT – SPECIAL EVENTS AND PERMITS	APPROVED 06-03-2025

Laserfiche Scanning Project:

- The City's digital records project is well underway! To date, 1025 files have been scanned and uploaded to Laserfiche, our secure cloud platform designed to streamline access and improve long-term record management.

Election Updates

- The November 4, 2025 Election is currently underway, and early voting concludes this week. Election results for the City of Stone Mountain will be provided by DeKalb County Elections and posted promptly on the City's official website and social media platforms as soon as results become available to the public

- **Daily Duties:** The Public Works Department continued with daily duties, including trash collection, citywide cleanup, and bathroom maintenance.
- **Public Works Report – Medlock Park Pavilion:** During the scheduled repair of the support poles under the pavilion at Medlock Park, the vendor determined that the poles are in significantly deteriorated condition and cannot be repaired as planned. Due to their age and structural wear, full replacement is necessary to ensure safety and stability. The vendor has paused work and will provide a quote for the replacement materials and installation.
- **Kaboom Project:** Public Works assisted with the Kaboom Playground Project and was on site throughout the three-day preparation and build period. The team coordinated logistics, including scheduling the ToolBank delivery, dumpster, porta potties, wash station, and mulch delivery.

Following the build, Public Works provided additional support by completing final wrap-up work and installing mulch throughout the playground area.

- **Education and Training:** The City of Stone Mountain Public Works team recently participated in a Work Zone Safety and Traffic Control training hosted by the City of Lilburn in collaboration with GDOT/LTAP. The session focused on best practices for maintaining safe work zones, implementing effective traffic control procedures, and protecting both workers and the public during roadway operations. Looking ahead, the Public Works team is scheduled to attend an upcoming Backhoe Operator Safety training in November, which will be hosted in Lilburn. This session will provide hands-on instruction designed to strengthen equipment operation skills, reinforce safety awareness, and ensure continued compliance with industry standards.



CITY OF STONE MOUNTAIN

UPCOMING BUDGET HEARINGS & MEETINGS

MARK YOUR CALENDARS!

The City of Stone Mountain invites you to participate in our upcoming budget discussions. Your voice matter!



OCTOBER 18, 2025 - BUDGET RETREAT

Location: City Hall | Time: 9:00 am - 2:00 pm



OCTOBER 21, 2025 - FIRST PUBLIC HEARING (WORKSHOP SESSION)

Location: City Hall | Time: 6:30 pm



NOVEMBER 5, 2025 - SECOND PUBLIC HEARING & BUDGET ADOPTION (REGULAR SESSION)

Location: City Hall | Time: 6:30 pm

Capital Projects:

- **City Hall New Parking Lot / SPLOST Street Paving Project:** Due to recent periods of inclement weather and consistently wet ground conditions, all paving-related capital projects - including the SPLOST Street Paving Project and the City Hall Parking Lot construction - have been temporarily placed on hold. Paving cannot be performed when the ground is wet; therefore, work will resume once conditions improve and weather allows.
- **HVAC at City Hall:** the City is in the process of finalizing the agreement for the HVAC project. Once the permit is issued, the vendor can start working on the project. Anticipated project start date: November 2025.

Storm Water

Department Head: Mike Vasquez, Stormwater Administrator

- **Medlock Park:** Received the final quote for subgrade pipe replacement - the last remaining repair item identified by the Delta Plumbing team. Work will proceed upon approval.
- **Parking Lot Expansion Project:** Graded Aggregate Base (GAB) installation is in progress, with compaction still underway. The Outfall Control Structure (OCS) has been delivered and installed, along with a perforated half-round retrofit to enhance water quality. The site was prepped in advance of the weekend rain event.

Construction of the new parking lot entrance on Main Street is scheduled to begin shortly. The adjacent sidewalk will be temporarily closed for several days to a week.

Special Events

Item # 1.

- **Kaboom Event:**

We are thrilled to share the success of our Kaboom! Playground Build Event, held this past weekend! What an incredible day of community spirit, teamwork, and transformation as volunteers, city staff, and partners came together to build a brand-new playground for our children and families to enjoy for years to come.

Over 100 volunteers from the community, local organizations, and partner sponsors rolled up their sleeves to bring the new playground to life — completing the entire build in just one day! The energy, smiles, and dedication were truly inspiring as everyone worked together to create a vibrant, safe, and welcoming space for our youth.

Special thanks to our amazing sponsors and partners:

- **Kaboom**
- **Georgia Power**
- **Atlanta Hawks Youth**
- **City of Stone Mountain**





Item # 1.



- **Veterans Day Brunch (11/08/2025):**

Item # 1.

Initial planning has begun, with early coordination efforts underway. We have secured the venue at 5380 Studios and Food with Sweet Potato. Flyers have been repeatedly posted.



Planning Manager

Item # 1.

Department Head: Tamaya Huff, Planning Manager

Planning and Development completed cases: Report on 108 cases reviewed since June 2025 (HPC, Zoning, Permits)

Comprehensive Plan Update: The Georgia Planning Act provides DCA reviews comprehensive plans to verify their compliance with applicable standards. All cities and counties are required by state law to complete a comprehensive plan per the Georgia Planning Act. Status: Schedule presented to council on 10/15, stakeholder development plan presented before council on 11/5.

Historic Preservation Grant Coordination for FY 2025 / Preservation Fund (HPF) Certified / Local Government Survey: January 2025, the City of Stone Mountain (City) applied for the FFY 2025 Historic Preservation Fund (HPF). Certified Local Government Survey and Planning Grant. The Grant will fund \$30,000 and an update to the 2009 Stone Mountain Historic Resources Survey Assess. Required Actions of Grant.

- Compiling documentation and reporting to Department of Community Affairs
- Quarterly Report to DCA via Activity Reports
- Develop Request for Proposals (RFP)
- Monitor consultant activity & coordinate Historic Preservation Commission Reviews (HPC)

Status: Draft RFP under review by DCA. Once grant agreement is signed and DCA approval is obtained, will proceed with RFP Advertisement



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: Personnel Hearing Officer Appointment

Item: Action Item

Department: City Manager's Office

Presented By: Interim City Manager Maggie Dimov

Summary:

Personnel hearing officer. The mayor and city council hereby establish the personnel hearing officer (PHO). The PHO shall be an attorney who is a member in good standing of the state bar and is appointed by the mayor and city council after consultation with the city manager and city attorney regarding the PHO qualifications and duties. Employees who are subject to dismissal from employment pursuant to section 20-81(8); loss of income through disciplinary suspension; demotion; or who claim illegal discrimination or harassment in violation of federal law, state law, or this Code shall have the right to due process through the managerial chain of command up to and including an administrative review in the form of an appeal hearing before the appointed PHO. The PHO is interested in the fair treatment of employees, with proper recognition and concern for the efficient and effective operation that local government services provide to the citizens of the city. The PHO shall exhibit mature reasoning, prudent stewardship of public funds, evidence of good judgment, and impartial and nonpolitical performance of these duties.

Appointment of personnel hearing officer. The mayor shall make a nomination to the city council for appointment of one (1) attorney as the primary PHO and one (1) or more alternate hearing officers shall be similarly appointed in case the primary PHO is not available when needed to conduct a hearing. The PHO shall be appointed by a majority vote of the entire city council and may be removed by majority vote of the entire city council. The initial appointment shall be for a two-year term and shall be subject to replacement or reappointment at the end of the term.

Resource Impact:

Cost of Attorney Fees

Attachments/Exhibits: Proposed Resolution 2025-30 to appoint PHO

Requested Action: Approve the PHO as recommended

**STATE OF GEORGIA
COUNTY OF DEKALB**

RESOLUTION 2025-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, TO APPOINT A PERSONNEL HEARING OFFICER

WHEREAS, the City of Stone Mountain desires to appoint {INSERT PERSONNEL HEARING OFFICER} to carry out the duties of Personnel Hearing Officer pursuant to Section 20-104 of Article XI of Chapter 20 of the Code of Ordinances of the City of Stone Mountain; and

WHEREAS, {INSERT PERSONNEL HEARING OFFICER} is an attorney and a member in good standing of the State Bar of Georgia; and

WHEREAS, {INSERT PERSONNEL HEARING OFFICER} desires to accept the position of Personnel Hearing Officer of the City of Stone Mountain subject to the conditions set forth herein.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stone Mountain, Georgia, that {INSERT PERSONNEL HEARING OFFICER} be appointed to the position of Personnel Hearing Officer subject those duties, obligations, and requirements detailed in the City's Code, including but not limited to Section 20-104, and subject to the following terms and conditions:

1. The appointment is for a two-year term beginning **November 5, 2025** and shall be subject to replacement or reappointment at the end of the term.
2. {INSERT PERSONNEL HEARING OFFICER} shall serve on a contractual basis, billing the City on an hourly basis for services performed in the Personnel Hearing Officer capacity.
3. As the Personnel Hearing Officer, {INSERT PERSONNEL HEARING OFFICER}'s services shall include:
 - a. Acting as hearing officer for applicable personnel matters involving such disciplinary actions as dismissal, loss of income through suspension, demotion, as well as claims of illegal discrimination and sexual harassment.
 - b. Enforcing the fair treatment of employees, with proper recognition and concern for the efficient and effective operation that local government services provide to the citizens of the City.
 - c. Performing duties in accordance with the City of Stone Mountain's Personnel Policy and Procedures.
4. The position of Personnel Hearing Officer is that of an independent contractor and {INSERT PERSONNEL HEARING OFFICER} will be responsible for all taxes owed for monies received for this service.

5. {INSERT PERSONNEL HEARING OFFICER} will maintain his own office and practice, and the City will not provide funding for office expenses, legal service subscriptions, law books, or any other compensation outside of those services identified herein.
6. {INSERT PERSONNEL HEARING OFFICER} will familiarize himself with pertinent areas of government law and he will keep up with changes in such areas of the law as a part of his professional development, and not as a billable item to the City.

SO RESOLVED this _____ day of November 2025.

CITY OF STONE MOUNTAIN, GEORGIA

Dr. Beverly Jones, Mayor

ATTEST:

Shavala Ames, City Clerk

[Affix City Seal]

APPROVED AS TO FORM:

Angela Couch, City Attorney

**Agenda Item****Meeting Date: November 5, 2025**

SUBJECT: Appointment of Planning Commission Members Sec 2-309(b)

Item: Action Item**Department:** Planning and Zoning Department**Presented By:** Tamaya Huff, Planning Manager

Summary:

According to Section 2-309 of the Code of Ordinances, which outlines the procedures for creating and appointing members to the Planning Commission as established in Article X, the governing authority, or the City of Stone Mountain government (City), is responsible for informing city residents of any openings on the Planning Commission. The governing authority shall accept applications from interested individuals, review the applications and recommend a short list of potential candidates to the mayor. The mayor will then nominate individuals from this shortlist for confirmation by the council at the work session. According to Section 2-309(b), the Planning Commission must consist of a minimum of five (5) members and a maximum of seven (7) members. A majority of the Planning Commission members must meet the following criteria:

Criteria #1. They must reside within the city and have been residents for at least one (1) year before their appointment.

Criteria #2: No more than two (2) members may be community stakeholders, as defined in Section 2-308 of this article (non-residents).

Criteria #3: A majority of the members must have demonstrated a special interest, experience, or education in land use, planning, and/or land development or redevelopment.

Current Planning Commission Members as of November 5, 2025

The current composition of the Planning Commission consists of the following members:

Planning Commission	Term	Stakeholder	Appointment
Alex Brennan, Chair	November 30, 2026	Yes	3 Years
Grace Kelly, Vice Chair	November 30, 2026	No	3 Years
Matthew McConnell	November 30, 2027	No	3 Years
Meron Tadesse	November 30, 2026	No	3 Years
Terms Concluding in November 2025			
Andrew Zonneveld	November 30, 2025	No	3 Years
Chountelle Hudson	November 30, 2025	Yes	1 Year
Vacant Seat	November 30, 2026	N/A	1 Year
Stakeholder Seats Available as of December 1, 2025: 1 Stakeholder Seat			

The city has accepted applications from interested individuals from **September 12, 2025, to October 24, 2025**. After reviewing these applications, the city recommends the following candidates to the mayor:

SHORTLIST

Name	Professional Summary	Special Interests	Stakeholder	Appointment Per 2-309(c)
Rachel M. Isley	LEED Reviewer, Sustainability Specialist, Multi-disciplinary firm that combines sustainable design, consulting, and commissioning services for the built environment	Vested interest in the betterment of the community	No	Two Years
Raina Wilson	Project Consultant Department of Environmental Protection Agency for the State of Georgia,	Ability to analyze complex issues, balance diverse needs, and support decisions that align with long-term growth.	No	Two Years

Per Section 2-309(c), the terms of office for members appointed to the planning commission shall be three (3) years, except for the initial appointments.

(1) The term of office for initial appointments shall be set by the governing authority as follows:

- a) Three (3) appointments shall be for a term of three (3) years
- b) Two (2) appointments shall be for a term of two years
- c) Two (2) appointments shall be for a term of one year

(2) Should a member of the planning commission be unable to complete their term of office, the governing authority shall fill the remainder of the term of office in the same manner as provided in [section 2-309](#).

Resource Impact: No funding is required for this agenda item.

Attachments/Exhibits: Resumes

Requested Action: For the mayor to nominate individuals from the shortlist included in this agenda item, to be entered into the Council Record on November 5, 2025, allowing for confirmation at the City Council Work Session scheduled November 18, 2025.

RACHEL ISLEY

RESUME

Rachel M. Isley

Stone Mountain, GA

www.linkedin.com/rachelisley

PROFESSIONAL SUMMARY

Epsten Group, a Salas O'Brien Company – Atlanta, GA – 2/2025 – Present

LEED Reviewer, Sustainability Specialist

Multi-disciplinary firm that combines sustainable design, consulting, and commissioning services for the built environment

- Reviews design and construction submissions for Leadership in Energy and Environmental Design (LEED) certification, the world's most widely used sustainable building rating system
- Provides detailed technical writing feedback for dozens of potential credits across all seven certification categories, demonstrating breadth of knowledge and expertise
- Maintains a demanding schedule with daily deadlines and multiple concurrent projects
- Participates actively in monthly team meetings and trainings, engaging with peers and across departments to promote cross-training and multidisciplinary learning
- Training for consulting and project management roles

DoMyOwn.com – P&M Solutions, LLC - Lawrenceville, GA

Award-winning online retailer of professional pest control, lawn and garden, and animal health products serving the professional and DIY markets

Senior Customer Service Specialist (3/09 – 2/12; 8/12 – 11/23)

- Maintained knowledge within relevant industries, including current and developing chemistry and technology, high-profile investigations, and policy and regulatory changes
- Researched and communicated complex information and concepts such as EPA labels and Safety Data Sheets to diverse customer base via phone, email, and live chat
- Promoted the use of Integrated Pest Management (IPM) to find effective, creative, sustainable, and lower risk solutions to complex problems
- Collaborated with Marketing Team on SEO writing, technical article content, and advising on video content for YouTube channel with over 17.7 million views
- Mentored - with senior colleagues - 20+person team covering 165,000 phone calls, 85,000 emails, and 58,000 live chats annually; assisted training and education of team
- Maintained and championed highest service standards in demanding environment, navigating product catalog of over 20,000 SKUs with technical and intricate problem-solving

The Bank Food and Drink – 101 Main, LLC – Pearisburg, VA – 3/12–7/13

Front of House Manager, Head Server

Voted Top 3 in Best Mixologist, Most Creative Cocktail Menu, Best Overall Restaurant, and Best Overall Bar in Virginia Living Magazine's 2013 Best of VA Awards (Southwest Region)

- Responsibilities included training and managing all FOH staff; creating and managing

beverage program, writing menus, receiving orders, managing inventory, writing daily reports, programming POS; social media; and all server, host, and bartending responsibilities

- Worked directly with executive chef and owners to update concept, develop relationships with vendors, run day-to-day business, and coordinate and oversee special events

Gymboree Play, Music, and Art – Peachtree Playtime, LLC – Atlanta, GA – 5/08–1/12

Teacher, Party Leader, Administrative and Customer Service Support

Dynamic, sensitive, and attentive teacher for all programs offered for children 0-5, both adult-participatory and drop-off, including physical and fast-paced play and learn, art, music, and school skills (pre-school preparedness) classes; private party host; trainer

EDUCATION

Master of Sustainable Energy and Environmental Management - Georgia Institute of Technology – Atlanta, GA School of Public Policy 2024 **GPA: 4.0**

Coursework: Sustainable Energy and Environmental Management, Policy Tools for Environmental Management, Cost Benefit Analysis (CBA), Issues in Sustainable Construction; Energy Technology and Policy, Economics of Environmental Policy, Life Cycle Assessment (LCA), Intro to Historic Preservation, Sustainable Business Practicum

Projects: Final Capstone Project - a post-renovation energy and sustainability study of Georgia Tech's historic library buildings

- Policy Solutions for Bee Decline in Atlanta, Georgia
- Charleston, South Carolina: Building Resilience in a Coastal Colonial City
- Cost Benefit Analysis of Solar Panel Parking Canopy at Indian Creek MARTA Station
- Life Cycle Assessment: A Comparison of Flooring Options for Georgia Tech's D.M. Smith Building Renovation – *included GHG calculations*
- Business Scaling with WunderGrubs, a local sustainable insect protein company
- Carbon Reduction Potential of Methane Gas Capture and Use in Georgia (part of Georgia's first state climate action plan proposal)
- SESA Bus Tour Route Options of Historic Architecture for Atlanta Conference, Fall 2024

Bachelor of Arts, Theatre Performance - College of Charleston – Charleston, SC

Cum Laude; French Minor; Honors College Graduate; President's Scholarship

SKILLS AND EXPERIENCE

- Quantitative: Greenhouse Gas (GHG), Cost Benefit Analysis (CBA), Payback Period
- LCA tools: GREET, USEEIO, ReCiPe, TRACI, OpenLCA
- Qualitative: Written Analysis, Editing, Technical Writing, Presentations
- Microsoft Suite (Outlook, Word, Excel, PowerPoint, Teams), Google Suite, Atlassian Suite
- Member of 1st Enterprise Southeast Housing Policy Mentorship Cohort, 2024
- Lifelong performer, musician

RAINA WILSON RESUME

RAINA WILSON

Item # 2.

SENIOR IT PROGRAM MANAGER

STRATEGIC PLANNING | PROJECT MANAGEMENT | PROCESS IMPROVEMENT

██████████ | Atlanta, GA | ██████████ | <https://www.linkedin.com/in/rainawilson/>

PROFESSIONAL SUMMARY

Innovative and solutions-driven Senior IT Program Manager fortified by 12+ years of expertise in implementing system transformations and driving business excellence across the Fintech, Transportation, Telecommunications, and Technology Sectors. Highly adept at identifying and establishing new process enhancements that streamline operational workflow, while meeting the needs of clients and stringent service level agreements. Keen ability to construct and deliver complex solutions and strategies that reshape business controls, establish direction, and provide exceptional customer value.

AREAS OF EXPERTISE

- | | | |
|--------------------------|---------------------------|-------------------------|
| ✓ Operational Excellence | ✓ KPI Performance Metrics | ✓ IT Implementation |
| ✓ Change Management | ✓ Vendor Relations | ✓ Cloud Migrations |
| ✓ Budget Oversight | ✓ Training & Delivery | ✓ Business Analysis |
| ✓ Continuous Improvement | ✓ Data Analysis | ✓ Project Management |
| ✓ SDLC/Agile/Waterfall | ✓ Program Governance | ✓ Resource Optimization |

PROFESSIONAL EXPERIENCE

State of Georgia | Atlanta, GA

04/2025 – Present

The Department of Environmental Protection Agency is part of the State of Georgia.

Project Consultant (Motion Consulting)

Led 5 direct reports (Business Analysts, Network Engineers) under the direction of the PMO Manager and managed a budget of \$1.5M. Presided over the execution of client program deliverables and analyzed company organizational structures and workflows.

- Leading the development and implementation of complex procurement request procedures supporting business requirements, and current/future state system dependencies, and ensured adherence to all Service Level Agreements; improved project efficiency by 20%.
- Function as a knowledge expert to Executive leadership and key stakeholders in assessing technical system orientation, and compliance solutions through best technology principles.
- Deliver expertise and data analysis throughout technical projects and supported Security Management software systems to structure and implement optimization across project scope, budget, implementation schedules, and deliverables.

The Home Depot | Atlanta, GA

12/2023 – 03/2025

Home Depot is a multinational home improvement retail corporation that sells tools, construction products, appliances, and transportation services.

Principal Project Consultant (Reincorp Consulting)

Engaged by HD to manage a new enterprise-wide IT program initiative to improve Home Depot's customer experience and SCM processes and transactions for residential and business clients.

- Drive cohesive collaboration across teams, steering end-to-end programmatic initiatives; leverage leadership acumen to align deliverables and resource allocation with corporate benchmarks, fostering strong relationships and ensuring the successful execution of projects.
- Manage applications through seamless migration for multiple cloud solutions from Pivotal Cloud Foundry (PCF) to Google Kubernetes Engine (GKE) platforms.
- Functions as a knowledge expert to implement effective risk management strategies to anticipate potential incidents throughout program execution ensuring enhanced project delivery.

COX COMMUNICATIONS | Atlanta, GA**07/2019 – 01/2023***Cox Communications, Inc. is an American digital cable television provider, telecommunications, and home automation services.***Program Manager**

Engaged as an internal coach and mentor through the execution of integrated project management learning strategies and training sessions with internal stakeholders to maximize teammate engagement in program initiatives.

RAINA WILSON

- Executed consultation and subject matter expertise to Enterprise Governance Committee members through strategy design and expertise to identify governance gaps and improve project deployment rates by 25%.
- Immersed in strategic planning, user training, and successful delivery of organizational-wide ad-hoc reporting upgrades and user experience customizations for leadership reporting capabilities; improved on-time reporting efficiencies by 80%.
- Partnered with senior management to assess critical infrastructure solutions and remediate incidents through long-term planning and risk management strategies.
- Collaborated and led departmental meetings in conjunction with senior management to create process improvement strategies, stakeholder requirements, workforce allocation, and quality assurance objectives.
- Consulted with Executive leadership across employee relations, performance management, rewards/recognition, and organizational structure; established a 25% increase in employee morale and satisfaction.

EQUIFAX | Atlanta, GA**06/2018 – 06/2019***Equifax Inc. is an American multinational consumer credit reporting agency and one of the three largest consumer credit reporting agencies.***Senior Program Manager**

Reported to the International CIO and presided through the execution of client program deliverables and customer success factors across the Cybersecurity division ensuring scheduling, workflow, productivity, and delivery standards.

- Executed strategic planning and implementation of Cybersecurity tool access for Equifax's global offices; ensured alignment with business stakeholders and internal teams maintaining alignment with objectives and regulatory practices.
- Employed internal data analytics and projection models to assess, formulate, and deploy raw data into actionable insights for executive stakeholders with a focus on governmental deadlines for security upgrades; optimized project lead times by 50%.
- Led the project analysis of cybersecurity network intrusions against network infrastructures and upheld security protocols following all program security, compliance, and operational standards.

WELLS FARGO | Mount Holly, NJ**07/2017 – 03/2018***Wells Fargo is an American multinational financial services company operating in 35 countries and serves over 70 million customers worldwide.***Senior Project Manager**

Under the direction of the Sr. Portfolio Manager, led and executed project phases and tracked complex IT initiatives.

- Executed project governance throughout internal teams and facilitated strategy sessions to produce balanced improvements across operational and business processes, design roadmaps, and project budgets.
- Identified, assessed, and resolved complex technical redundancies and technical debt, reviewed design features and functionality supporting business requirements, current/future state system dependencies, and ensured SLA adherence.

SERTA SIMMONS BEDDING, LLC | Atlanta, GA**02/2016 – 07/2017***Serta Simmons Bedding, LLC is the world's leading producer of mattresses and sleep experiences.***Portfolio Manager**

Under the direction of the Director of Infrastructure and 20 direct reports, served as an SME in planning and leading the portfolio implementation strategy across 40 plant operations within the US, including Puerto Rico and Canada.

- Facilitated risk assessments and business impact analyses to identify vulnerable areas for mission-critical network and infrastructure; led Data Center operation projects, capacity management, budget management, P&L, and client relations.
- Interfaced with stakeholders to establish and implement effective IT learning, development, and certification strategies supporting in-house training objectives for business applications, resulting in 3rd party vendor savings of up to 20%.

ADDITIONAL EXPERIENCE**Sr Project Manager | Fiserv/InComm****EDUCATION & CERTIFICATIONS**

Cyber Security and Info Systems Security Certificate | Emory University
Bachelor of Arts (BA), Spanish and Business Administration | University at Albany, SUNY
Lean Six Sigma (Yellow Belt) | Fiserv

TECHNICAL SKILLS

Microsoft Office 365 | Azure | Visio | Jira | MS Project Server | Clarity | ACH | Unix | VMware | SQL Server

**Agenda Item****Meeting Date: November 5, 2025**

SUBJECT: Appointment of Historic Preservation Commission Sec 5-33(a-b)

Item: Action Item**Department:** Planning and Zoning Department**Presented By:** Tamaya Huff, Planning Manager

Summary:

According to Section 5-33 of the Code of Ordinances, which outlines the procedures for creating and appointing members to the Historic Preservation Commission as established in Article II, the governing authority, or the City of Stone Mountain government (City), is responsible for informing city residents of any openings on the Historic Preservation Commission (HPC). The governing authority shall accept applications from interested individuals, review the applications and recommend a short list of potential candidates to the mayor. The mayor will then nominate individuals from this shortlist for confirmation by the council at the work session. According to Section 5-33(a-c), the HPC must consist of no less than three (3) and no more than seven (7) members. A majority of the Planning Commission members must meet the following criteria:

Criteria #1. They must reside within the City and have been residents for at least one (1) year before their appointment.

Criteria #2: A majority of the members must have demonstrated a special interest, experience, or education in the preservation of historic resources, history or architecture.

Current Planning Commission Members as of November 5, 2025

The current composition of the HPC consists of the following members:

Planning Commission	Term	Status of Term/Appointment Period
Theresa Hamby, Chair	November 30, 2026	Active (Three Years)
Katherine Meers	November 30, 2027	Active (Three Years)
Elisabeth Redmond	November 30, 2026	Active (Three Years)
Rebecca Spring	November 30, 2026	Active (Three Years)
Terms Concluding in November 2025		
Andrea Redmond, Vice Chair	November 30, 2025	Active (Three Years)
Elaine Vaughn	November 30, 2025	Active (Three Years)
Vacant Seat	November 30, 2026	Inactive (One Year)
Vacancies as of December 1, 2025: 1 vacancy		

The city has accepted applications from interested individuals from **September 12, 2025, to October 29, 2025**. After reviewing these applications, the city recommends the following candidates to the mayor:

SHORTLIST

Name	Professional Summary	Special Interests	Appointment Per 5-33 (c)
Andrea Redmond	Served on Historic Preservation Commission – Requesting Reappointment	Vested interest in the betterment of the community	Two Years
Mary Galloway	Teach Graduate courses in Culture and Psychology Well-Being, and Social & Social Roles	Civic-mindedness, compassion, and logic while working closely with others, fostering a sense of teamwork and organization.	Two Years

Per Section 5-33(c), the terms of office for members appointed to the planning commission shall be three (3) years, except for the initial appointments.

(1) The term of office for initial appointments shall be set by the governing authority as follows:

- a) Three (3) appointments shall be for a term of three (3) years
- b) Two (2) appointments shall be for a term of two years
- c) Two (2) appointments shall be for a term of one year

(2) Should a member of the historic preservation commission be unable to complete their term of office, the governing authority shall fill the remainder of the term of office in the same manner as provided in [section 5-33](#).

Resource Impact: No funding is required for this agenda item.

Attachments/Exhibits: Resumes

Requested Action: For the mayor to nominate individuals from the shortlist included in this agenda item, to be entered into the Council Record on November 5, 2025, allowing for confirmation at the City Council Work Session scheduled November 18, 2025.

RESUME

MARY

GALLOWAY

Mary M. Galloway, PhD

Stone Mountain, GA 30083

Education

Doctor of Philosophy in Industrial-Organizational Psychology (2019)

Capella University, Minneapolis, MN.

Graduate Teaching Assistant (**July 2016 – 2018**)– Tests and Measurements

Master of Arts in Forensic Psychology (2013)

University of North Dakota. Grand Forks, ND

Internship: Junior Trial Consultant

Bachelor of Science in Psychology (2009)

Georgia Gwinnett College, Lawrenceville, GA

Scholar of the Year (2009)

Life Work Leadership Program (2023)

Jacksonville, FL

9-Month Program

Certified Corporate Wellness Specialist (2025)

DISC certification (2020-2022)

Society for Industrial-Organizational Psychology – Conference Submission Reviewer (2022)

Daisy Award Reviewer (2016 & 2022)

Thesis Committee Member at Brenau University (2018)

Experience

Chamberlain University and Walden University, 2017- Present

Visiting Faculty II, Contributing Faculty • Remote

- Teach Graduate courses in Culture and Psychology Well-Being, and Social & Social Roles utilizing the D2L LMS.
- With Walden, develop a career profile to effectively manage PhD candidate expectations, retention, and engagement efforts.
- Recipient of national “Excellence in Education” Award (2022). This is a student-nominated award for faculty care, nurturing, and guidance.
- Actively participate in departmental meetings.
- Host online web meetings and phone conferences for struggling students.
- Managed 10-12 teams of students across varying time zones within the Canvas LMS.

Course Lead

- Taught 70–100 students per quarter and led 12 virtual student teams across varying time zones.
- Worked with the Associate Dean and the Curriculum Technology Manager to strategically design lifespan development and leadership courses and systematically approach course redesign.
- Create a resource bank for Visiting Faculty and ensure the online Faculty Resource Center remains updated.
- Participate in departmental meetings.
- Empathetically led and mentored a team of 12+ Visiting Faculty members by providing guidance, support, protocols, and curriculum updates.

- Created templates for faculty to use in their courses to provide a more consistent learning experience for students.
- Oversaw development and redesign of Proficiency Exams and assessments.

Subject Matter Expert/Course Developer

- Developed psychology courses that met regionally accredited program standards within Canvas LMS.
- Effectively developed **Lifespan Development** and **Motivation & Leadership** from inception to completion by teaming with senior leadership and the instructional design team.
- Worked with publishers to select textbooks based on university mission, course objectives, and student needs.

Nightingale College, 2024-Present

Psychology Subject Matter Expert • Remote.

- Collaborate with the instructional designer to strategically develop the courses based on programmatic outcomes, course outcomes that I have written.
- Write storyboards, insert photos, and write scripts for multimedia.
- Select textbooks and manuals in accordance with programmatic outcomes.
- Built course quizzes, wrote themes, and suggested activities in alignment with accreditation requirements.
- Liaise with publishers; review and select the most appropriate text for students.
- Write introductions, select videos, and write discussions that align with course outcomes and objectives.
- Create strategies to reduce AI use, plagiarism, and student conduct violations.

Jack Welch Management Institute, 2019- 2022

Associate Professor • Remote

- Oversaw and managed Leadership and Business & Communication graduate courses online.
- Collaborated with colleagues across multiple time zones and departments to bring the most effective learning experiences to our MBA students.
- Held executive-customized “DISC-Chats.” Sessions are customized for behavioral and professional change to improve performance and leadership capabilities.
- Actively participate in team and organizational meetings.
- Provided coaching and mentorship to executive students.
- Organized and attended student and alumni events to encourage student engagement, retention, and giving.
- Created customized, daily, and weekly responses to improve the learning experiences of 20-30 managers to C-Suite level learners.
- Tracked and reported learner progress performance and presented in weekly meetings.

GPC - Georgia State University, 2018 – 2022

Adjunct (promoted to) Limited Term Psychology Instructor • Covington, GA

- Consistently achieved Exceptional performance evaluations for educating students, incorporating music and “gameshows.” Note: GA State University performance evaluations are based on teaching across three modalities: face-to-face, hybrid, and asynchronous online.
- Organized, participated in, and recorded attendance of students at events to bolster engagement.
- Continually developed and reworked introductory psychology, human development, and abnormal psychology courses that meet regional accreditation standards.
- Taught engaging psychology courses, resulting in student evaluation scores of 4.9/5.0.
- Taught a multicultural dance workshop with one of the highest attendance rates for all the Cultural Events across nearly 10 campuses.
- Created course materials: tests, discussions, assignments, and term papers for students based on textbooks and APA standards for psychology courses.

Capella University, 2016 - 2018**Graduate Teaching Assistant • Remote**

- Consistently provided subject-matter expertise in Tests and Measurement at the graduate level.
- Assisted the course professor with discussion moderation, monitoring, and discussion originality reports.
- Regularly encouraged academic discourse and answered student inquiries within 24-48 hours.
- Acted as a liaison between graduate learners and the professor.
- Assisted the professor in preventing conflicts before they arose in the course room.
- Aided students who struggled with APA formatting.

Gwinnett Technical College, 2014 - 2016**Full Psychology Instructor • Lawrenceville, GA**

- Elected to the prestigious QEP committee and helped to create a school-wide initiative to improve online education for students.
- Served on a hiring board for adjunct faculty at hiring fairs and in panel interviews.
- Wrote measurable program outcomes for the psychology program.
- Observed and evaluated part-time and adjunct faculty and wrote training recommendations for the Division Dean.
- Redeveloped and taught Abnormal Psychology, Introduction to Psychology, and First Year Experience courses.
- Received scores of “Exceeded Expectations” on performance reviews and maintained exceptionally high student evaluations.
Proposed, developed, and moderated a talk series on Professional Communication. Had the highest attendance of any non-Student Affairs event on campus.
- Partnered with Disability Services to ensure that students attending my classes were educated on accommodation and services available to them.

Courses Taught, Developed, and Designed**Professional Development -****Compassion Fatigue: Prevention and Recovery©***

- Articulate Rise 360
- Jointly Accredited by the University of Virginia School of Medicine and the School of Nursing for Physicians, Nurses, Psychologists, and Social Workers (first of its kind)!

Courage© *

- Articulate Rise 360
- Released in the Summer of 2022 by iliosHM.

Humane Management™*

- Articulate Rise 360
- Scheduled for release in Fall 2026

Diversity, Equity, & Inclusion for High Stress Professions *

- Developed for a government vendor in February 2021
-

College–Level Courses Taught**Leadership in the 21st Century (510) BLACKBOARD**

This course is taught at Jack Welch Management Institute (2019) for their MBA program. The course focuses on cultivating leadership capabilities in three scenarios: leading the self, leading others, and leading organizations. Topics covered include theories of leadership, leadership styles, workplace stress and conflict, and the dynamics of dysfunctional teams.

Business Communications and Executive Presence (505) BLACKBOARD

This course is taught at Jack Welch Management Institute (2021) for their executive MBA program. The focus is on effective communication in a variety of leadership settings. Students are thrust into high-impact communication scenarios like crisis management, strategic communication, and evaluated, recorded presentations. Student skills are honed through 1:1 coaching, targeted learning, and practice.

Lifespan Development (290) * CANVAS

Taught for Chamberlain University (2018), this course explores human development across the life span. Topics include physical, cognitive, psychological, social, and moral development of infants, children, adolescents, and adults. Coursework also addresses developmental theories, motivation, personality development, culture, and general psychological theories and principles.

- In the Year-End report (2021), University Leadership reported that the course was performing “exceptionally well,” and that the positive feedback from students was overwhelming.
- Students regularly report that the course is useful, pertinent to their lives and careers, and advances their knowledge of the field.

Motivation & Leadership (305) * CANVAS

This course is taught at Chamberlain University (2018) and focuses on human motivation and leadership, giving students the skills required to effectively manage groups and individuals. Topics include basic motivation principles, leadership styles, workplace stress and conflict, and the dynamics of group development.

Social Psychology (315) CANVAS

Students in this course explore ways in which individuals think about, influence, are influenced by, and otherwise relate to people. Individual behavior in the context of social groups and forces is emphasized. Coursework provides a basis for scientifically addressing key issues of this field and is taught at Chamberlain University (2018).

Introduction to Psychology (1101) * D2L

Taught for Georgia State University (Current), Le Cordon Bleu (2013), Georgia Christian University (2014), and Gwinnett Technical College (2014-2016), this course was designed to engage students in the essential topics found in introductory psychology. Human behavior, mental processes, and social interactions were all covered, along with the history of psychology and the biological foundation. Theories of personality, cognition, memory, learning, stress, and health are all taught.

Abnormal Psychology (2290, 2250) * D2L

This course was taught at Georgia State University (Current), Gwinnett Technical College (2015), and examined a variety of psychological disorders as well as the perspectives that explain them. Emphasis was placed on classification, assessment, treatment, and terminology. Several in-class exercises, documentaries, and papers were used to teach the difficult concepts in the class.

First Year Experience (FYES 1000) eCOLLEGE

This course (Gwinnett Technical College, 2015) was designed to acclimate students to the college culture, expectations, policies, and procedures. Students were introduced to campus resources, encouraging them to keep moving toward success. Academic strategies were used to familiarize students with technology, critical thinking skills, and other tools to improve student success and retention.

Introduction to Communications (COM115) * Face-Face

This course emphasized the techniques and skills used in effective communication in a variety of contexts. Topics covered included barriers to effective communications, and the influence of various factors on communication – verbal and nonverbal. Students were taught skills that gave them the confidence to speak publicly, listen effectively, and communicate in group settings.

College Success and Career Portfolio (LCBC100) Face-to-Face

This course was used to combine specific information relevant to student success and entering the culinary world as a professional in food service. Students were required to create a print-based portfolio to culminate in a capstone project. The documents were all evaluated over the course of the quarter. The portfolio included a cover letter, resume, APA-formatted reference page, and other scholarly documentation. Students gained skills to manage stress levels, personal finances, and interviewing skills.

Graduate Tests and Measurements (7610) BLACKBOARD

Students were taught to identify the level of reliability and validity in measures that are used to assess several factors, which include: aptitude, intelligence, personality, vocational interests, behavior, etc.

Graduate Culture and Psychological Well-Being (CU003)

Use cross-cultural strategies to understand psychological disorders and to promote mental health attitudes, beliefs, and practices.

Social Roles and Social Behaviors (CU002)

Analyze how culture influences socialization, social roles, social cognition, and social behavior to gain a greater appreciation of culturally appropriate behaviors in varied settings.

Professional Experience**Independent Consultant, 2020 – Present**

- Serve as Psychologist-in-Residence
- Manage contract consultants and selection and promotion operations.
- Develop and train regional and national assessors in objective rating practices.
- Conceptualize, design, and analyze large-scale surveys and studies.
- Author reports based on peer-reviewed data.
- Collaborate with, present to, and consult with civil service commissions and local governments.
- Conduct GAP analysis and present findings.
- Managed selection and promotional processes for local and national governments.
- Co-author of employees' training manuals for federal agencies.
- Develop organizational processes, procedures, and employee training.
- Consult with civil service commissions to ensure valid and equitable testing practices.
- Create workshops, write job analyses, and consult with non-profit organizations for healthcare workers, social workers, and first responders.
- Complete large-scale studies to submit to the National Institute of Health.

REAPPOINT-
MENT
REQUEST
ANDREA
REDMOND

Subject: Consideration for Extension of Term – Historic Preservation Commission

Dear City Council/Mayor,

It has been a privilege to serve on the Historic Preservation Commission for the past five years. During this time, I have greatly enjoyed contributing to the preservation and appreciation of our community's historic character.

I remain deeply committed to the mission of the Commission and to ensuring that our community's unique architectural and cultural heritage is protected by future generations. I would welcome the opportunity to continue this work by extending my term on the Commission.

Thank you for your consideration. I look forward to the possibility of continuing to serve and support our community's preservation efforts.

Sincerely,
Andrea Redmond, Former Mayoral Candidate
Former City Council Member, Counselor DeKalb County School District

[REDACTED]



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: Appointment of Stakeholders for Comprehensive Plan Update

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

Background:

The City of Stone Mountain (City) is required to form a stakeholder committee to guide the development of the comprehensive plan per DCA per Rule 110-12-1.02(2)(a). The City's committee will include interested parties as recommended in the Department of Community Affairs (DCA), Rule 110-12-1.02(2)(a) and Supplemental Planning Guidance. Committee members will review the 2021 Plan, provide feedback, and share lessons learned, and inform the plan's development. Committee Members are requested to participate in all Steering Committee meetings from January 2026 until the committee is dissolved in May 2026.

Phase I Selection. City Council Representatives

Phase I of the Stakeholder Selection process involves appointments of Elected Officials. Staff request that the Council hold a vote on the appointment of council members to serve as stakeholders on the Comprehensive Plan Stakeholder Committee. A maximum of two elected officials is requested for appointments.

Phase II Agency Consultation & Stakeholder Participation

Phase II will focus on selecting agencies and government representatives who have experience in providing technical assistance for comprehensive plan development. Each participant will bring their unique professional perspective to the stakeholder committee. The City will reach out to the following agencies, inviting them to contribute technical input or participate as stakeholders on the committee. This is not an exhaustive list.

Table 1-1. Recommended Stakeholder Agencies

Agency
Dekalb County UGA Extension
Dekalb County Historic Preservation Commission
City of Stone Mountain Memorial Association
Dekalb County Stormwater
Georgia Department of Transportation
Dekalb County Department of Commerce
Dekalb County Fire Rescue
Dekalb County Board of Education

Up to (2) two agencies will be selected as stakeholder members to actively contribute to the planning process. It's encouraged that all other agencies review the comprehensive plan, and/ or attend public meetings to share feedback on the final draft of the plan. Invitations to participate will be sent out by **November 6, 2025**, and the invitation period will be concluded on **December 17, 2025**. In our previous comprehensive plan update, the City highlighted the importance of including the Stone Mountain Memorial Association in our planning efforts. Thus, prioritizing this agency for participation is encouraged, unless it chooses to opt out.

Phase III. Commission Appointments

Commission appointments from the Planning Commission (PC), Downtown Development Authority (DDA), and Historic Preservation Commission (HPC) will be requested during the following meetings:

- PC: December 15, 2025
- HPC: December 17, 2025
- DDA: November 20, 2025

Each commission will be requested to appoint at least two members to the stakeholder commission.

Phase IV. City Staff Appointments

The City Manager will appoint **seven (7) staff members** from the City to join the Stakeholder Committee. This committee will include the City Manager and representatives from Code Enforcement, Planning, Stormwater, Police, and other relevant positions as determined by the City Manager.

Phase V. Citizen Volunteers

Residents of the City will be invited to apply for a unique opportunity to contribute to the comprehensive plan development. Volunteers must meet **one** of the following criteria:

1. A residential property owner that appeared before PC as an applicant in the past six (6) months.
2. A business owner that appeared before the PC as an applicant in the past six (6) months.
3. A residential property owner who appeared before HPC as an applicant in the last six (6) months.
4. A business owner that appeared before HPC as an applicant in the past six (6) months.

Selected volunteers will provide valuable insights into the planning and historic preservation procedural processes to help shape current initiatives and future planning efforts.

Applications will be accepted from **November 6, 2025**, and will close on **December 17, 2025**. A minimum of two (2) volunteers, with the possibility of choosing up to four (4) volunteers are planned.

Summary

As indicated in Table 1-2, a total of **twenty-one (21) stakeholders** will be selected to participate in the Stakeholder Committee. The requirements for stakeholders planned to participate are listed in Table 1-2.

Table 1-2 Categories and Requirements for Stakeholder Members

Category	Requirements	Member Total
Elected Official	Local Elected Official	2
Agency Stakeholder	Officials of public agencies in City jurisdiction or Dekalb County (Federal, State, or Local)	2
Planning Commission	Active Planning Commissioner	2
Downtown Development Board Member	Active Downtown Board Member	2
Historic Preservation Commission Member	Active Historic Preservation Commission Member	2
City Staff	City Manager	1
	City Manager Appointees	6
Citizen Volunteers	A residential property owner in City who appeared before the PC as an applicant in the last six (6) months.	1
	A business owner of City who appeared before the PC as an applicant in the last six (6) months.	1
	A residential property owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
	A business owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
21 Maximum Members Members may only represent one category as presented in Table 1-2.		

The final committee is anticipated to be established by **December 17th**. The schedule of Stakeholder Meetings is enclosed for reference.

Resource Impact: No funding is required for this agenda item.

Attachments/Exhibits: Comprehensive Plan Stakeholder Development Schedule

Requested Action: For the mayor to appoint two Council Members to participate in the Stakeholder Committee.

Comprehensive Plan– Overall Schedule

MONTH	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
	Q1 26			Q2 26			Q3 26			Q4 26		
	1	2	3	4	5	6	7	8	9	10	11	12
Plan Review Data Gathering												
Public Hearing(s)												
Online Survey												
Steering Committee & Stakeholder Development												
Public Open House												
Develop Plan Document												
Department of Community Affairs Submittal & Review												
Plan Adoption												

Comprehensive Plan – Steering Committee Development

MONTH	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP
	Q1 26			Q2 26			Q3 26			Q4 26		
	1	2	3	4	5	6	7	8	9	10	11	12
Stakeholder Development												
Call for Stakeholders												
Stakeholder Selection												
Finalize Steering Committee												
Steering Committee Training												
2021 Comprehensive Plan Review												
Finalize Comments												
Steering Committee Meeting #1												
Steering Committee Meeting #2												



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: Consideration of a Request by the Downtown Development Authority (DDA) to Exempt DDA-Sponsored Signs from City Sign Permit Fees

Item: Action Item

Department: Downtown Development Authority (DDA)

Presented By: Maggie Dimov, DDA Director

Summary:

The City of Stone Mountain Downtown Development Authority (DDA) intends to place signage on buildings within the downtown district that have received DDA grant funding. These signs are intended to recognize DDA investment and promote community revitalization efforts.

Under Chapter 23 – Signs **of the** City of Stone Mountain Code of Ordinances, all signs require a permit and payment of applicable fees as established by the City's approved fee schedule.

The DDA has requested that the City Council consider waiving or exempting permit fees for DDA-sponsored signage since these installations are part of a public economic development initiative rather than private commercial advertising.

Attachments/Exhibits: None

Considerations for Council: Approve exemption of permit fees for DDA-sponsored signs, subject to staff design and compliance review.

Staff Recommendation: Staff recommends that the City Council approve the exemption of sign permit fees for DDA-sponsored signage projects, provided that all signs comply with the standards of Chapter 23 and receive prior staff approval for design and placement.



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: RESOLUTION 2025-26 – SPECIAL EVENT FEE SCHEDULE AMENDMENT – STREET CLOSURES

Item: Action Item

Department: City Manager

Presented By: Maggie Dimov, Interim City Manager

Summary:

The City of Stone Mountain's current fee schedule does not include fees for special event street closures. Right now, these types of fees are only listed under the film permit section. We would like to create a similar fee structure for special events to make the process fair and consistent. This will also help cover the city's costs for staff time, public safety, and traffic control, while giving event organizers a clear understanding of what to expect when planning an event that requires street closures.

Attachments/Exhibits: Proposed Amended Resolution

Requested Action: Staff recommendation to Council is to review the proposed resolution for consideration

RESOLUTION # 2025-25**A RESOLUTION TO SET PERMIT FEES FOR SPECIAL EVENTS FOR THE LAWN**

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; and,

WHEREAS, the Mayor and City Council amended Chapter 18 of the code of ordinances for the City of Stone Mountain by adopting a new Article IV titled “Special Events” (“Parade, Assembly, and Special Events Ordinance of the City of Stone Mountain”); and

WHEREAS, pursuant to Section 18-24 of the Parade, Assembly, and Special Events Ordinance of the City of Stone Mountain, all application fees and other related fees shall be set by resolution of the Mayor and City Council; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Stone Mountain, Georgia, and it is hereby resolved by authority of the same that the following fees are hereby adopted for Special Event permits.

Special Event Fees (This is in addition to any fee charged in another department):

Event Permit Level	Permit Fee (nonrefundable)
Tier 1 – Under 250 participants	\$250
Tier 2 – 251 to 500 participants	\$500
Tier 3 - 501 to 1000 participants	\$750
Tier 4 – Over 1000 participants	\$1000
Off-duty police officer services, per person	Start at a flat rate of \$80.00/hour\Holiday \$95.00/hour with a four-hour minimum but may be increased upon expected duties and large crowd control
Off-duty public works services, per person (There is a 4-hour minimum for all PD on-site).	Start at a flat rate of \$40.00/hour, with a four-hour minimum but may be increased upon expected duties and large crowd control
** Special Effects (Fireworks and other) **Fire Marshal Officer will be required	\$250.00
Street Closures (including partial closures) for any event	\$500 per street

[SIGNATURES ON NEXT PAGE]

BE IT FURTHER RESOLVED that any and all resolutions, or any part thereof, in conflict with this resolution are hereby repealed. This resolution shall be effective immediately upon adoption.

ADOPTED by the Mayor and City Council, this the ____ day of _____, 2025.

Attest: _____
Shavala Ames, City Clerk

Approved: _____
The Honorable Dr. Beverly Jones,
Mayor of City of Stone Mountain, GA

(Seal)



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: FY 2026 Budget Adoption Ordinance

Item: Action Item

Department: City Manager

Presented By: City Manager

Summary: Budget Ordinance FY2026

An ordinance to adopt the Fiscal Year 2026 Budget for each fund of the city of Stone Mountain Georgia, appropriating the amounts shown in each budget as expenditures; and adopting the anticipated revenues for each fund, prohibiting expenditures to exceed the appropriations for each fund and prohibiting expenditures to exceed actual funding available for each fund.

Resource Impact:

Upon Adoption, provides funding for the City of Stone Mountain's ensuing Fiscal Year beginning January 1, 2026 through December 31, 2026.

Attachments/Exhibits: Exhibit A

Requested Action: Staff recommends adoption of the attached ordinance

CITY OF STONE MOUNTAIN

**AN ORDINANCE TO ADOPT THE FISCAL YEAR 2026 BUDGET FOR EACH
FUND OF THE CITY OF STONE MOUNTAIN, GEORGIA, APPROPRIATING
THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, ADOPTING
THE ANTICIPATED REVENUES FOR EACH FUND, PROHIBITING
EXPENDITURES TO EXCEED THE APPROPRIATIONS FOR EACH FUND
AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING
AVAILABLE FOR EACH FUND**

WHEREAS, a proposed Budget for each of the various funds of the City has been presented to the City Council by the Mayor; and

WHEREAS, appropriately advertised public hearings have been held on the proposed Budget, as required by State law and City Charter; and

WHEREAS, the City Council has reviewed the proposed Budget and has made certain adjustments to both funding sources and appropriations; and

WHEREAS, each of the funds has a balanced Budget, such that anticipated funding sources equal or exceed proposed expenditures; and

WHEREAS, the Mayor and City Council intend to adopt an annual Operating Budget for the Fiscal Year 2026.

NOW, THEREFORE BE IT ORDAINED that the Operating Budget, shown as "Exhibit A" attached hereto and by this reference made a part of this Ordinance, shall be the City of STONE MOUNTAIN's Fiscal Year 2026 Operating Budget; and

BE IT FURTHER ORDAINED that this Budget be and is hereby approved and that the anticipated revenues presented for each fund are adopted in the amounts shown and that the amounts shown for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and

CITY OF STONE MOUNTAIN

BE IT FURTHER ORDAINED that any increase or decrease in appropriations or revenues of any fund or for any department or the establishment of capital projects shall require approval of the Mayor and Council; and

BE IT FURTHER ORDAINED that Mayor and Council further approve the reappropriation of all approved capital projects, parks bond projects, grant funding that is unspent or uncollected and available as of November 15, 2025; and

BE IT FURTHER ORDAINED that, as provided in Section 6.26-6.29 of the City Charter, such revisions to the Budget may be made by majority vote of the Mayor and Council at any regular, special or emergency meeting; and

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this Budget or amendments thereto and that expenditures for the fiscal year shall not exceed actual funding available; and

BE IT FURTHER ORDAINED that the City Manager or her designee may promulgate all necessary internal rules, regulations and policies to ensure compliance with this Budget Ordinance.

SO ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, this 5th day of November 2025.

Approved:

Dr. Beverly Jones, Mayor

Attest:

Approved as to Form:

Shavala Ames, City Clerk

Angelia Couch, City Attorney

**01 -GENERAL FUND
SOURCES OF FUNDS**

REVENUES

ACCOUNT/CATEGORIES	Account Description	FY 2023 <u>Actual</u>	FY 2024 <u>Actual</u>	FY 2025 <u>Original Budget</u>	FY 2025 <u>Current Budget</u>	Proposed Budget <u>FY 2026</u>
TAXES						
01.3000.31.1100	Real Property CY- Reven	\$ 2,653,607	\$ 3,337,316	\$ 3,626,674	\$ 3,626,674	\$ 4,102,672
01.3000.31.1101	Homeowners Tax Relief G	\$ -	\$ 309,567	\$ -	\$ -	
01.3000.31.1105	Blight Tax Revenue- RES	\$ 6,507	\$ 6,507	\$ -	\$ -	\$ 5,000
01.3000.31.1110	Utilities Tax CY- Revenue	\$ 125,405	\$ 211,631	\$ 130,000	\$ 130,000	\$ 215,000
01.3000.31.1177	Sanitation Franchise	\$ 3	\$ 59	\$ -	\$ -	
01.3000.31.1200	Real Property Prior Yea	\$ 164,067	\$ 111,168	\$ 206,000	\$ 206,000	\$ 150,000
01.3000.31.1210	Utilities Prior Year	\$ -	\$ 8,405	\$ -	\$ -	\$ 5,000
01.3000.31.1310	Motor Vehicle TAVT	\$ 70,574	\$ 168,723	\$ 45,707	\$ 45,707	\$ 175,000
01.3000.31.1311	Commercial Vehicle AAVT	\$ -	\$ -	\$ -	\$ -	
01.3000.31.1320	Mobile Home Current Yea	\$ -	\$ 32	\$ -	\$ -	
01.3000.31.1340	Intangibles	\$ 34,588	\$ 24,094	\$ 66,950	\$ 66,950	\$ 50,000
01.3000.31.1350	Railroad Equip Ad Valor	\$ -	\$ -	\$ -	\$ -	
01.3000.31.1600	Real Estate Transfer	\$ 15,250	\$ 9,907	\$ 77,250	\$ 77,250	\$ 75,000
01.3000.31.1710	Electric Franchise	\$ 181,602	\$ 196,692	\$ 187,460	\$ 187,460	\$ 230,000
01.3000.31.1730	Gas Franchise	\$ 42,064	\$ 45,287	\$ 43,260	\$ 43,260	\$ 45,000
01.3000.31.1750	Television Cable Franch	\$ 43,583	\$ 32,691	\$ 51,500	\$ 51,500	\$ 35,000
01.3000.31.1760	Telephone Franchise	\$ 1,897	\$ 1,032	\$ 5,150	\$ 5,150	\$ 1,500
01.3000.31.3300	HOST Tax	\$ -	\$ -	\$ -	\$ -	
01.3000.31.4200	Beer & Wine Tax	\$ 25,906	\$ 16,822	\$ 24,626	\$ 24,626	\$ 20,000
01.3000.31.4300	Mixed Drink Tax	\$ 14,049	\$ 10,189	\$ 12,360	\$ 12,360	\$ 12,500
01.3000.31.4900	Motor Vehicle Sales Tax	\$ 130,949	\$ -	\$ 154,500	\$ 154,500	\$ -
01.3000.31.4901	Energy Excise Tax	\$ 938	\$ 2,440	\$ 1,545	\$ 1,545	\$ 2,500
01.3000.31.6100	Business & Occupation Tax	\$ 34,226	\$ 40,472	\$ 32,960	\$ 32,960	\$ 35,000
01.3000.31.6200	Insurance Premium	\$ 595,191	\$ 639,996	\$ 489,250	\$ 489,250	\$ 650,000
01.3000.31.6300	Financial Institution Tax	\$ 2,449	\$ 4,390	\$ 2,575	\$ 2,575	\$ 4,200
01.3000.31.6400	Business Property Tax	\$ 79,351	\$ 75,947	\$ 85,000	\$ 85,000	\$ 76,000
01.3000.31.6500	Business Property Tax - Prior Yr.	\$ (5,116)	\$ 150	\$ -	\$ -	\$ 0
01.3000.31.9110	Real Property Pen & Int	\$ 23,204	\$ 31,055	\$ 17,510	\$ 17,510	\$ 0
01.3000.31.9120	Personal Property Pen &	\$ -	\$ (1)	\$ -	\$ -	\$ -

01.3000.31.9200	SALES TAX DISTRIBUTION	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.31.9300	Business Occupational Tax Pen	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.31.9500	FIFA	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.31.9600	Levy Fee	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL TAXES		\$ 4,240,294	\$ 5,284,571	\$ 5,260,277	\$ 5,260,277	\$ 5,910,372

LICENSES & PERMITS

01.3000.32.1110	Beer & Wine Licenses	\$ 3,550	\$ 4,613	\$ 5,665	\$ 5,665	\$ 5,000
01.3000.32.1111	Beer Garden Permit	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.32.1130	Liquor, Beer & Wine Lic	\$ 14,400	\$ 18,950	\$ 14,935	\$ 14,935	\$ 17,000
01.3000.32.1220	Insurance License	\$ 13,650	\$ 22,125	\$ 23,690	\$ 23,690	\$ 20,000
01.3000.32.1290	Peddlers Solicitor Perm	\$ 150	\$ 25	\$ -	\$ -	\$ -
01.3000.32.2210	Zoning & Land Use	\$ 160	\$ 160	\$ 515	\$ 515	\$ 500
01.3000.32.2211	Special Use Permit	\$ 200	\$ 2,050	\$ 515	\$ 515	\$ 1,000
01.3000.32.2230	Sign Permits	\$ 425	\$ 735	\$ 412	\$ 412	\$ 700
01.3000.32.2240	Display Permit	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.32.2245	Assembly Permit	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.32.2250	Parade Permit	\$ 250	\$ -	\$ 258	\$ 258	\$ 250
01.3000.32.2260	Film Permit	\$ -	\$ 7,400	\$ 1,545	\$ 1,545	\$ 2,000
01.3000.32.2270	Golf Cart Permit	\$ 30	\$ -	\$ 206	\$ 206	\$ 250
01.3000.32.2500	Variance	\$ 2,075	\$ 1,800	\$ 2,163	\$ 2,163	\$ 2,000
01.3000.32.2901	Registry of Foreclosed	\$ 245	\$ 525	\$ -	\$ -	\$ 300
01.3000.32.2902	Registry of Vacant Prop	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.32.3100	Building Structure Perm	\$ 72,567	\$ 113,072	\$ 72,100	\$ 72,100	\$ 104,819
01.3000.32.3200	Land Disturbance Permit	\$ -	\$ 142	\$ -	\$ -	\$ -
01.3000.32.3300	Tree Permits	\$ -	\$ -	\$ -	\$ -	\$ 100
01.3000.32.9000	Other	\$ 63,179	\$ 1,185	\$ -	\$ -	\$ 1,000
01.3000.32.9302	Yard Sale Permits	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL LICENSES & PERMITS		\$ 170,881	\$ 172,782	\$ 122,004	\$ 122,004	\$ 154,919

INTERGOVERNMENTAL REVENUES

01.3000.33.1210	DOJ VEST PROGRAM	\$ -	\$ -	\$ -	\$ -	\$ 4,000
01.3000.33.4150	GA TOURISM GRANT	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.33.4210	LOCAL MAINT IMPRVMT GRA	\$ -	\$ -	\$ 64,173	\$ 64,173	\$ -
01.3000.33.4220	CARETAKER FEE	\$ -	\$ -	\$ -	\$ -	\$ -

01.3000.33.4230	DeKalb County Grant	\$ -	\$ -	\$ 10,300	\$ 10,300	\$ 10,000
01.3000.33.6001	ARC-LCI GRANT - LOCAL	\$ -	\$ 15,120	\$ -	\$ -	\$ -
01.3000.33.6002	DeKalb County School Sy	\$ -	\$ -	\$ -	\$ -	\$ -
01.3000.33.9000	OTHER - Gov't Funds	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
TOTAL INTERGOVERNMENTAL REVENUES		\$ -	\$ 15,120	\$ 74,473	\$ 74,473	\$ 107,000

CHARGES FOR SERVICES

01.3000.34.1100	Court Costs, Fees, Char	\$ -	\$ -	\$ -	\$ -	
01.3000.34.1390	Other-Planning & Development	\$ -	\$ 300	\$ -	\$ -	
01.3000.34.1400	Printing & Duplicating	\$ -	\$ -	\$ -	\$ -	
01.3000.34.1700	Occupation & Tax Admin	\$ -	\$ -	\$ -	\$ -	
01.3000.34.1900	Other	\$ 275	\$ 75	\$ -	\$ -	
01.3000.34.1910	Election Qualifying Fee	\$ 1,296	\$ -	\$ -	\$ -	\$ 1,300
01.3000.34.2120	Accident Report	\$ 1,890	\$ 1,840	\$ 2,060	\$ 2,060	\$ 2,000
01.3000.34.2130	Impounds	\$ -	\$ -	\$ -	\$ -	
01.3000.34.6410	Background Check Fees	\$ 2,865	\$ 2,420	\$ 5,150	\$ 5,150	\$ 5,000
01.3000.34.7510	Medlock Park Rental	\$ 75	\$ 2,100	\$ 515	\$ 515	\$ 550
01.3000.34.7520	McCurdy Park Rental	\$ -	\$ 50	\$ 515	\$ 515	\$ 550
01.3000.34.7530	Leila Mason Park Rental	\$ 500	\$ 569	\$ 515	\$ 515	\$ 550
01.3000.34.7540	Rock Gym Rental	\$ -	\$ -	\$ -	\$ -	
01.3000.34.7550	STREETSCAPE PHASE I	\$ -	\$ -	\$ 515	\$ 515	
01.3000.34.7560	COMMUNITY GARDEN RENTAL	\$ 3,089	\$ 1,720	\$ 3,193	\$ 3,193	\$ 1,500
01.3000.34.9300	Bad Check Fees	\$ -	\$ -	\$ -	\$ -	
01.3000.34.9400	Notary Fees	\$ -	\$ -	\$ -	\$ -	
01.3000.34.9500	Copy Fees Other	\$ -	\$ -	\$ -	\$ -	
01.3000.34.9510	Open Record Request	\$ 301	\$ 545	\$ 258	\$ 258	\$ 200
01.3000.34.9600	Certificate of Appropriation	\$ 280	\$ 1,640	\$ 258	\$ 258	\$ 500
01.3000.34.9601	Certificate of Completion	\$ -	\$ -	\$ -	\$ -	
01.3000.34.9700	Fax Fee	\$ -	\$ 25	\$ -	\$ -	
01.3000.34.9900	Other	<u>\$ 105</u>	<u>\$ 520</u>	<u>\$ 258</u>	<u>\$ 258</u>	<u>\$ 250</u>
TOTAL CHARGES FOR SERVICES		\$ 10,676	\$ 11,804	\$ 13,237	\$ 13,237	\$ 12,400

FINES & FORFEITURES

01.3000.35.1170	Municipal Fees	\$ 346,992	\$ 381,897	\$ 412,000	\$ 412,000	\$ 412,000
01.3000.35.1900	Other Fines	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

TOTAL FINES &	FORFEITURES	\$	346,992	\$	381,897	\$	412,000	\$	412,000	\$	430,000
INVESTMENT INCOME											
01.3000.36.1000	Interest Revenues	\$	<u>1</u>	\$	<u>20,000</u>	\$	<u>60,000</u>	\$	<u>60,000</u>	\$	<u>75,000</u>
TOTAL INVESTMENT INCOME		\$	1	\$	20,000	\$	60,000	\$	60,000	\$	75,000
CONTRIBUTIONS											
01.3000.37.1001	Back to School - Donations	\$	50	\$	-	\$	-	\$	-	\$	-
01.3000.37.1002	Granite Grasshopper 5K	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.37.1003	Compliance - App	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.37.1004	Contributions to General	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>
TOTAL CONTRIBUTIONS		\$	50	\$	-	\$	-	\$	-	\$	-
MISCELLANEOUS REVENUE											
01.3000.38.1001	GMC Rent	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.38.3000	Reimbursements-Insurance	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.38.9100	Nuisance Abatement - Li	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.38.9200	Abatement Salvage Sales	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.38.9300	Miscellaneous-Other	\$	42,594	\$	5,043	\$	38,625	\$	38,625	\$	40,000
01.3000.38.9301	Miscellaneous - Payroll Reimb.	\$	2,693	\$	(1,905)	\$	2,060	\$	2,060	\$	500
01.3000.38.9302	Community Garden Fees	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>
TOTAL MISCELLANEOUS REVENUE		\$	45,287	\$	3,138	\$	40,685	\$	40,685	\$	40,500
OTHER FINANCING SOURCES											
01.3000.39.1000	UNRESTRICTED RESERVES	\$	-	\$	-	\$	-	\$	160,622	\$	-
01.3000.39.1100	Interfund Transfer Gene	\$	-	\$	59,100	\$	-	\$	-	\$	-
01.3000.39.1200	Unrestricted - DEPOT RE	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.39.1201	COVID Relief	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.39.2100	Proceeds from Sales of FA	\$	-	\$	-	\$	3,605	\$	3,605	\$	5,000
01.3000.39.2200	Insurance Disposition	\$	850	\$	-	\$	-	\$	-	\$	-
01.3000.39.2300	Insurance Settlement -	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.39.3500	Capital Lease Proceeds	\$	-	\$	-	\$	-	\$	-	\$	-
01.3000.39.3600	Special Item	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>	\$	<u>-</u>
TOTAL OTHER FINANCING SOURCES		\$	850	\$	59,100	\$	3,605	\$	164,227	\$	10
TOTAL GENERAL FUND REVENUES		\$	4,815,021	\$	5,048,412	\$	5,086,081	\$	5,146,002	\$	5,225,101

01 -GENERAL FUND

USE OF FUNDS

USE OF FUNDS	PROPOSED			FY 2025	FY 2025	Proposed
DEPARTMENT	EXPENDITURES	FY 2023	FY 2024	Original	Current	Budget
CODE	Department Description	Actual	Actual	Budget	Budget	FY 2026
5012	Freeman	\$9,320	\$15,813	\$19,848	\$19,848	\$20,618
5013	Crowe	\$7,256	\$14,901	\$19,848	\$19,848	\$20,618
5017	Jones	\$25,150	\$34,954	\$37,966	\$37,966	\$38,036
5063	Smith	\$0	\$16,971	\$19,848	\$19,848	\$20,618
5026	Bryant	\$5,726	\$16,336	\$19,848	\$19,848	\$20,618
5062	Bass	\$0	\$15,460	\$19,848	\$19,848	\$20,618
5061	Marianos	\$0	\$16,818	\$19,848	\$19,848	\$20,618
5030	Administration	\$1,051,852	\$1,153,989	\$1,421,601	\$1,421,601	\$1,781,844
5031	Buildings	\$144,106	\$111,152	\$127,950	\$127,950	\$107,700
5032	General Government	\$449,578	\$764,232	\$860,261	\$860,261	\$975,070
5035	Court	\$290,260	\$287,859	\$354,430	\$354,430	\$343,729
5040	Public Safety	\$1,697,060	\$2,008,935	\$1,972,708	\$2,114,215	\$2,492,182
5050	Public Works	\$424,531	\$571,986	\$867,091	\$886,206	\$724,998
5060	Parks	\$154,194	\$47,386	\$24,200	\$24,200	\$20,200
5080	Debt Service	<u>\$204,408</u>	<u>\$161,977</u>	<u>\$200,986</u>	<u>\$200,986</u>	<u>\$127,724</u>
TOTALS:		<u>\$4,463,441</u>	<u>\$5,238,769</u>	<u>\$5,986,281</u>	<u>\$6,146,903</u>	<u>\$6,735,191</u>

ENTERPRISE FUNDS

			FY 2025	FY 2025	Proposed
	08 -STORM WATER	FY 2024	Original	Current	Budget
	BUDGET SUMMARY	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>FY 2026</u>
REVENUE					
SUMMARY					
08	Charges for Services	\$ 144,647	\$ 103,500	\$ 103,500	\$ 154,568
	TOTAL REVENUES	<u>\$ 144,647</u>	<u>\$ 103,500</u>	<u>\$ 103,500</u>	<u>\$ 154,568</u>
EXPENDITURE					
SUMMARY					
08	Stormwater	\$ 204,131	\$ 103,500	\$ 103,500	\$ 154,568
	TOTAL EXPENDITURES	<u>\$ 204,131</u>	<u>\$ 103,500</u>	<u>\$ 103,500</u>	<u>\$ 154,568</u>
	14 -SPLOST	FY 2024	FY 2025	FY 2025	Proposed
	BUDGET SUMMARY	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>Budget</u>
					<u>FY 2026</u>
REVENUE					
SUMMARY					
14	Non-Departmental	\$ 807,355	\$ 1,151,594	\$ 2,702,336	\$ 1,200,000
	TOTAL REVENUES	<u>\$ 807,355</u>	<u>\$ 1,151,594</u>	<u>\$ 2,702,336</u>	<u>\$ 1,200,000</u>
EXPENDITURE					
SUMMARY					
14	SPLOST II	\$ 2,189,281	\$ 1,151,594	\$ 1,151,594	\$ 1,200,000
	TOTAL EXPENDITURES	<u>\$ 2,189,281</u>	<u>\$ 1,151,594</u>	<u>\$ 1,151,594</u>	<u>\$ 1,200,000</u>

		FY 2024	FY 2025	FY 2025	Proposed
	02-VISITORS CENTER		Original	Current	Budget
	BUDGET SUMMARY	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>FY 2026</u>
REVENUE SUMMARY					
02	Non-Departmental	\$ -	\$ 171,075	\$ 171,075	\$ 299,904
	TOTAL REVENUES	<u>\$ -</u>	<u>\$ 171,075</u>	<u>\$ 171,075</u>	<u>\$ 299,904</u>

EXPENDITURE SUMMARY					
02	Visitors	\$ 88,968	\$ 171,075	\$ 171,075	\$ 299,904
	TOTAL EXPENDITURES	<u>\$ 88,968</u>	<u>\$ 171,075</u>	<u>\$ 171,075</u>	<u>\$ 299,904</u>

		FY 2024	FY 2025	FY 2025	Proposed
	06 -POLICE ASSET FORFEITURE		Original	Current	Budget
	BUDGET SUMMARY	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>FY 2026</u>
REVENUE SUMMARY					
06	Non-Departmental	\$ -	\$ 500	\$ 500	\$ 500
	TOTAL REVENUES	<u>\$ -</u>	<u>\$ 500</u>	<u>\$ 500</u>	<u>\$ 500</u>

EXPENDITURE SUMMARY					
06	Police Asset Forfeiture	\$ -	\$ 500	\$ 500	\$ 500
	TOTAL EXPENDITURES	<u>\$ -</u>	<u>\$ 500</u>	<u>\$ 500</u>	<u>\$ 500</u>

	03 -CEMETERY	FY 2024	Original	Current	Budget
	BUDGET SUMMARY	<u>Actual</u>	<u>Budget</u>	<u>Budget</u>	<u>FY 2026</u>
REVENUE SUMMARY 03	Non-Departmental	\$ -	\$ 500	\$ 500	\$ -
	TOTAL REVENUES	<u>\$ -</u>	<u>\$ 500</u>	<u>\$ 500</u>	<u>\$ -</u>
EXPENDITURE SUMMARY 03	Cemetery	\$ -	\$ 500	\$ 500	\$ -
	TOTAL EXPENDITURES	<u>\$ -</u>	<u>\$ 500</u>	<u>\$ 500</u>	<u>\$ -</u>

SPECIAL FUND BUDGET SUMMARY

20- DOWNTOWN DEV.AUTHORITY		FY 2024	FY 2025	FY 2025	Proposed
		Actual	Original	Current	Budget
REVENUES			Budget	Budget	FY 2026
20	INTERFUND TR FROM GF	\$ 97,621	\$ 175,750	\$ 175,750	\$ 214,000
EXPENDITURES					
20	DOWNTOWN DEVELOPMENT	<u>\$ 180,237</u>	<u>\$ 175,750</u>	<u>\$ 175,750</u>	<u>\$ 214,000</u>
TOTAL SPECIAL FUND		<u>\$ 180,237</u>	<u>\$ 175,750</u>	<u>\$ 175,750</u>	<u>\$ 214,000</u>



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 1008B MAIN STREET SPECIAL USE PERMIT (SUP) TO ALLOW A TATTOO STUDIO (PARCEL ID: 18 089 02 016) WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

Item: Consent Agenda – Second Read

Department: Planning and Zoning

Presented By: Tamaya Huff, Planning Manager

Summary:

This is an Ordinance (this "Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia (the "City") enacted by the City to its authority under the laws of Georgia Zoning Procedures Law O.C.G.A. Title 36, Chapter 66. Per the 2-1.19 Stone Mountain Code of Ordinances, Special use permits shall be processed pursuant to other zoning decisions in 2-1.3 (procedure for amending the zoning ordinance).

On June 16, 2025, the City of Stone Mountain Planning Commission (PC), during a regular public meeting, voted 5-0 to recommend approval for a special use permit request to allow for a tattoo studio with conditions (Parcel ID: 18 089 02 016). On August 5, 2025, the City Council held a public hearing and voted 5-1 to recommend approval for a special use permit request to allow for a tattoo studio with conditions.

Resource Impact: None.

Attachments/Exhibits:

- Ordinance for Special Use Permit (SUP)
 - Staff Report
-

Requested Action:

None.

ORDINANCE 2025-07

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN,
GEORGIA, CONCERNING 1008B MAIN STREET SPECIAL USE PERMIT (SUP) TO ALLOW A
TATTOO STUDIO (PARCEL ID: 18 089 02 016) WITH CONDITIONS IN ACCORDANCE WITH
APPENDIX A OF THE ZONING ORDINANCE**

This is an Ordinance (this "Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia (the "City") enacted by the City to its authority under the laws of Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**;

WHEREAS, the Planning Commission ("Commission") considered and recommended approval with conditions a petition for a special use permit ("SUP") on **April 21, 2025**, to allow a tattoo studio 1008B Main Street (Parcel ID 18 089 02 016) filed with Commission requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, the Mayor and City Council ("Council") considered and approved with conditions a petition for a SUP on **July 15, 2025**, to allow a tattoo studio at 1008B Main Street (Parcel ID 18 089 02 016) filed with Council requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, a public meeting was held on **June 16, 2025**, before the Planning Commission, where a recommendation of approval with conditions for the SUP was provided to the Mayor and City Council for consideration in accordance with Section 2-1.3; and,

WHEREAS, a public hearing was held on **August 5, 2025**, before the Mayor and Council, where approval of the SUP with conditions was established in accordance with Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**; and Section 2-4.4 of the Code; and,

WHEREAS Council is subject to the provisions of the Code Section 2-1 concerning any action on this request; and;

NOW, THEREFORE, BE IT RESOLVED, that the Council meeting in regular session, that the Code and Zoning Map are hereby amended as follows:
Section 1. Applicability of Ordinance

1. 1008B Main Street (Parcel ID 18 089 02 016) will be governed by the provisions and conditions of this SUP and ordinance except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented before the mayor and city council in the form of a public hearing and approved will prevail.
2. The subject property will continue to be governed by the provisions of the underlying zoning district or Village Center Mixed Use (VCM), except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will prevail.

3. The Mayor and City Council (“Council”) considered and approved the SUP in accordance with the following conditions:

A) Provide hours of operation that service customers at least 40hours each week.

B) Provide a parking agreement.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption, this day of November 2025.

CITY OF STONE MOUNTAIN, GEORGIA

Approved:

Dr. Beverly Jones, Mayor

Attest:

Shavala Ames, City Clerk

Approved as to Form:

Angela Couch, City Attorney



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Krystal Rogers

LOCATION: 1008B Main Street
(Parcel ID: 18 089 02 016)

CURRENT ZONING/USE: VCM: Office/Consumer Service

PROPOSED ZONING/USE: VCM: Tattoo Studio

REQUEST: Special Use Permit to allow for a tattoo studio within an established commercial space.

ZONING/ADJACENT LAND USE:

North	VCM: Office/Consumer Services
South	VCM: Office/Consumer Services
West	VCM: CSX Rail Property
East	VCM: Single-Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	06/16/2025 – 6:30 P.M.
Mayor & City Council Public Hearing:	08/05/2025 – 6:30 P.M.

APPROVAL:

Planning Commission: Approval with Conditions

Condition #1. Provide hours of operation that service customers at least 40hours each week

Condition #2. Provide a parking agreement.

Mayor and City Council: Approval with Conditions

Acceptance of Planning Commission conditions.

BACKGROUND:**June 16, 2025**

To: City of Stone Mountain Planning Commission

From: Elizabeth Mitchem, Planner

Subject: The applicant is requesting a Special Use Permit to allow for a small tattoo studio.

Background:

According to tax records, the existing structure was constructed in 1942, according to current tax records. The duplex is 1,664 square feet and the applicant is requesting the special use permit for suite B – which occupies approximately 495 square feet of the duplex.

Analysis: Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the special use permit request in accordance with the required review criteria.

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The existing building hosts an existing commercial space, which has been used for salon/consumer services prior to this request. This request would not change the existing use of the building and requires no site changes to operate. There are no significant adverse effects anticipated on the neighborhood or area.

B. Whether or not the use is compatible with the neighborhood.

The proposed use is compatible with the neighborhood. There are several existing commercial or professional/institutional spaces in the surrounding area, situated along Main Street.

C. Whether or not the proposed use will constitute a nuisance as defined by state law.

It is not anticipated that the proposed use will constitute a nuisance.

D. Whether or not property values of surrounding property will be adversely affected.

Adjacent property values are not anticipated to be adversely affected through the establishment of the requested use.

E. Whether or not adequate provisions are made for parking and traffic considerations.

It is not anticipated that the proposed use will cause a burden on traffic. This is an existing commercial space that will utilize existing public parking, situated behind the existing commercial spaces.

F. Whether or not the site or intensity of the use is appropriate.

The proposed use, as a tattoo studio, does appear to be appropriate for the area. The applicant has described the proposed use to be small in scale, with one resident artist and a single work-space, to achieve a low-foot traffic business.

G. The location or proximity of other similar uses (whether conforming or non-conforming).

Staff know of no other directly similar uses within city limits.

H. Whether or not adequate controls and limits are placed upon commercial deliveries.

It is not anticipated that any commercial deliveries, for the requested special use, will be required. However, the space is an existing commercial property, with adequate parking behind the building which would facilitate loading or deliveries, if necessary.

I. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.

The proposed use is for an existing commercial, village center mixed-use lot that has existing landscaping; no site changes are proposed.

J. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

The subject property is located along a corridor that has primarily commercial/institutional uses, with some single-family residences. The proposed use is not anticipated to produce adverse impacts on the public health, safety, and welfare of surrounding neighborhoods. There will not be an undue strain on resources (i.e.: schools, transportation, water) based on the characteristics of the proposed use.

K. Whether it is consistent with the Comprehensive Plan.

The property falls within the Mixed-Use designation on the Future Land Use Map, which calls for combined land use types that are often physically and purposefully integrated. The property also falls within the Historic Core Character Area, which encourages mixed commercial, professional, and residential activity that provides connection and maintains the historic nature of the City; the proposed use does not include a change to the existing character and development pattern for the area. This request is consistent with the Comprehensive Plan.

Staff Recommendation:

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria and recommends **APPROVAL** of the Special Use Permit for a tattoo studio.



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 6804 JAMES B. RIVERS MEMORIAL DRIVE SPECIAL USE PERMIT (SUP) TO ALLOW A SHORT-TERM LODGING, VACATION HOME FACILITY (PARCEL ID: 18 126 07 012) WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

Item: Consent Agenda – Second Read

Department: Planning and Zoning

Presented By: Tamaya Huff, Planning Manager

Summary:

This is an Ordinance (this "Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia (the "City") enacted by the City to its authority under the laws of Georgia Zoning Procedures Law O.C.G.A. Title 36, Chapter 66. Per the 2-1.19 Stone Mountain Code of Ordinances, Special use permits shall be processed pursuant to other zoning decisions in 2-1.3 (procedure for amending the zoning ordinance).

On April 21, 2025, the City of Stone Mountain Planning Commission (PC) unanimously voted 6-0 to recommend approval, with conditions, for a special use permit request to allow short term lodging in a vacation home facility located at 6804 James B. Rivers Memorial Drive (Parcel ID: 18 126 07 012). On July 15, 2025, the City Council held a public hearing and voted 5-1 to allow short term lodging in a vacation home facility

Resource Impact: None.

Attachments/Exhibits:

- Ordinance for Special Use Permit (SUP)
 - Staff Report
-

Requested Action: None.

ORDINANCE 2025-08

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA,
CONCERNING 6804 JAMES B. RIVERS MEMORIAL DRIVE SPECIAL USE PERMIT (SUP) TO ALLOW A SHORT-
TERM LODGING, VACATION HOME FACILITY (PARCEL ID: 18 126 07 012) WITH CONDITIONS IN
ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE**

This is an Ordinance (this “Ordinance”) to amend Appendix A Zoning Code of Ordinances (“Code”) of the City of Stone Mountain, Georgia (the “City”), enacted by the City to its authority under the laws of Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**;

WHEREAS, the Planning Commission (“Commission”) considered and recommended approval with conditions a petition for a special use permit (“SUP”) on **April 21, 2025** to allow a short-term lodging, vacation home facility at 6804 James B Rivers Memorial Drive (Parcel ID 18 126 07 012) filed with the Commission requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, the Mayor and City Council (“Council”) considered and approved with conditions a petition for a SUP on **July 15, 2025** to allow short-term lodging, and a vacation home facility at 6804 James B Rivers Memorial Drive (Parcel ID 18 126 07 012) filed with the Council requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, a public meeting was held on **April 21, 2025**, before the Planning Commission, where a recommendation of approval with conditions for the SUP was provided to the Mayor and City Council for consideration in accordance with Section 2-1.3; and,

WHEREAS, a public hearing was held on **July 15, 2025**, before the Mayor and Council, where approval of the SUP with conditions was established in accordance with Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**; and Section 2-4.4 of the Code; and,

WHEREAS Council is subject to the provisions of the Code Section 2-1 concerning any action on this request; and;

NOW, THEREFORE, BE IT RESOLVED, that the Council meeting in regular session, that the Code and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance

1. 6804 James B Rivers Memorial Drive (Parcel ID 18 126 07 012) will be governed by the provisions and conditions of this SUP and ordinance except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will prevail.
2. The subject property will continue to be governed by the provisions of the underlying zoning district or Traditional Residential (R-2), except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will

prevail.

3. The Mayor and City Council (“Council”) considered and approved the SUP in accordance with the following conditions:

- A) The applicant shall apply for a Short-Term Rental Permit and Business License annually.
- B) Provide no more than three lodging (guest) rooms with a minimum of 70 square feet per room.
- C) Occupancy of a lodging room shall require at least 40 square feet per individual.
- D) Occupancy by guest(s) shall not exceed 14 consecutive days during any 90 days.
- E) 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.
- F) There shall be no on-street parking allowed for guests.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption, this day of 2025.

CITY OF STONE MOUNTAIN, GEORGIA

Approved: _____

Dr. Beverly Jones, Mayor

Attest:

Shavala Ames, City Clerk

Approved as to Form:

Angela Couch, City Attorney

EXHIBIT A



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Robbie Terry-Washington

LOCATION: 6804 JBR Memorial Drive
(Parcel ID: 18 126 07 012)

CURRENT ZONING/USE: R-2: Home Occupation/Tax Office

PROPOSED ZONING/USE: R-2: Single-Family Vacation Home Facility

REQUEST: Special Use Permit to allow for short-term lodging, vacation home facility.

ZONING/ADJACENT LAND USE:

North	R-2: Single-Family Residential
South	MR-1: Proposed MR-1 Townhomes
West	R-2: Single-Family Residential
East	R-2: Stone Mountain Memorial Association

MEETING INFORMATION:

Planning & Zoning Commission:	04/21/2025 – 6:30 P.M.
Mayor & City Council Public Hearing:	07/15/2025 – 6:30 P.M.

APPROVAL HISTORY:

Planning Commission: Approval with Conditions on June 16, 2025

- 1) The applicant shall apply for a Short-Term Rental Permit and Business License annually.
- 2) Provide no more than three lodging (guest) rooms with a minimum of 70 square feet per room.
- 3) Occupancy of a lodging room shall require at least 40 square feet per individual.
- 4) Occupancy by guest(s) shall not exceed 14 consecutive days during any 90-day period.
- 5) 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.
- 6) There shall be no on-street parking allowed for guests.

Mayor and City Council: Approval with Conditions on August 5, 2025

Acceptance of Planning Commission conditions

BACKGROUND:

Background:

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 that does not offer food to guest.” The occupancy of the guest shall not exceed 14 consecutive days during any 90-day period.

The existing home was constructed in 1949. The home is 1,220 square feet, containing 2 bedrooms and 1 bathroom.

Analysis: Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the special use permit request in accordance with the required review criteria.

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The existing building is a single-family home, which is currently used as office space. This request would reduce the number of available long-term rentals for citizens in the City of Stone Mountain but would return the building to a residential use. There are no significant adverse effects anticipated on the neighborhood or area with the proposed staff conditions.

B. Whether or not the use is compatible with the neighborhood.

The proposed use is compatible with the neighborhood. This is an existing single-family home primarily surrounded by low-intensity or residential uses.

C. Whether or not the proposed use will constitute a nuisance as defined by state law.

It is not anticipated that the proposed use will constitute a nuisance.

D. Whether or not property values of surrounding property will be adversely affected.

Adjacent property values are not anticipated to be adversely affected through the establishment of the requested use.

E. Whether or not adequate provisions are made for parking and traffic considerations.

It is not anticipated that the proposed use will cause a burden on traffic. This is an existing single-family home with an established driveway/parking area.

F. Whether or not the site or intensity of the use is appropriate.

The proposed vacation home facilities within the home does appear to be appropriate if accompanied by staff recommended conditions.

G. The location or proximity of other similar uses (whether conforming or non-conforming).

There is a Short-Term Rental – Homestay located on Poplar Springs Road; this similar use location is not significantly close to the requested use's location.

H. Whether or not adequate controls and limits are placed upon commercial deliveries.

It is not anticipated that any commercial deliveries will be required.

I. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.

The proposed use is for an existing single-family lot that has existing landscaping and tree cover.

J. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

The subject property is located along a corridor that has primarily single-family residential homes that serve as the entry to Stone Mountain Park property. The proposed use is not anticipated to produce adverse impacts on the public health, safety, and welfare of surrounding neighborhoods. There will not be an undue strain on resources (i.e.: schools, transportation, water) based on the characteristics of the proposed use.

K. Whether it is consistent with the Comprehensive Plan.

The property falls within the Single-Family Residential designation on the Future Land Use Map, which calls for single-family residential uses. The property also falls within the Park Edge Character Area, which does not expressly call for residential land uses, but the proposed use is a continuation of the existing residential character and development pattern for the area. Generally, this request is consistent with the Comprehensive Plan.

Recommendation:

Staff recommends approval of the Special Use Permit with the following conditions:

1. The applicant shall apply for a Short-Term Rental Permit and Business License annually.
2. Provide no more than three lodging (guest) rooms with a minimum of 70 square feet per room.
3. Occupancy of a lodging room shall require at least 40 square feet per individual.
4. Occupancy by guest(s) shall not exceed 14 consecutive days during any 90-day period.
5. 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.
6. There shall be no on-street parking allowed for guests.
7. No business and advertising signs shall be permitted.

The Planning Commission voted to **recommend approval** of the request, with a vote of 6-0.