



Mayor and City Council Regular Session
Tuesday, June 02, 2026 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

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

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

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

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

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

I. Public Hearing

1. Public Hearing - Rezoning from Single Family Residential (R-1) to General Commercial (GC) - 5444 Rockbridge Road. **Goal - Economic Development and Governance**
2. Public Hearing - Conditional Use Permit - Nail Salon - 5444 Rockbridge Road. **Goal - Economic Development and Governance**
3. Public Hearing - Conditional Use Permit - Laundromat - 5444 Rockbridge Road. **Goal - Economic Development and Governance**
4. Public Hearing - Special Use Permit - Microdistillery and Smoke Shop - 977 Main Street. **Goal - Economic Development and Governance**
5. Public Hearing - Sign Variance - 5406 East Mountain Street. **Goal - Economic Development and Governance**

II. Adjournment

III. Call to Order

IV. Determination of Quorum

V. Invocation and Pledge

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

Comments from the Public

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

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

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

VII. Review of the Journal (City Clerk)

- 1.** Consideration of an action on a request to approve May 19, 2026, meeting minutes, requested by the City Clerk Shavala Ames. **Goal - Governance**
- 2.** Consideration of an action on a request to approve May 23, 2026, meeting minutes, requested by the City Clerk Shavala Ames. **Goal - Governance**

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. Council Policy Discussion Topics

XI. Unfinished Business

XII. New Business

- 1.** Consideration of an action on a request to approve reclassification of the Economic Development Director to the Community Development Director, requested by City Manager Maggie Dimov. **Goal - Governance, Economic Development, Quality of Life**
- 2.** Consideration of an action on a request to adjust the salary for the Tourism Manager position, requested by City Manager Maggie Dimov. **Goal - Governance**
- 3.** Consideration of an action on a request to adjust the salary for the Senior Planner position, requested by City Manager Maggie Dimov. **Goal - Governance**

XIII. New Ordinances and Resolutions

- 1.** Ordinance 2026-06 - Sale of City Property Amendment - Requested by Lt. Bob Hillis. **Goal - Governance (SECOND READ)**
- 2.** Ordinance 2026-07 - 5444 Rockbridge Road Rezoning R-1 to GC - **Goal: Economic Development and Governance - (SECOND READ)**
- 3.** Ordinance 2026-08 - 5444 Rockbridge Road Conditional Use Permit for a Nail Salon - **Goal: Economic Development and Governance - (SECOND READ)**
- 4.** Ordinance 2026-09- 5444 Rockbridge Road Conditional Use Permit for a Laundromat - **Goal: Economic Development and Governance - (SECOND READ)**
- 5.** Ordinance 2026-10 - 977 Main Street Special Use Permit for a Microdistillery and Smoke Shop - **Goal: Economic Development and Governance - (SECOND READ)**
- 6.** Ordinance 2026-11 - 5406 E. Mountain Street - Sign Variance - **Goal: Economic Development and Governance - (FIRST READ)**
- 7.** Ordinance 2026-12 - Purchasing - **Goal: Governance - (FIRST READ)**

XIV. Remarks of Privilege

XV. Announcements by The Mayor

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

XVII. Adjournment



Date:	May 27, 2026	City Council Meeting Date:	June 2, 2026
From:	Nancy Lovingood	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	Nancy Lovingood
Agenda Title:	Public Hearing – Rezoning Application from Single Family Residential (R-1) to General Commercial (GC) – 5444 Rockbridge Road		

Agenda Item Description (Background/History/Details):
Rezoning application from Single Family Residential (R-1) to General Commercial (GC) (parcel ID: 18-037-12-007) located at 5444 Rockbridge Road. The case number is REZONE2026-1803712007
Workplan Goal Details: Revitalization of the site

Staff Recommendations (Motion):
Staff recommends the following: The Planning Committee approved the Rezoning at the April 20th meeting.

City Manager Approval:	Miglena Dimov
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Mayor’s Signature Required:	YES	NO
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List Attachments:
1. Public Hearing Notice

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

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

PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, June 2, 2026, at 6:30 p.m. in order to discuss and to hear public input on a Rezoning application from Single Family Residential (R-1) to General Commercial (GC) (parcel ID: 18-037-12-007) located at 5444 Rockbridge Road. The case number is REZONE2026-1803712007. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.



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

April 13, 2026

KKR Sons LLC
1380 Lakeshore Drive
Snellville Georgia 30078

RE: Planning Commission Meeting– CASE # REZONE2026-1803712007 (PARCEL #18 037 12 007) 5444 Rockbridge Road

This letter serves to notify you that your application for Rezoning will be heard before the City of Stone Mountain’s Planning Commission on the following dates:

Planning Commission: Monday, April 20, 2026, at 6:30 P.M.

All meetings are held at 6:30 P.M. at City Hall (875 Main Street, Stone Mountain, GA 30083).

MEETING INFORMATION:

Planning & Zoning Commission: 04/20/2026 – 6:30 P.M.
1st Read City Council: 05/19/2026 – 6:30 P.M.
City Council Public Hearing: 06/02/2026 – 6:30 P.M.

Please feel free to contact the Administration Office on 470-895-5608, or email thuff@stonemountaincity.org if you have any questions or concerns regarding this notification.

Signage will be posted on your property on **Friday, May 1, 2026**, in accordance with GA Code § 36-66-1 and Section 1-1 Of the Stone Mountain Code of Ordinance (Ord. No. 2023-05, § 1(Exh. A), 6-20-23. Attendance by the applicant, owner, or both, is mandatory for Planning Commission and City Council Meetings.

Sincerely,

Tamaya Huff
Planning
Manager
770-498-8984

Digitally signed by
Tamaya Huff
Date: 2026.04.13 09:07:14
-04'00'



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

STAFF ANALYSIS AND REPORT

CASE #: REZONE2026-1803712007
OWNER: KKR Sons LLC
APPLICANT: KKR Sons LLC
LOCATION: 5444 Rockbridge Road
PARCEL: 18 037 12 007
CURRENT ZONING: Single Family Residential (R-1)
REQUEST: Rezone from R-1 to General Commercial (GC)

ZONING/ADJACENT LAND USE:
North Single Family Residential (R-1)
South Unincorporated Dekalb County
West Single Family Residential (R-1)
East Single Family Residential (R-1)

COMPREHENSIVE PLAN:
Future Land Use Designation: Commercial

MEETING INFORMATION:
Planning & Zoning Commission: 4/20/2026 – 6:30 P.M.
1st Read City Council: 5/19/2026 – 6:30 P.M.
City Council Public Hearing: 6/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

I. SUMMARY

The applicant is requesting to rezone the property located at 5444 Rockbridge Road (Parcel ID 18 037 12 007) from R-1 Single Family Residential to General Commercial (GC). This property is currently under consideration for two simultaneous conditional use permits: one for a laundromat and another for a nail salon. The zoning application aims to correct the existing zoning classification, as the property has intermittently operated as a commercial district since 1980. It is believed that the adoption of the 2008 Zoning Map first designated the property as residential or R-1. The objective of this rezoning request is to ensure that the City can enforce the appropriate zoning regulations for the property, aligning with the parcels' current use.

II. ZONING REQUIREMENTS

The subject property is zoned Single Family Residential (R-1). Per Section 5-1.1 the intent of the zoning district is to:

- Establish low density residential district communities
- Encourage clustering of development and provision of location, environmental and development amenities
- Provide low density residential development in cul-de-sac neighborhoods, community areas, and urban areas
- Enhance the community's character through the promotion of high-quality design.
- Protect established areas from incompatible development.

III. ZONING HISTORY

The subject property encompasses approximately 1.14 acres. On December 2, 2008, the City of Stone Mountain adopted its Official Zoning Map, establishing the parcel's Zoning District as R-1 Single Family Residential. On March 4, 2025, the City Council granted a conditional use permit for a laundromat. This approval was specific to the property, allowing the use to be established within one year of the City Council's decision or expire on or after March 4, 2026, if not fully utilized. However, the property owner did not commence operations by this date, resulting in the expiration of the conditional use permit. Subsequently, a corrective measure was proposed by the City Council on May 7, 2024, and June 4, 2024, to facilitate the rezoning of the subject property to Commercial through a city-initiated map adoption.

The proposal to adopt a revised Zoning Map was tabled on both May 7, 2024, and June 4, 2024. According to City Code, Section 1-1.1, because no zoning map was signed in 2024, the zoning map adopted by the Council on December 2, 2008, and signed by the City Clerk, remains the authoritative legal zoning map. Consequently, the subject property still retains the classification as R-1 Single Family Residential, as the proposed map containing the correction from May and June of 2024 was not duly signed or adopted. According to the DeKalb County Property Appraiser's database, the subject property was constructed in 1980. Property Appraiser Records (see appendix) provide aerial imagery of the property from 2003 to the present, indicating that the structure remained vacant from 2015 to 2024, with intermittent improvements and renovations occurring during this timeframe. No records were located establishing the site was zoned Commercial or was annexed into the City from Dekalb County as a Commercial Zoning.

IV. EXISTING SITE CONDITIONS

The primary building is a commercial structure encompassing a total area of 10,068 square feet. The DeKalb County Property Appraiser categorizes this property under Class C3 – Commercial Class. The site is delineated by a fence along the rear, effectively separating the parking area and commercial operations from adjacent residential properties to the north. Additionally, a vegetative buffer behind the existing fencing adds additional site separation from adjacent residential properties. Parking facilities are located at the front of the property, with existing lighting, while dumpsters and loading areas are situated at the rear. Although earlier site plans from 2024 indicate the existence of eight (8) commercial units, virtual site inspections viewing photos confirm that there are currently five (5) commercial entrances of which two appear occupied.

The property is characterized by a gentle slope beginning at the primary structure, which is positioned at an elevation of 1,007 feet, and gradually descends toward the eastern property line, resulting in a nominal elevation decrease of 1 foot. According to the FEMA Flood Map Service Center, this property is not situated within a flood zone. The relevant flood map number is 13089C0091K, which became effective on December 8, 2016. The structure faces Rockbridge Road, a minor arterial roadway, which recorded an Annual Average Daily Traffic of 12,100 in the year 2024.

IV. ZONING AND DEVELOPMENT STANDARDS

The proposal has been evaluated per the applicable code references to determine compliance with zoning and development standards.

Table 1. General Commercial (GC) Development Standards (5-7.5)

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Minimum Lot Size	None	49,601 SF	49,601 SF	YES
Minimum Lot Width	40 Feet	216 Feet	216 Feet	YES
Minimum Road Frontage	40 Feet	216 Feet	216 Feet	YES
Minimum Setback to a Public Street	50 Feet	75 Feet	75 Feet	YES
Minimum Rear Yard	15 Feet 25 if abutting residential	30 Feet	30 Feet	YES
Maximum Height	30 Feet	30 Feet	30 Feet	YES

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Minimum Heated Floor Area	2000 SF	10,068 SF	10,068 SF	YES
Maximum Floor Area	10,000 SF	10,068 SF	10,068 SF	NO
Minimum Buffer Area Btw Adjacent/ Dissimilar	50 Feet Residential /15 Feet Non-Residential	NONE	NONE	NO
Minimum Separation Between Buildings on Same Lot	20 Feet	Not Applicable	Not Applicable	NA
Maximum Building Height	30 Feet	30 Feet	30 Feet	YES
Maximum Lot Coverage	70 Percent	97 Percent 48,143 SF Building/Parking 49,601 SF Lot Area (PA)	97 Percent 48,143 SF Building/Parking 49,601 SF Lot Area (PA)	NO

The maximum floor area, buffer between adjacent/dissimilar land uses, and maximum lot coverage are not in compliance with the GC Development Standards.

5-7.6 Additional District Development Regulations (5-7.6)

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Site and Landscaping Plan	Planter/Screening Shrubs	NP	NP	NO
Landscape Buffers	Planters/Raised Curbing	NP	NP	NO
Lighting	Dark Sky Compliant	NOT PROVIDED	NOT PROVIDED	NO
Trash Disposal	Screen per 5-7.6(4)	NOT SCREENED	NOT SCREENED	NO
Connectivity and Site Design	Per 5-7.6(5)	NOT PROVIDED	NOT PROVIDED	NO
Streetscape Requirements	Per 5-7.8	NO CLEAR ZONE	NO CLEAR ZONE	NO
Parking Requirements	5-7.7 & Article VII	NOT FULLY MET	NOT FULLY MET	NO

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The comprehensive review of the site affirms the presence of landscaping, lighting, connectivity, streetscape requirements, and parking on site. However, additional information will be required from the applicant to ensure the standards established under the General Commercial (GC) Zoning District requirements have been met. This implementation should occur in a staged manner, if the approvals are obtained by City Council to rezone the property to commercial, and consider any associated costs when applying conditions intended to meet current standards.

**Table 3. 5-7.7 Minimum Parking Requirements (District)
5-7.8 Streetscape and Article VII Off Street Parking and Loading**

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Off Street Loading	Per Article VII	NONE	NONE	NO
Decorative Separation for Surface Parking	Fences, Walls, Plantings, Berms to Screen Street visibility	NONE	NONE	NO
Surface Lot	Located in Rear	NONE	NONE	NO
General Business Parking	For 50k SF or Less 1 Space per 200 SF $10,068/200= 50$ Spaces	41	41	NO
ADA*	26 to 50 Spaces = 2 ADA Spaces	1	1	NO

According to the zoning district regulations, surface parking should be located at the rear of the property and have appropriate screening. However, the structure was reconstructed under the R-1 Zoning District, and the parking requirements for General Commercial (GC) use were not evaluated or implemented by the city. Major construction of the site is not required to meet standards, according to section 6.1 of the Code of Ordinances, but steps can be taken to install alternative noninvasive screening, that may be reasonable in cost to support buffers and better separation between commercial and residential uses. The parking regulations outlined in section 7-2.1(13) state that for general business, commercial, personal service establishments, or shopping centers and developments, one parking space is required for every 200 square feet of gross leasable area (GLA) for buildings 50,000 square feet or less. Based on virtual site visits, the site offers 41 potential parking spaces where 50 is required by regulation, with no physically delineated/ painted off-street loading area. Additionally, the Americans with Disabilities Act (ADA) requirements, as stated in section 7-2.2(E), indicate that sites with 26 to 50 parking spaces must provide 2 ADA-compliant spaces. The site plans do not specify whether the parking spaces and interior driveways meet the required dimensions, but visual photos provided on site (see Section V. Photos) indicate that the driveways do not support adequate distance for vehicle circulation. Where physical limitations exist to meet parking requirements, the applicant should apply for an

administrative parking review to determine where the requirement per code can be met, in the most non-invasive manner possible.

IV. ANALYSIS PURSUANT TO ZONING ORDINANCE

Pursuant to **Article II of the City of Stone Mountain Zoning Ordinance**, staff have reviewed the special use permit application in accordance with the following review criteria per 2-1.5 Review Standards for Zoning Proposals. The conclusion of the review is as follows:

1. The existing uses and zoning of nearby property;

The current zoning of the subject property is R-1, which designates the lot for Single Family Residential use. The surrounding areas to the north, east, and west are also zoned R-1 Single Family Residential, while unincorporated DeKalb County lies to the south. The subject parcel borders the existing Stonebush subdivision, which received approval for its plat in 1983, as documented in the DeKalb County Clerk of Superior Court records (Plat Book 77, page 53).

2. The extent to which property values are diminished by their particular zoning restrictions;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The current zoning restrictions, which are meant for residential land uses, do not apply to commercial development. The property, when originally built in 1980 – according to property records, was always visually perceived to be intended for commercial use. If the property retains the Single-Family Residential Zoning designation, the property is not in compliance with current zoning regulations and abutting residential properties are not able to receive protections inherent to commercial zoning, to establish adequate separation between uses.

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

The property, when originally built in 1980, was always visually perceived to be intended for commercial use and has persisted in functioning as a commercial shopping building from 1980 to 2016, intermittently undergoing improvements that discontinued the use from 2016 to 2025. During that period, there is no evidence, at the time this report was written, that property values for surrounding parcels were reduced as a result or experienced. Therefore, there is no perceived reduction in property values of the subject property through the zoning change to General Commercial. If the property retains the Single-Family Residential Zoning designation, the property is not in compliance with current zoning regulations and abutting residential properties are not able to receive protections inherent to commercial zoning, to establish adequate separation between uses.

4. The relative harm to the public as compared to the hardship imposed upon the individual property owner;

At the time this report was written, there is no evidence of relative harm imposed upon the individual property owner or public. However, the current residential zoning for the subject parcel does not include regulations that require a buffer between residential and adjacent commercial properties. Allowing the subject property to remain zoned as R-1 prevents the requirements of separation of uses, lighting requirements, ADA, parking, and trash disposal areas screened from public view, associated with commercial uses from being adequately applied to the subject parcel.

5. The suitability of the subject property for the zoning proposed;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The property, when originally built in 1980, was always visually perceived to be intended for commercial use. The parcel, functioning as a commercial use, abuts a residential district, currently zoned R-1. The proposed zoning is seeking to apply the correct land use and associated standards to the subject parcel and allow the appropriate zoning restrictions to apply where feasible. Therefore, the proposed use for the zoning proposed is suitable and more reflective of actual conditions.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property;

The property has potentially been vacant from 2015 to 2025, where a reconstruction permit was issued by the City of Stone Mountain per property appraiser records. The site has been occupied from 2025 to present.

7. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The properties adjacent to the subject parcel to the west and east exhibit commercial uses but are also zoned R-1, according to the 2008 Zoning Map. These properties include U-Wash, located at 5434 Rockbridge Road, and Childtime Day Care center, located at 501 Ridge Avenue. These properties have a clear commercial zoning history from 1983 (Childtime) and 2005 (Car Wash). Properties to the north are residential – single family homes and are also zoned R-1.

8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No unintended consequences are expected as a result of the zoning proposal for the properties to the east and west of the subject parcel. However, failing to rezone the subject parcel to General Commercial imposes regulations that do not apply to the existing parcel as it currently exists. The GC zoning district includes inherent protections that require better separation between commercial uses and surrounding residential areas. If the property remains zoned as R-1, those protections would not be in place, making it difficult to ensure the necessary separation or to mitigate the impact of commercial activities for nearby single-family residences.

9. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned;

The current property as zoned would not have the same reasonable economic use with a R-1 Zoning Designation, as the property is decidedly functioning as commercial, and would be required to engage in considerable costs to meet R-1 Zoning requirements.

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

For the rezoning to General Commercial, there is no anticipated impact on transportation or utilities (see Appendix for GDOT Traffic and Watershed Capacity). The conditional use permits for the laundromat and nail salon, moving forward under a separate application have not yet been evaluated for impacts on the sewer system, and are currently under review by Planning Commission and Zoning, but reports were not available at the time of this report. Commercial facilities do not impact schools.

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

The future land use map designates this property as commercial. Therefore, the proposal is in conformance with the future land use element of the comprehensive plan.

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

The property does incorporate some separation or buffers at the rear of the lot, which is adjacent to residential lots. However, these buffers do not comply with the requirements of the General Commercial District. Furthermore, the commercial property exceeds floor area restrictions and does not meet standards for lot coverage, trash disposal, lighting, landscaping, or connectivity. Further, per 5-7.6(1), a site plan review, must be approved by Planning Commission.

13. The impact upon the appearance of the city;

Not applicable.

14. The impact upon the provision of water, sewage, transportation and other urban services;

See item #10

15. The impact upon population density and the potential for overcrowding and urban sprawl;

Not applicable.

16. The impact upon thoroughfare congestion and traffic safety; and

Not applicable.

17. The protection of property against blight and depreciation.

Not applicable.

V. ANALYSIS PURSUANT TO ZONING ORDINANCE

Per § 36-67-3 Zoning proposal review standards (Zoning Procedures Law) in any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each zoning proposal investigate and **make** a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations, and this record shall be a public record. Pursuant to **Zoning Procedures Law**, staff have reviewed the Rezoning application in accordance with the following review criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The property, when originally built in 1980, was always visually perceived to be intended for commercial use. The parcel, functioning as a commercial use shares its northern property line with a residential district, its western property line with commercially zoned properties, and to the east are also commercial properties – zoned R-1 residential. Approving the rezoning to GC will permit a use that is suitable in view of the use and development of adjacent and nearby property to the east and west.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Allowing the R-1 zoning to persist limits the City’s ability to effectively regulate land use, as the property currently functions as commercial not residential.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The current property as zoned would not have the same reasonable economic use with a R-1 Zoning Designation.

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

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

For the rezoning to General Commercial, there is no anticipated impact on transportation or utilities (see Appendix for GDOT Traffic and Watershed Capacity). The conditional use permits for the laundromat and nail salon have not been evaluated for impacts on the sewer system. A review from Watershed was not completed at the time this report was completed. Commercial facilities do not impact on the schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The future land use map designates this property as commercial. Therefore, the proposal is in conformance with the future land use element of the comprehensive plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The property as zoned incorrectly reflects the existing conditions and landuse exhibited on the parcel.

VI. STAFF RECCOMENDATION

Staff recommend **APPROVAL** of the rezoning with the following conditions:

- A. The property must obtain zoning approval for the General Zoning District designation before a conditional use permit can be granted for the subject parcel.
- B. Hours of operation are permitted from 7 a.m. to 11p.m
- C. Dumpster locations designated for use by any commercial unit on-site must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.
- D. The applicant must submit a variance application for maximum lot coverage where the exceedance occurs above the required General Commercial requirements, no later than 6 months following any rezoning approval to General Commercial by the City Council.
- E. The applicant must submit a variance for Maximum Floor Area exceedances no later than six months after any rezoning approved by the City Council.
- F. The applicant must submit a landscape plan and site plan to the Planning Commission for review and approval to comply with General Commercial Zoning requirements within six months of the City Council's approval of any rezoning. The plan should include adequate buffer provisions of no less than 40 feet between adjoining residential uses and meet clear zone requirements along Rockbridge Road. Separation may be non-invasive, such as planters containing vegetation approved by the Planning and Zoning Department, or an 8' fence, or related separation to improve the distinctive division between residential and commercial uses.
- G. Submit parking plan that establishes the lot is in conformance with General Commercial Zoning District Minimum Parking requirements (5-7.7) and Article VII of the Zoning Ordinance, within six months of City Council approval of the rezoning application.

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V. SITE PHOTOS

FRONT OF PROPERTY FACING ROCKBRIDGE ROAD



SIDE OF PROPERTY FRONTING RIDGE AVENUE



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT
REAR OF PROPERTY FROM RIDGE AVENUE



DRIVEWAYS WITHIN PARKING AREA





Date:	May 27, 2026	City Council Meeting Date:	June 2, 2026
From:	Nancy Lovingood	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	Nancy Lovingood
Agenda Title:	Public Hearing – Conditional Use Permit – Nail Salon – 5444 Rockbridge Road		

Agenda Item Description (Background/History/Details):
Conditional Use Permit (CUP) application for a nail salon (parcel ID: 18-037-12-007) located at 5444 Rockbridge Road. The case number is CUP2026-1803712007_1
Workplan Goal Details: Revitalization of the site

Staff Recommendations (Motion):
Staff recommends the following: The Planning Committee approved the Rezoning at the April 20th meeting.

City Manager Approval:	Miglena Dimov
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Mayor’s Signature Required:	YES	NO
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List Attachments:
1. Public Hearing Notice, Signed Prapplication

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

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

PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, June 2, 2026, at 6:30 p.m. in order to discuss and to hear public input on a Conditional Use Permit (CUP) application for a nail salon (parcel ID: 18-037-12-007) located at 5444 Rockbridge Road. The case number is CUP2026-1803712007_1. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant

APPLICANT

Name: TAMMY L. Cowins

Company: Glam Nail Bar LLC

Mailing Address: 2322 Ivy Mountain Drive Suite/Apt. # Snellville, Ga Zip Code 30078

Primary Phone #: 404.754.4500 Alternate Phone #: 404.754.4500 E-mail: TammyCowins@gmail.com

PROJECT SUMMARY

Address of Project: 5444 Rockbridge Road Suite A-1

Name of Project: Glam=Nail Salon

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

Total Project Acreage _____

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

The proposed use is a nail salon providing personal grooming services including manicures, pedicures, nail enhancements, and related cosmetic services. The business will operate as a walk in and appoint-based salon for the general public. The total square footage is 925.

Applicant Signature: Tammy Cowins

Date: 3.12.2026

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

<i>For Internal Use Only:</i>	
Pre-Application Meeting Date: <u>131</u>	<u>3/17/2026</u>
Staff Printed Name: <u>Tamaya Huff</u>	Signed: <u>[Signature]</u>

NOTE: Email completed form to thuff@stonemountaincity.org or submit to 875 Main Street



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

STAFF ANALYSIS AND REPORT

CASE #: CUP2026-1803712007_1
OWNER: KKR Sons LLC
APPLICANT: Tammy Cowins
LOCATION: 5444 Rockbridge Road
PARCEL: 18 037 12 007
CURRENT ZONING: Single Family Residential (R-1)
REQUEST: Conditional Use Permit – Nail Salon

ZONING/ADJACENT LAND USE:
North Single Family Residential (R-1)
South Unincorporated Dekalb County
West Single Family Residential (R-1)
East Single Family Residential (R-1)

COMPREHENSIVE PLAN:
Future Land Use Designation: Commercial

MEETING INFORMATION:
Planning & Zoning Commission: 4/20/2026 – 6:30 P.M.
1st Read City Council: 5/19/2026 – 6:30 P.M.
City Council Public Hearing: 6/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

I. SUMMARY

The applicant is seeking a conditional use permit for a nail salon located at 5444 Rockbridge Road (Parcel ID 18 037 12 007). The property is currently zoned as Single Family Residential (R-1). The subject parcel is being considered for two concurrent actions: one is a conditional use permit for a laundromat and another to rezone to General Commercial (GC). The site currently has five storefronts as part of a commercial development. Under the General Commercial zoning, a nail salon would be eligible for a conditional use permit, as it does not fall under the categories of consumer service or retail, nor does it qualify under the permitted uses specified in sections 5-7.2 (Permitted Uses by Right) and 5-7.3 (Permitted by Special Use). These types of uses are subject to state regulations and licensing requirements established by the State of Georgia. The R-1 Zoning designation, would not permit a conditional use permit for a commercial use, as specified in 2-1.11(A) which states “No variance shall be granted to allow a building, structure or use not authorized in the applicable zoning district or a density of development not authorized with such development.”. According to the City of Stone Mountain Code of Ordinances, all conditional use permits must be processed as variances under Section 2-1.18. Therefore, if the rezoning from R-1 to GC is not approved, this conditional use permit will not qualify for Planning Commission review nor City Council approval.

II. ZONING REQUIREMENTS

The subject property is zoned Single Family Residential (R-1). Per Section 5-1.1 the intent of the zoning district is to:

- Establish low density residential district communities
- Encourage clustering of development and provision of location, environmental and development amenities
- Provide low density residential development in cul-de-sac neighborhoods, community areas, and urban areas
- Enhance the community’s character through the promotion of high-quality design.
- Protect established areas from incompatible development.

III. ZONING HISTORY

The subject property is currently designated R-1, Single Family Residential, and encompasses approximately 1.14 acres. On December 2, 2008, the City of Stone Mountain adopted its Official Zoning Map, establishing the parcel’s Zoning District as R-1 Single Family Residential. On March 4, 2025, the City Council granted a conditional use permit for a laundromat. This approval was specific to the property, allowing the use to be established within one year of the City Council's decision to expire on March 4, 2026, if not fully utilized. However, the property owner did not commence operations by this date, resulting in the expiration of the conditional use permit on March 4, 2026. Subsequently, a corrective measure was proposed to the City Council on May 7, 2024, and June 4, 2024, to facilitate the rezoning of the property to Commercial through a city-initiated map adoption.

However, the City Council chose to table the action on both occasions. According to City Code, Section 1-1.1, because no zoning map was signed in 2024, the zoning map adopted by the Council on December 2, 2008, and signed by the City Clerk, remains the authoritative

legal zoning map. Consequently, the subject property still retains its classification as R-1 Single Family Residential, as the proposed map from May and June of 2024 was not adopted. According to the DeKalb County Property Appraiser's database, the structure was constructed in 1980 (See Appendix). Property Appraiser Records provide aerial imagery of the property from 2003 to the present, indicating that the structure remained vacant from 2015 to 2024, with intermittent improvements and renovations occurring during this timeframe. No records were located establishing the site was ever zoned Commercial or was annexed into the City from Dekalb County as a Commercial Zoning.

IV. EXISTING SITE CONDITIONS

The primary building is a commercial structure encompassing a total area of 10,068 square feet. The DeKalb County Property Appraiser categorizes this property under Class C3 – Commercial Class. The site is delineated by a fence along the rear, effectively separating the parking area and commercial operations from adjacent residential properties. Additionally, a vegetative buffer behind the existing fencing adds some site separation from adjacent properties. Parking facilities are located at the front of the property, with existing lighting, while dumpsters and loading areas designated loading and pickup are in the rear. Although site plans indicate the existence of eight (8) commercial units, virtual site inspections confirm that there are currently five (5) commercial units of which two appear occupied.

The property is characterized by a gentle slope beginning at the primary structure, which is positioned at an elevation of 1,007 feet, and gradually descends toward the eastern property line, resulting in a nominal elevation decrease of 1 foot. According to the FEMA Flood Map Service Center, this property is not situated within a flood zone. The relevant flood map number is 13089C0091K, which became effective on December 8, 2016. The structure faces Rockbridge Road, a minor arterial roadway, which recorded an Annual Average Daily Traffic of 12,100 in the year 2024.

IV. GENERAL STANDARDS FOR APPLICATION APPROVAL

Per 2-1.18 Conditional Use Permits shall be processed pursuant to other quasi- judicial decisions as set out in 2-1.11 (Variance Standards and Procedures) Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council may authorize upon proper application in specific cases, a conditional use permit.

In accordance with section 2-1.11(A), the issuance of a conditional use permit for commercial activities is not permissible within the existing residential zoning district. Consequently, the following review is contingent on whether the rezoning of the subject parcel from R-1 to GC receives Council approval.

The mayor and city council may authorize a conditional use permit from the terms of this zoning ordinance only upon making all of the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

There are no extraordinary or exceptional conditions pertaining to the property as it relates to size, shape, or topography.

B. The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.

This property has been classified as a commercial structure since 1980, according to the records of the property appraiser and associated pictometry. Research indicates that the property has been closed undergoing periodic renovations from 2016 to 2025. For the general rules regarding nonconforming uses to be applicable, as outlined in Sections 6-1.1 and 6-1.2, the property must continuously engage in commercial uses, following a change in zoning by the municipality. In the event of a discontinuation, the property owner is required to restore the former use within six months; failure to do so will result in the application of the default zoning. There is no evidence in the property records, zoning history, or any other documentation in City records to suggest that this property was ever legally designated as commercially zoned. However, there are indications that the property may have been utilized for commercial purposes prior to the adoption of the Official Zoning Map by the City Council in 2008, as signed by the Clerk. There were no records located to determine whether a zoning map existing prior to 2008. If the property had continued its commercial activities in accordance with Sections 6-1.1 and 6-1.2, which address Non-Conforming Uses, such uses would have been permitted to persist, provided they adhered to the stipulations outlined in those sections of the Code of Ordinances.

A review of the current parcel reveals that any commercial uses that were not maintained following the designation of the parcel as residential, as per the December 2008 Official Zoning Map, would have their nonconforming status invalidated if not resumed within the six-month timeframe. As a result, due to the discontinuation of use from 2016 to 2025, the property's default zoning would revert to R-1 Single Family Residential, as there was no record of a commercial zoning for this site prior to 2008 – outside of property appraiser records. The applicant is seeking a conditional use permit to retain tenants and utilize the property as a nail salon to expand and lease to an additional tenant. Denying this application would deny the property owner and the potential leasee the ability to utilize the property as desired.

C. Such conditions are not the result of any actions of the property owner; and

The City of Stone Mountain lacked the resources for a planning and zoning department to oversee zoning reviews in 2008, only creating such a department in 2021, years after the Zoning Map was adopted. Per § 36-67-3, Zoning Proposal Review Standards, **“In any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each zoning proposal investigate and make a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations,**

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

and this record shall be a public record.” HISTORY: Code 1981, § 36-67-3, enacted by Ga. L. 1985, p. 1178, § 1.

D. Such conditions are peculiar to the particular piece of the property involved.

The current status of the property is unique due to its residential zoning designation, despite having a significant commercial history. This combination is not exclusive to this parcel; other nearby properties may have similar designations but function as commercial sites. The residential designation creates a challenging situation: according to city regulations, it restricts how the City can manage future conditional use permits. This is problematic because such requirements may not align with the property's actual use, and limit future permits that have commercial use, and are not designated as permitted in the current zoning district.

E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

The property in question currently operates as a commercial site, is designated in the adopted future land use plan as a proposed commercial area and is under consideration by Planning Commission and City Council for a land use change to commercial. Additionally, it is bordered by other commercial properties to the east. Consequently, the consideration of a conditional use permit for a nail salon would be appropriate in this context (if the site is rezoned successfully as a commercial zoning district), with the principal issue being whether the site is properly zoned for commercial use or possesses a related designation. Approving the zoning application for the nail salon (i.e. granting relief to the applicant), contingent upon a rezoning to General Commercial, would allow appropriate zoning conditions to be applied to the property. This would enable the property owners to utilize the parcel as intended, while also granting the city the ability to enforce essential protective measures, such as verifying lighting requirements are met and enclosing trash collection areas, to safeguard the surrounding residential areas in accordance with code. Buffer considerations would be reviewed under the rezoning application.

V. STAFF RECCOMENDATION

Staff recommend **APPROVAL** of the conditional use permit for a nail salon with the following conditions:

- A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
- B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use that is established as a nail salon, the conditional use permit will expire.
- C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
- D. Facility requirements must adhere to Rule 240-4.0 Requirements of Operating a Facility for salon/shops.
- E. Disposal of waste materials must comply with facility requirements established

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

in Rule 240-4.0 for salon/shops.

- F. Hours of operation are permitted from 7a.m to 11p.m.
- G. Dumpster locations designated for use by any commercial unit on-site where the nail salon will utilize such trash disposal must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

VI. SITE PHOTOS

FRONT OF PROPERTY



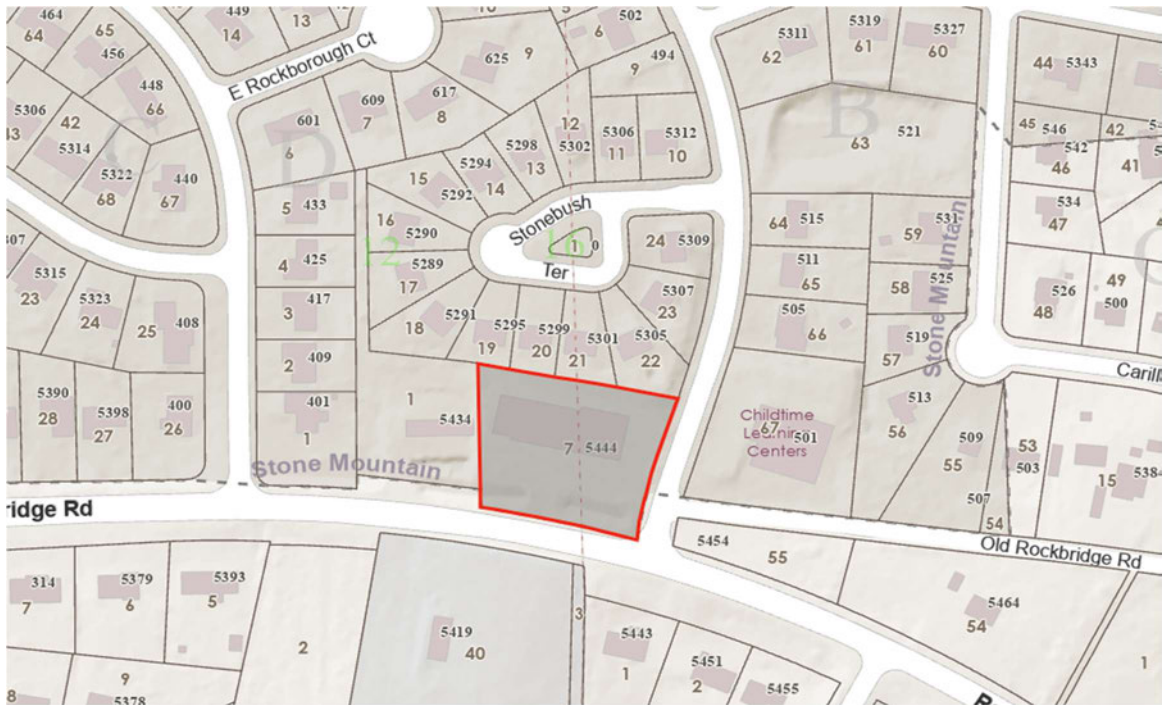
SIDE OF PROPERTY FRONTING RIDGE AVENUE



REAR OF PROPERTY



VII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP





Date:	May 27, 2026	City Council Meeting Date:	June 2, 2026
From:	Nancy Lovingood	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	Nancy Lovingood
Agenda Title:	Public Hearing – Conditional Use Permit for a Laundromat– 5444 Rockbridge Road		

Agenda Item Description (Background/History/Details):
Conditional Use Permit (CUP) application for a laundromat (parcel ID: 18-037-12-007) located at 5444 Rockbridge Road. The case number is CUP2026-1803712007_2
Workplan Goal Details: Revitalization of the site

Staff Recommendations (Motion):
Staff recommends the following: The Planning Committee approved the Conditional Use Permit at the April 20th meeting.

City Manager Approval:	Miglena Dimov
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Mayor’s Signature Required:	YES	NO
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List Attachments:
1. Public Hearing Notice, Zoning Review Application

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

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

PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, June 2, 2026, at 6:30 p.m. in order to discuss and to hear public input on a Conditional Use Permit (CUP) application for a laundromat (parcel ID: 18-037-12-007) located at 5444 Rockbridge Road. The case number is CUP2026-1803712007_2. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.



Zoning Review Application

Item # 3.

Permit Number: 2026ZONE-1803712007

Issued by City of Stone Mountain

Job Address: 5444 Rockbridge Rd.		City: Stone Mountain	State: GA	Zip: 30088
Project Name: Rockbridge Plaza		Tax PIN #:	Zoning District:	
Purpose: <input type="checkbox"/> SF Townhomes <input checked="" type="checkbox"/> Commercial/retail <input type="checkbox"/> Office <input type="checkbox"/> Single Family Home ≥ 1 acre disturbed <input type="checkbox"/> Multi-Family Development <input type="checkbox"/> Other _____		Total Lot Area:	Total Disturbed area:	
Scope of work:				
For all zoning actions described in Appendix A of the Code of Ordinances, Blighted Properties seeking remediation to remove blighted condition (Sec 5-35), must use this form. Incorrect or incomplete information could result in delays to your plan review):				
<input type="checkbox"/> Other <input type="checkbox"/> New roads <input type="checkbox"/> Expansion of Structure or Adding New Shed <input type="checkbox"/> Driveway, Parking, Dumpster <input type="checkbox"/> Short Term Lodging <input type="checkbox"/> Tree removal <input type="checkbox"/> General Zoning Review <input type="checkbox"/> Rezoning, Special/Cond. Use <input type="checkbox"/> Variance/Admin Variance <input type="checkbox"/> Fences, accessory, other				

Property Owner (of Job Address): Name: KKR SON'S LLC			Applicant: Name: DALJEET SINGH			Company Name: K3 LAUNDROMAT		
Address: 1380 Lakeshore Dr			Address: 1380 Lakeshore Dr					
City: Snellville	State: GA	Zip: 30078	City: Snellville	State: GA	Zip: 30078			
Tel #:	Mobile #: 4046439154		Tel #:	Mobile #: 4048439154				
E-Mail: DJSINGH6201@HOTMAIL.COM			E-Mail: DJSINGH6201@HOTMAIL.COM					

Staff Comments:
Per the conditional use permit issued by City council on March 4, 2025, the laundromat would need to meet the following conditions:
 (1) The square footage of the self service laundromat use shall not exceed 2,525 SF
 (2) The hours of operation shall be limited to 7am to 11pm
 (3) The special use permit shall expire one year from the date of the approval if the business has not opened by that date.

To receive final zoning review approval, please provide a business license establishing the use was active on or before March 4, 2026.

Type text here

Signature of Applicant: Date: 4-8-26

Signature of Property Owner: Date: 4-8-26

Staff Reviewer Tamaya Huff

Date of Approval Approval pending receipt of active business license establishing the site has functioned as a laundromat on or before March 4, 2026

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

SECTION II

OWNER/PETITIONER

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

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

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

DALJEET SINGH

TYPE OR PRINT OWNER'S NAME

1380 Lakeshore Dr

ADDRESS

Snellville GA 30078

CITY & STATE

ZIP CODE

OWNER'S SIGNATURE

DJSINGH16201@HOTMAIL.COM

EMAIL ADDRESS

Sworn to and subscribed before me this the

Day of April 2026

Carolyn Jewell
NOTARY PUBLIC

770-498-8584
PHONE NUMBER



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

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE

	instances where the property owner of record is a business entity, please provide copies of the corporate documents that designate the individual who signs the affidavit authorized to act on behalf of the business. Please check the property appraiser database to determine the active owner (via this link). If the database has not been updated to reflect recent property sales, please submit a recorded warranty deed (including the deed book and page with a stamp indicating the Clerk of Superior Court of DeKalb County has processed it). You can obtain a copy of the warranty deed from the DeKalb County Clerk of Superior Court Real Estate Division, Ground Floor, 556 N. McDonough Street, Decatur, GA 30030, 404-687-3812
8	Legal Description (REQUIRED) A legal description typically is included with your warranty deed. You can access copies from the Dekalb County Landmark website Landmark Web Official Records Search or the Dekalb County Clerk of Superior Court at DeKalb County Clerk of Superior Court Real Estate Division Ground Floor 556 N. McDonough Street Decatur, GA 30030 404-687-3812

TO BE COMPLETED BY THE APPLICANT:

APPLICANT NAME	DALJEET SINGH
SITE ADDRESS	5444 Rockbridge Rd suite A2 STLMTN GA 30088
MAILING ADDRESS	1380 Lakeshore Dr snellville GA 30078
PHONE NUMBER	404 643 9154

STAFF USE ONLY

STAFF NAME	Tamaya Huff
CHECKLIST COMPLETE	
PARCEL ID	18 037 12 007
CASE NUMBER	ZONE2026-1803712007
APPROVAL DATE	Pending receipt of documentation the site has functioned as a laundromat on or before 3/4/2026
APPROVED STAMP	

If there is no active business license on file to establish the use has been in effect on or before 3/4/2026, the special use permit expiration date was 3/5/2026, and the applicant would need submit a new special use permit application, following a pre-application meeting.



CITY OF STONE MOUNTAIN

ZONING REVIEW CHECKLIST

Per the City of Stone Mountain Zoning regulations, 2-1.1. *Administration of zoning ordinance*. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved, or altered, except in conformity with the regulations of this zoning ordinance. The following actions taken within the City of Stone Mountain City Limits will require zoning review. If you are seeking a special use permit, variance, rezoning, plats, or conditional use permit, please submit a preapplication form ([here](#)) to thuff@stonemountaincity.org, or drop off in person at 875 Main Street, Stone Mountain Georgia 30083 to the administration window and schedule a preapplication meeting ([here](#)). Do not complete this form if you are seeking a special use permit, variance, rezoning, plats, or a conditional use permit.

Please check all that apply.

Check	Action	Code
<input type="checkbox"/>	New buildings, even if they are replacing demolished buildings (including single-family homes)	Article II
<input type="checkbox"/>	Building additions (adding square footage)	Article II
<input type="checkbox"/>	Change use of property	Article II
<input type="checkbox"/>	Fences and Walls	Sec 6-11
<input type="checkbox"/>	Driveway (new or expansions of existing driveways)	Sec 7-1 & Zoning District Regulations
<input type="checkbox"/>	Parking (Expansion or New Construction)	Sec 7-2 & Zoning District Regulations
<input type="checkbox"/>	Dumpster (Installation/Removal)	See Zoning District Regulations
<input type="checkbox"/>	Portable Structures	Sec 6-7
<input type="checkbox"/>	Accessory Structures (Decks, Garages, Patios, Sheds)	Sec 6-8 & Zoning District Regulations
<input type="checkbox"/>	Vision Clearance	Sec 6-4
<input type="checkbox"/>	Group Developments	Sec 6-2
<input type="checkbox"/>	Home Occupations	Sec 6-9
<input type="checkbox"/>	Non-Conforming Use Determination	Sec 6-1
<input type="checkbox"/>	Multifamily Dwelling Conversions	Sec 6-10
<input type="checkbox"/>	Buffer Provisions	Article VIII
<input type="checkbox"/>	Short Term Lodging	Sec 16-4(B)
<input type="checkbox"/>	Short Term Lodging Homestay	Article XVII

Required Documents PLEASE SUBMIT THE FOLLOWING CHECKLIST WITH YOUR ZONING REVIEW APPLICATION AND THE REQUIRED DOCUMENTS AS LISTED BELOW:

CHECKLIST	
1	<p>Preapplication Meeting (OPTIONAL): The pre-application review aims to aid in the preparation of submissions and to facilitate discussions concerning specific zoning or land-use issues prior to the submission of an application. This approach is designed to minimize the need for revisions and to ensure the accuracy of the submissions. While participation in this review is not mandatory for zoning assessments, it is strongly encouraged. If you are interested in scheduling a pre-application meeting, complete a preapplication form (here) then email thuff@stonemountaincity.org, or drop off in person at 875 Main Street, the schedule a preapplication meeting (here)</p>
2	<p>Zoning Verification (REQUIRED): Please complete a Zoning Verification accessible via this link. DO NOT PAY FEES UNTIL YOU RECEIVE A NOTIFICATION EMAIL FROM THE CITY THAT THE APPLICATION IS COMPLETE AND READY FOR PAYMENT. Once the fees are paid, the zoning verification will be made available. It is advised that, before any zoning review application is submitted, the applicant schedules a review of the verification with Planning and Zoning to ensure the application is submitted in accordance with the established zoning regulations, entitlements, variances, etc. The applicant may schedule a meeting via this link.</p>
3	<p>Fees (REQUIRED) No fees shall be charged for Zoning review. A fee is required for zoning verification. Once the fee is paid, where the fee is determined by the City's fee schedule, the applicant will received the zoning verification.</p>
4	<p>Zoning Review Application Submission (REQUIRED). Please complete a zoning review application and the following documents, then email the completed package to thuff@stonemountaincity.org or submit in person to 875 Main Street Stone Mountain Georgia 30083</p>
5	<p>Site Plan (REQUIRED) Please submit a site plan that contains:</p> <ul style="list-style-type: none"> • Site plans should provide lot width, square footage of lot and structure (heated/non heated), elevations, building height, lot coverage, street frontage, setbacks, distance from structure to all lot lines, and surrounding buildings. Ensure these documents reflect the most recent design. • All onsite buildings (existing and proposed), adjacent buildings, parking lots, internal and external roads, adjacent property uses, lot dimensions, and the proposed work, where applicable • The site plan should include a scale and north arrow. <p>If you don't have a site plan, please contact thuff@stonemountaincity.org for additional guidance.</p>
6	<p>Photos (REQUIRED) Please include photos of property.</p>
7	<p>Property Owner Affidavit (REQUIRED) A notarized affidavit from the property owner must accompany the zoning review application. Free notary services are available at 875 Main Street for applications with the City of Stone Mountain. The property owner of record is identified on the warranty deed. In</p>



PRE-APPLICATION INFORMATION FOR

Item # 3.

This page must be completed by the Applicant.

APPLICANT

DALJEET SINGH
Name

K3 LAUNDROMAT
Company

1380 Lakeshore Dr Snellville GA 30078
Mailing Address Suite/Apt. # City, State Zip Code

404 643 9154 DJSINGH6201@HOTMAIL.COM
Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

5444 Rockbridge Rd suite A2 St Mtn GA 30088
Address of Project

K3 LAUNDROMAT
Name of Project

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

Total Project Acreage

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

Laundromat construction 1517 SF

[Signature] Date: 4 / 8 / 26
Applicant Signature

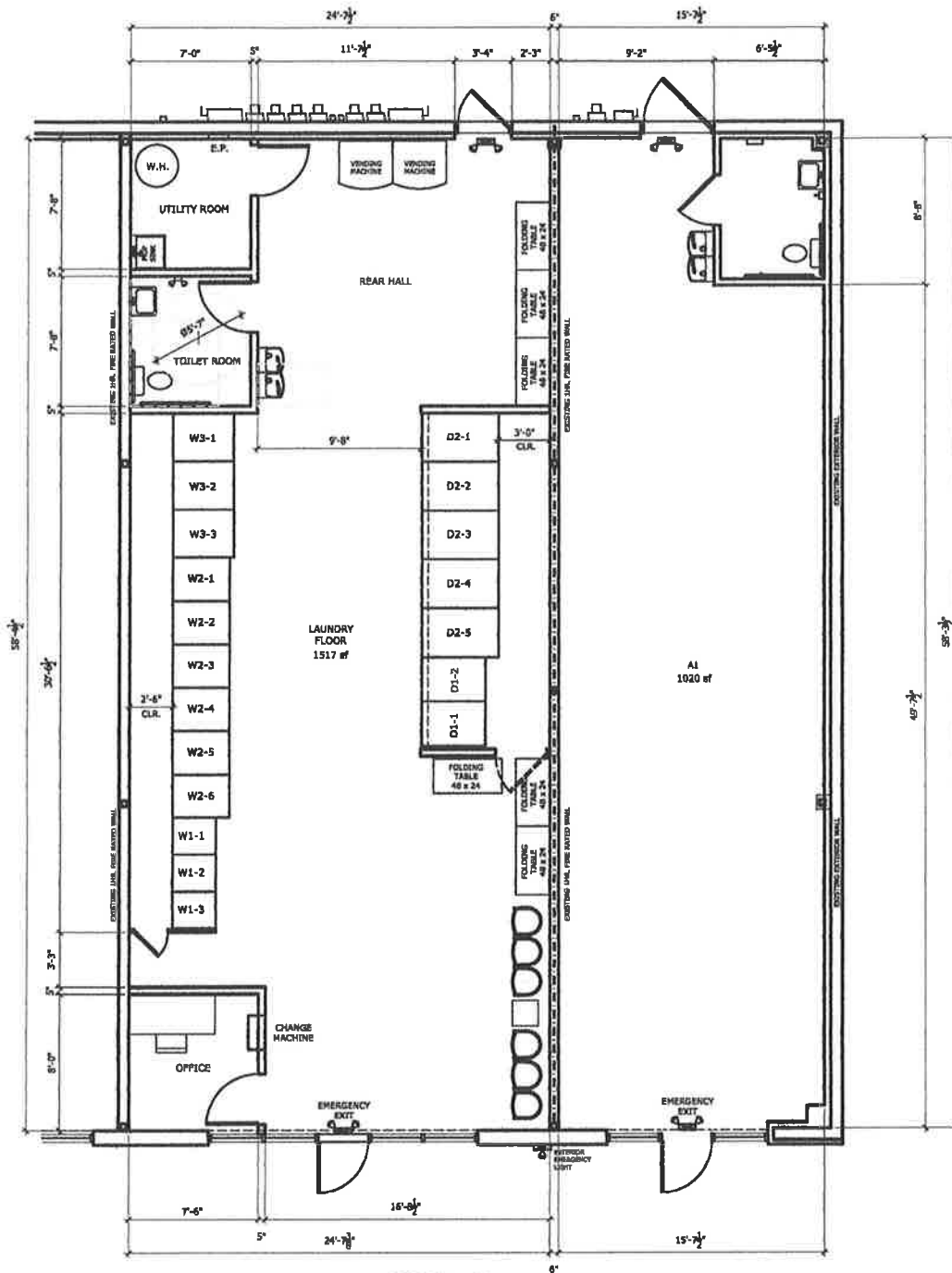
NOTE: This form must be signed by staff and submitted with your application .

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOTE: Email completed form to thuff@stonemountaincity.org or submit to 875 Main Street



1 Floor Plan
N/A

Proposed Floor Plan 04-08-2026

EQUIPMENT LIST

ITEM NO.	QTY.	DESCRIPTION	MANUFACTURER	MODEL NUMBER
D-1	2	STACKED TUMBLE DRYER	HUEBSCH	HTT30N
D-2	5	STACKED TUMBLE DRYER	HUEBSCH	HTT33N
W-1	3	ELECTRICAL WASHER	HUEBSCH	HCT020VCOV
W-2	6	ELECTRICAL WASHER	HUEBSCH	HCT040VCOV
W-3	3	ELECTRICAL WASHER	HUEBSCH	HCT060VCOV

By signing below, the Client confirms the approval of the layouts and designs presented. Please note that any subsequent changes to the layout after this approval will be considered Additional Services and may incur extra fees.

I hereby approve the design and layout as presented in this document. I acknowledge that any further structural or layout changes requested after this date will be treated as a change of scope and will result in additional service fees.

Name:
Date:

Signature



PRE-APPLICATION INFORMATION FORM

Item # 3.

This page must be completed by the Applicant.

APPLICANT

Migyung Ko

Name

S&P Design Construction Group, LLC

Company

5030 Felhurst way

Peachtree Corners, GA 30092

Mailing Address

Suite/Apt. #

City, State

Zip Code

678-468-9157

skykospdc@gmail.com

Primary Phone #

Alternate Phone #

E-mail

PROJECT SUMMARY

5444 Rockbridge Rd. Suite A, Stonemountain, GA 30082

Address of Project

Rockbridge Plaza Suite A Split (Demising Wall Installation) & K3 Laundromat (Suite A2)

Name of Project

Other - Interior Suite Split

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

2,437 S.F. - Interior Work Only - No Exterior Expansion

Total Project Acreage

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

Suite A1 will remain "Vacant" for future use.

Suite A2 will be utilized for a coin operated Laundromat (K3 Laundromat)

Migyung Ko

Date: 04 / 07 / 2026

Applicant Signature

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

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOTE: Email completed form to thuff@stonemountaincity.org or submit to 875 Main Street

Mayor and City Council Regular Session
Tuesday, March 04, 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: Shawn Edmondson - City Manager | Maggie Dimov - Assistant City Manager
DDA/Economic Development Director | Shavala Ames - City Clerk | Jeff Strickland - City
Attorney**

Public Hearing was called to order at 6:30 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 4 Gil Freeman, Council Member:
Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

I. Public Hearing

1. Public Hearing: Special use permit to allow for a granite fabrication shop at 973 Sheppard Road (Parcel ID: 18 074 02 052).

City Planner Elizabeth Mitchum gave an overview of the project. It was the recommendation of the Planning Commission to deny approval.

Partner of the applicant, Megan Benardize, translated Cesar Hernandez. Ms. Benardize noted the building was being leased for 4 months and explained further dust won't cause problems.

Opposed

Public Comment 1: Joan Monroe - explained how building is across from homes and granite dust is toxic and harmful

Public Comment2: Grace Kelley: - explained the emissions issues, the wait of granite trucks coming in and out, and how it doesn't need to be near homes

Public Comment 3: Ms.Thomas - explained how it is a toxic process, causes health risk, and waste coming from product

Public Comment4: Vanessa Wallace - explained how residents and the park are across the street and agreed with others with opposing

No comments received in favor of the project.

2. Public Hearing: Special use permit to allow for a self-service laundromat at 5444 Rockbridge Road (Parcel ID: 18 037 12 007).

45
46 Applicant, Daljeet Singh, gave details of the 10,000 sq. ft shopping center where a proposed
47 laundromat is being anticipated; also explained how it suits and benefits the area.
48

49 In Favor

50 **Public Comment 1: Gail Graham** - explained how no other laundromat is close by
51

52 **Public Comment 2: Grace Kelley:** explained it's useful to the city and a gateway; also
53 how there's no other business in plaza and no harm to community
54

55 **Public Comment 3: Name inaudible** - explained how it's useful to community and
56 greeting other businesses to shopping center
57

58 Opposed

59 **Public Comment 4: Sharon Frierson** - explained because it's a gateway doesn't think it's
60 a good look and doesn't bring quality business
61

62 **Public Comment 5: Ms. Thomas** - doesn't think it's a good look because people hang
63 out at laundromats and need security; sewer problems need to be addressed and what it's
64 doing to infrastructure
65

66 3. Public Hearing: Rezoning request from Village Center Mixed-Use (VCM) to Traditional
67 Residential (R-2) at 1031 Ridge Avenue (Parcel ID: 18 089 02 004).
68

69 The applicant, Grace Kelley, addressed the rezoning issue, advocating for the area to be
70 designated as residential rather than Village Center Mixed-Use.
71

72 In Favor

73 **Public Comment 1: Joan Monroe** - explained how it's always been a home and shouldn't
74 be mixed use
75

76 **Public Comment 2: Ms. Thomas** - should not have happened and needs to be fixed
77

78 **Public Comment 3: Clint Monroe** - should be removed and original zoning was an error
79

80 II. Adjournment

81
82 Mayor Pro Tem motioned to adjourn, Councilman Freeman seconded; Motion was approved
83 with a unanimous vote and adjourned at 7:00 p.m.
84

85 III. Call to Order – 7:01 p.m.

86
87 IV. Determination of Quorum

88
89 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
90 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council
91 Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly
92 Jones
93

94 V. Invocation and Pledge

95
96 Mayor Jones led the Pledge of Allegiance, followed by the invocation.
97

98 VI. Citizen Comments – Including comments from public/stakeholders
99

208 Mayor Pro Tem: Post 3 Smith moved to approve to adopt the Agenda of the Day with
209 request to remove Item 7, Benefits Resolution, and Item 8, A&S Paving Project, seconded
210 by Council Member: Post 2 Marianos
211

212 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
213 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council
214 Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe
215

216 **MOTION PASSED (UNANIMOUSLY)**
217

218 X. **City Manager’s Report**
219

220 1. City Manager - Shawn Edmondson
221

222 City Manager Edmondson gave an overview of the report provided to Mayor and Council.
223

224 2. February Employee of the Month – Ms. Carolyn Jewell was announced as the
225 employee of the month.
226

227 XI. **Council Policy Discussion Topics**
228

229 XII. **Unfinished Business**
230

231 XIII. **New Business**
232

233 1. Consideration of an action on a request to approve special use permit to allow for a
234 granite fabrication shop at 973 Sheppard Road (Parcel ID: 18 074 02 052), requested
235 by City Planner Richard Edwards
236

237 **ACTION: MOTION TO DENY CONDITIONAL USE PERMIT FOR GRANITE
238 FABRICATION SHOP AT 973 SHEPPARD ROAD**

239 Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Councilmember: Post 2
240 Marianos
241

242 **Voting Yea:** Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Mayor
243 Pro Tem: Post 3 Smith, Councilmember: Post 4 Freeman, Councilmember: Post 5
244 Bryant, Councilmember: Post 6 Crowe
245

246 **MOTION PASSED (UNANIMOUSY)**
247

248 2. Consideration of an action on a request to approve special use permit to allow for a
249 self-service laundromat at 5444 Rockbridge Rd (Parcel ID: 18 037 12 007), requested
250 by City Planner Richard Edwards
251

252 Mr. Singh stepped forward to advocate for the laundromat project, emphasizing the
253 significant financial investment involved and his desire to safeguard it. Members of the
254 Mayor and Council discussed the potential advantages and drawbacks of the project,
255 including concerns about loitering, and another laundromat being in close proximity. To
256 address security, it was recommended that cameras be installed, and that the operating
257 hours be limited to no later than 10:00 p.m.
258

259 **ACTION: MOTION TO APPROVE CONDITIONAL USE PERMIT FOR SELF-
260 SERVICE LAUNDROMAT AT 5444 ROCKBRIDGE ROAD CLOSING NO LATER
261 THAN 10 P.M.**
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Motion made by Councilmember: Post 6 Crowe, Seconded by Councilmember: Post 1 Bass

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

Voting No: Councilmember: Post 4 Freeman, Councilmember: Post 5 Bryant

MOTION PASSED

- 3. Consideration of an action on a request to approve rezoning request from Village Center Mixed-Use (VCM) to Traditional Residential (R-2) at 1031 Ridge Avenue (Parcel ID: 18 089 02 004), requested by City Planner Richard Edwards

ACTION: MOTION TO APPROVE ZONING REQUEST FROM VILLAGE CENTER MIXED-USE (VCM) TO TRADITIONAL RESIDENTIAL (R-2) AT 1031 RIDGE AVENUE

Motion made by Councilmember: Post 6 Crowe, Seconded by Councilmember: Post 1 Bass

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

Voting No: Councilmember: Post 5 Bryant

MOTION PASSED

- 4. Consideration of an action on a request of consideration of Theresa Thomas for appointment to the Planning Commission, requested by City Planner Richard Edwards

City Attorney provided an overview of the committees and outlined the policy regarding family members serving on City of Stone Mountain committees.

Theresa Thomas came forward and gave an overview of her background and experience as it relates to the Planning Commission.

ACTION: MOTION OF CONSIDERATION TO APPOINT THERESA THOMAS TO THE PLANNING COMMISSION

Motion made by Councilmember: Post 6 Crowe, Seconded by Councilmember: Post 1 Bass

Voting Yea: Councilmember: Post 4 Freeman, Councilmember: Post 5 Bryant

Voting No: Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Councilmember: Post 6 Crowe

MOTION FAILED

- 5. Consideration of an action on a request of consideration of Clint Monroe for appointment to the Planning Commission, requested by City Planner Richard Edwards



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

STAFF ANALYSIS AND REPORT

CASE #: CUP2026-1803712007_2

OWNER: KKR Sons LLC

APPLICANT: KKR Sons LLC

LOCATION: 5444 Rockbridge Road

PARCEL: 18 037 12 007

CURRENT ZONING: Single Family Residential (R-1)

REQUEST: Conditional Use Permit – Laundromat

ZONING/ADJACENT LAND USE:

North	Single Family Residential (R-1)
South	Unincorporated Dekalb County
West	Single Family Residential (R-1)
East	Single Family Residential (R-1)

COMPREHENSIVE PLAN:

Future Land Use Designation: Commercial

MEETING INFORMATION:

Planning & Zoning Commission:	4/20/2026 – 6:30 P.M.
1 st Read City Council:	5/19/2026 – 6:30 P.M.
City Council Public Hearing:	6/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

I. SUMMARY

The applicant is seeking a conditional use permit for a laundromat located at 5444 Rockbridge Road (Parcel ID 18 037 12 007). The property is currently zoned as Single Family Residential (R-1). The subject parcel is being considered for two concurrent applications: one for a conditional use permit for a nail salon and another for a rezoning to General Commercial (GC). The site currently has five storefronts as part of a commercial development. The former conditional use permit, approved by City Council on March 4, 2025, has expired. Under the General Commercial zoning, a laundromat would be eligible for a conditional use permit, as it does not fall under the categories of consumer service or retail, nor does it qualify under the permitted uses specified in sections 5-7.2 (Permitted Uses by Right) and 5-7.3 (Permitted by Special Use). The R-1 Zoning designation, would not permit a conditional use permit, as specified in 2-1.11(A) which states “No variance shall be granted to allow a building, structure or use not authorized in the applicable zoning district or a density of development not authorized with such development.” According to the City of Stone Mountain Code of Ordinances, all conditional use permits must be processed as variances under Section 2-1.18. Therefore, if the rezoning from R-1 to GC is not approved, this conditional use permit will not qualify for City Council approval.

II. ZONING REQUIREMENTS

The subject property is zoned Single Family Residential (R-1). Per Section 5-1.1 the intent of the zoning district is to:

- Establish low density residential district communities
- Encourage clustering of development and provision of location, environmental and development amenities
- Provide low density residential development in cul-de-sac neighborhoods, community areas, and urban areas
- Enhance the community’s character through the promotion of high-quality design.
- Protect established areas from incompatible development.

III. ZONING HISTORY

The subject property is currently designated R-1, Single Family Residential, and encompasses approximately 1.14 acres. On December 2, 2008, the City of Stone Mountain adopted its Official Zoning Map, establishing the parcel’s Zoning District as R-1 Single Family Residential. On March 4, 2025, the City Council granted a conditional use permit for a laundromat. This approval was specific to the property, allowing the use to be established within one year of the City Council's decision to expire on March 4, 2026, if not fully utilized. However, the property owner did not commence operations by this date, resulting in the expiration of the conditional use permit. Subsequently, a corrective measure was proposed to the City Council on May 7, 2024, and June 4, 2024, to facilitate the rezoning of the property to Commercial through a city-initiated map adoption.

However, the City Council chose to table the action on both occasions. According to City Code, Section 1-1.1, because no zoning map was signed in 2024, the zoning map adopted by the Council on December 2, 2008, and signed by the City Clerk, remains the authoritative legal zoning map. Consequently, the subject property still retains its classification as R-1

Single Family Residential, as the proposed map from May and June of 2024 was not duly signed or adopted. According to the DeKalb County Property Appraiser's database, the structure was constructed in 1980 (See Appendix). Property Appraiser Records provide aerial imagery of the property from 2003 to the present, indicating that the structure remained vacant from 2015 to 2024, with intermittent improvements and renovations occurring during this timeframe. No records were located establishing the site was zoned Commercial or was annexed into the City from Dekalb County as a Commercial Zoning.

IV. EXISTING SITE CONDITIONS

The primary building is a commercial structure encompassing a total area of 10,068 square feet. The DeKalb County Property Appraiser categorizes this property under Class C3 – Commercial Class. The site is delineated by a fence along the rear, effectively separating the parking area and commercial operations from adjacent residential properties. Additionally, a vegetative buffer behind the existing fencing adds some site separation from adjacent properties. Parking facilities are located at the front of the property, with exiting lighting, while dumpsters and loading areas are situated at the rear. Although site plans indicate the existence of eight (8) commercial units, virtual site inspections confirm that there are currently five (5) commercial entrances.

The property is characterized by a gentle slope beginning at the primary structure, which is positioned at an elevation of 1,007 feet, and gradually descends toward the eastern property line, resulting in a nominal elevation decrease of 1 foot. According to the FEMA Flood Map Service Center, this property is not situated within a flood zone. The relevant flood map number is 13089C0091K, which became effective on December 8, 2016. The structure faces Rockbridge Road, a minor arterial roadway, which recorded an Annual Average Daily Traffic of 12,100 in the year 2024.

IV. GENERAL STANDARDS FOR APPLICATION APPROVAL

Per 2-1.18 Conditional Use Permits shall be processed pursuant to other quasi- judicial decisions as set out in 2-1.11 (Variance Standards and Procedures) Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council may authorize upon proper application in specific cases, a conditional use permit.

In accordance with section 2-1.11(A), the issuance of a conditional use permit for commercial activities is not permissible within the existing residential zoning district. Consequently, the following review is contingent on whether the rezoning of the subject parcel from R-1 to GC receives Council approval.

The mayor and city council may authorize a conditional use permit from the terms of this zoning ordinance only upon making all of the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

There are no extraordinary or exceptional conditions pertaining to the property as it relates to size, shape, or topography.

B. The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.

This property has been classified as a commercial structure since 1980, according to the records of the property appraiser and associated pictometry. Research indicates that the property has been closed undergoing periodic renovations from 2016 to 2025. For the general rules regarding nonconforming uses to be applicable, as outlined in Sections 6-1.1 and 6-1.2, the property must continuously engage in commercial uses, following a change in zoning by the municipality. In the event of a discontinuation, the property owner is required to restore the former use within six months; failure to do so will result in the application of the default zoning. There is no evidence in the property records, zoning history, or any other documentation in City records to suggest that this property was ever legally designated as commercially zoned. However, there are indications that the property may have been utilized for commercial purposes prior to the adoption of the Official Zoning Map by the City Council in 2008, as signed by the Clerk. If the property had continued its commercial activities in accordance with Sections 6-1.1 and 6-1.2, which address Non-Conforming Uses, such uses would have been permitted to persist, provided they adhered to the stipulations outlined in those sections of the Code of Ordinances.

A review of the current parcel reveals that any commercial uses that were not maintained following the designation of the parcel as residential, as per the December 2008 Official Zoning Map, would have their nonconforming status invalidated if not resumed within the six-month timeframe. As a result, due to the discontinuation of use from 2016 to 2025, the property's default zoning would revert to R-1 Single Family Residential. Despite this residential zoning designation, the property has been permitted to continue its commercial use in the interim via building permits and business license renewals of the commercial site. The applicant is seeking a conditional use permit to retain tenants and utilize the property for a laundromat to expand and lease to an additional tenant. Denying this application would create considerable hardship for the property owner, preventing the operation of a laundromat on the premises as a commercial activity.

C. Such conditions are not the result of any actions of the property owner; and

The applicant is seeking a conditional use permit, and as such requires city approval to expand its existing commercial activities. The site being zoned residential, poses barriers to the conditional use permit's consideration, based on regulatory restrictions.

Conditions are in part the result of actions of prior property owners. It must be noted; property ownership has changed significantly since 1980 (Appendix). The lapse in commercial use from 2015 to 2020, which the owner (at that time) was responsible for, led to the loss of its non-conforming use. However, the City of Stone Mountain lacked the resources for a planning and zoning department to oversee zoning reviews, only creating such a department in 2021, years after the Zoning Map was adopted. Per § 36-67-3. Zoning proposal review standards, **"In any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each**

zoning proposal investigate and make a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations, and this record shall be a public record.”

HISTORY: Code 1981, § 36-67-3, enacted by Ga. L. 1985, p. 1178, § 1

D. Such conditions are peculiar to the particular piece of the property involved.

The current status of the property is distinctive due to its zoning designation as residential while possessing a significant commercial history. This unique combination is not specific to this particular parcel of land, because there may be other parcels nearby that have a similar designation but function as a commercial site. Its current status as residential land use creates a peculiar condition, that by code limits how the City can address future conditional use permits, and requirements.

E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

The property in question currently operates as a commercial site, is designated in the adopted future land use plan as a proposed commercial area and is under consideration by Planning Commission and City Council for a land use change to commercial. Additionally, it is bordered by other commercial properties to the east. Consequently, the consideration of a conditional use permit for a nail salon would be appropriate in this context (if the site is rezoned successfully as a commercial zoning district), with the principal issue being whether the site is properly zoned for commercial use or possesses a related designation.

Approving the zoning application for the nail salon (i.e. granting relief to the applicant), contingent upon a rezoning to General Commercial, would allow appropriate zoning conditions to be applied to the property. This would enable the property owners to utilize the parcel as intended, while also granting the city the ability to enforce essential protective measures, such as verifying lighting requirements are met and enclosing trash collection areas, to safeguard the surrounding residential areas in accordance with code. Buffer considerations would be reviewed under the rezoning application.

V. STAFF RECCOMENDATION

Staff recommend **APPROVAL** of the conditional use permit for a laundromat with the following conditions:

- A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
- B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

that is established as a laundromat, the conditional use permit will expire.

- C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
- D. Hours of operation are permitted from 7a.m to 11p.m.
- E. Dumpster locations designated for use by any commercial unit on-site where the laundromat will utilize such trash disposal must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

VI. SITE PHOTOS

FRONT OF PROPERTY



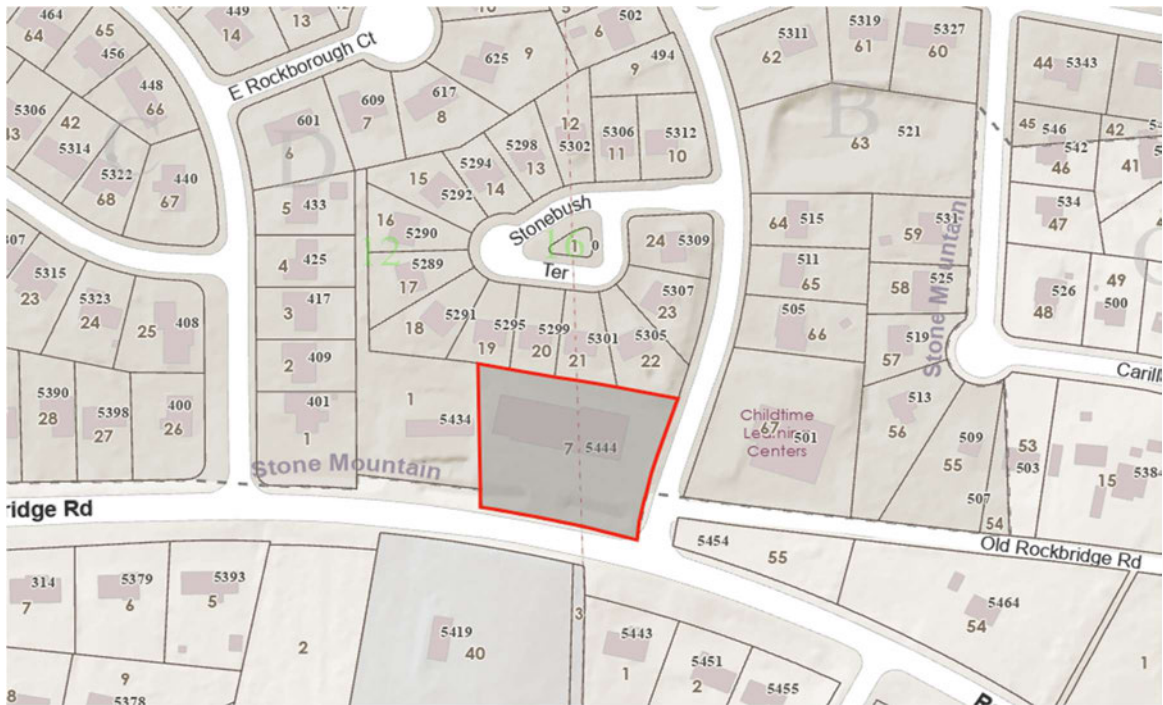
SIDE OF PROPERTY FRONTING RIDGE AVENUE



REAR OF PROPERTY



VII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP





Date:	May 27, 2026	City Council Meeting Date:	June 2, 2026
From:	Nancy Lovingood	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	Nancy Lovingood
Agenda Title:	Public Hearing – Special Use Permit for a Microdistillery and Smoke Shop		

Agenda Item Description (Background/History/Details):
Special Use Permit (SUP) application for a Microdistillery and Smoke Shop (parcel ID: 18-089-27-003) located at 977 Main Street.
Workplan Goal Details: Revitalization of the site

Staff Recommendations (Motion):
Staff recommends the following: The Planning Committee approved the Special Use Permit at the April 20th meeting.

City Manager Approval:	Miglena Dimov
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Mayor’s Signature Required:	YES	NO
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List Attachments:
1. Public Hearing Notice, Supporting Documentation

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

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

PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, June 2, 2026, at 6:30 p.m. in order to discuss and to hear public input on a Special Use Permit (SUP) application for a Microdistillery and Smoke Shop (parcel ID: 18-089-27-003) located at 977 Main Street. The case number is SUP2026-1808927003. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.



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

April 13, 2026

KONO'S Weigh LLC
8735 Dunwoody Place, Suite 1228
Atlanta, Georgia 30350

RE: Planning Commission Meeting– CASE # SUP2026-1808927003 (PARCEL #18 089 27 003) 977 Main Street

This letter serves to notify you that your application for Special Use Permits will be heard before the City of Stone Mountain's Planning Commission on the following dates:

Planning Commission: Monday, April 20, 2026, at 6:30 P.M.

All meetings are held at 6:30 P.M. at City Hall (875 Main Street, Stone Mountain, GA 30083).

MEETING INFORMATION:

Planning & Zoning Commission: 04/20/2026 – 6:30 P.M.
1st Read City Council: 05/19/2026 – 6:30 P.M.
City Council Public Hearing: 06/02/2026 – 6:30 P.M.

Please feel free to contact the Administration Office on 470-895-5608, or email thuff@stonemountaincity.org if you have any questions or concerns regarding this notification.

Signage will be posted on your property on **Friday, May 1, 2026**, in accordance with GA Code § 36-66-1 and Section 1-1 Of the Stone Mountain Code of Ordinance (Ord. No. 2023-05, § 1(Exh. A), 6-20-23. Attendance by the applicant, owner, or both, is mandatory for Planning Commission and City Council Meetings.

Sincerely,

Tamaya Huff
Planning
Manager
770-498-8984

Digitally signed by Tamaya

Huff

Date: 2026.04.13 09:34:30

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

STAFF ANALYSIS AND REPORT

CASE NUMBER: SUP2026-1808927003

OWNER: KONO's Weigh LLC

APPLICANT: LeRon Furr

LOCATION: 977 Main Street

PARCEL: 18 089 27 003

CURRENT ZONING: Village Center Mixed Use (VCM)

REQUEST: Special use permit for a Micro distillery and Smoke Shop

ZONING/ADJACENT LAND USE:

North	Village Center Mixed Use (VCM)
South	Village Center Mixed Use (VCM)
West	CSX Railroad
East	Village Center Mixed Use (VCM)

COMPREHENSIVE PLAN:
Future Land Use Designation: Mixed Use

MEETING INFORMATION:

Planning & Zoning Commission:	04/20/2026 – 6:30 P.M.
1 st Read – City Council	05/19/2026 – 6:30 PM
Public Hearing – City Council	06/2/2026 – 6:30 P.M

RECOMMENDATION: **Staff recommend approval of the Special Use Permit to allow micro distillery with Conditions.**

Staff recommend denial of the smoke shop.

I. SUMMARY

The applicant has requested a special use permit for a microdistillery and a smoke shop located at 977 Main Street (Parcel ID 18 089 27 003). The proposal seeks to use the property to provide coffee service, light food, an indoor micro-distillery, retail, and a smoke shop. Alcohol will be served, but only on-site. The name of the business will be Kultural Koffee and Kocktail House, and at the time, there are no planned structural improvements for this property, as presented as part of this application.

II. ZONING REQUIREMENTS

- Accommodates moderate to high-density residential development and ground-floor commercial uses with residential units above.
- Allows for a diverse range of uses, structures, densities, and open spaces, provided they are not in conflict with existing and permitted land uses on abutting properties.
- Promotes a more efficient use of land and a smaller network of utilities and natural resources than conventional land development.
- Encourages the preservation of functional open space in and around the village center
- Provides the opportunity for the application of innovative site planning concepts through the creation of aesthetically pleasing environments for living, shopping, and working on properties of adequate shape, size, and location that conventional land development may allow for;
- Encourages high pedestrian use, accessibility, and transportation alternatives
- Uses are limited to multifamily dwellings, two-family dwellings, mixed-use residential, and commercial and professional complementary uses intended primarily to provide services to the entire city.

III. ZONING HISTORY

The subject property is currently zoned Village Center Mixed Use (VCM) according to the 2008 Stone Mountain Zoning Map. This parcel does not have a prior zoning history.

IV. EXISTING SITE CONDITIONS

The subject property is located on Main Street, which is classified as a minor arterial road connecting E Ponce De Leon Avenue to the north with Rockbridge Road to the south. The Georgia Department of Transportation's (GDOT) Traffic Analysis and Data Application (TADA) indicates that the Average Annual Daily Traffic at Main Street, north of Rockbridge, is 18,200 vehicles. The principal structure on the property was constructed in 1975 and encompasses a gross floor area of 1,075 square feet, according to the Property Appraiser Database. The structure, located within the City's Historic Preservation District, has been designated as a historic structure. While the Georgia Natural Archaeology Historic Resource GIS, which contains survey information on historic properties throughout Georgia, the platform does not specify an original construction date for this building, it is likely that the structure dates back to as early as 1857, as noted in the National Register of Historic

Places Continuation Sheet (NPS Form 10-900-a), as it previously contained granite, which was synonymous for buildings along Main Street at that time. According to the USGS TOPO map, the property has an elevation of 1,046 feet. Several existing commercial establishments border the property: 979 Main Street to the north, 975 Main Street to the south, and 5368 East Mountain Street to the east. The site does not have designated parking facilities, except for some parallel parking along Main Street, located just north and south of East Mountain Street. Furthermore, there are no designated Americans with Disabilities Act (ADA) parking spaces. Sidewalks along Main Street provide access to the primary structure's entrances. These sidewalks connect to the MARTA 117 and 118 bus lines, which serve Main Street and East Mountain, located less than one block south of the subject property.

V. ZONING AND DEVELOPMENT STANDARDS

The following is a summary of applicable District Development Regulations in accordance with Section 5-5.5 Village Center Mixed Use (VCM), 5-5.3 (13) Microdistillery Requirements, and 5-5.3(18) Smoke Shop Requirements, and Article VII – Off Street Parking and Loading Requirements of the City of Stone Mountain Code of Ordinances.

Table 1. 5-5.5 Village Center Mixed Use (VCM) Development Standards

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Minimum Lot Size	None	Not Required	Not Required	NOT REQUIRED
Minimum Lot Width	60 Feet	24 Feet	24 Feet	NO
Minimum Road Frontage	40 Feet	24 Feet	24 Feet	NO
Minimum Side Yard	None	None	None	NO
Minimum Rear Yard	20 feet	20 feet	20 feet	NO
Maximum Height	50 feet	Not Provided	Not Provided	NOT KNOWN
Maximum Floor Area	2,400 SF	1,536 SF	1,536 SF	YES
Minimum Floor Area	600 SF	Not Provided	None	YES
Minimum Buffer Area	None	None	None	Not Applicable

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Item # 4.

Minimum Separation between buildings	None	None	None	NO
Maximum Lot Coverage	80 percent/20 percent for off street	98 Percent	98 Percent	NO

Development Standards. The proposal is exempt from meeting the above requirements. The structure is characterized as a historic structure, designed and constructed prior to the City of Stone Mountain Code of Ordinances. The structure, situated within the City’s Historic Preservation District, has been officially designated as a historic resource. Although the Georgia Natural Archaeology Historic Resource Geographic Information System (GIS) provides survey data on historic properties throughout Georgia, it does not specify an original construction date for this building. However, it is plausible that the structure dates back to as early as 1857, as indicated in the National Register of Historic Places Continuation Sheet (NPS Form 10-900-a) for structures along Main Street. Based on property records the site was vacant from 2008 to 2009, where the property was foreclosed in April 2008 and purchased in November 2009. The definition of non-conforming per Article III is as follows:

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

According to section 6-1.2(A)(2), if a building has been unused for more than six months, it must comply with current zoning regulations. However, since this structure was built before the zoning ordinance was implemented, as stated in section 6-12(A)(8), and the applicant does not plan to expand or reconstruct the building, retrofitting is not required. This code section specifies that to prevent undue hardship, nothing in the zoning ordinance shall require changes to the plans, construction, or designated use of any building for which actual construction began lawfully before the effective date of the adoption or amendment of this zoning ordinance. Therefore, the above requirements where physical reconstruction is necessary to meet code, is not required.

Table 2. 5-5.3 (13) Microdistillery Requirements

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Maximum FloorArea	4000 SF	1,536 SF	1,536 SF	YES
Outdoor Speakers	NOT PERMITTED	NONE	NONE	YES
Production Location	WITHIN BUILDING	WITHIN BUILDING	WITHIN BUILDING	YES

CASE NUMBER: SUP2026-1808927003
 SITE ADDRESS: 977 MAIN STREET
 REQUEST: SPECIAL USE PERMIT
 PARCEL ID: 18 089 27 003

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Item # 4.

Outdoor Equipment	PERMITTED WITH SCREENING	None	None	YES
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Microdistillery Requirements. The application meets the requirements of a microdistillery per the Stone Mountain Code of Ordinances.

Table 3. 5-5.3(18) Smoke Shops

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Distance from Sensitive Land Use	200 Yards	128.8 Yards	128.8 Yards	NO
Distance from Smoke Shop	500 Yards	NONE	NONE	YES
Maximum Square Feet	2000	1,536 SF	1,536 SF	YES
Hours of Operation	6AM to 10 PM including deliveries	NONE	NONE	NO

Smoke Shop Requirements. The proposal does NOT meet the requirements of a smoke shop with regards to distance from sensitive land used as defined in 5-5.3(18). If recommended for approval by Planning Commission, and approved by City Council, the application would be required at minimum to impose hours of operation from 6AM to 10 PM.

Table 4. 5-5.6 Additional District Development Regulations

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Maximum Density	20 Dwelling Units Per Acre	NO CHANGE	NO CHANGE	NOT APPLICABLE
Minimum Density	8 Dwelling Units Per Acre	NO CHANGE	NO CHANGE	NOT APPLICABLE
Setback Mixed Use	0 to ten feet Retail/dining	NO CHANGE	NO CHANGE	YES
Lighting	Dark Sky Compliant (If Provided)	NONE	NONE	NOT APPLICABLE

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Item # 4.

Trash Disposal	Screened Trash Disposal Areas	NOT SHOWN	NOT SHOWN	NO
Connectivity and Site Design	Multimodal/ Interconnections	EXISTING SIDEWALKS/ TRANSIT ACCESS	EXISTING SIDEWALKS/ TRANSIT ACCESS	YES

Additional Development Regulations. To comply with Section 5-5.6 of the Additional District Development Regulations, screened trash disposal is required. The current site lacks sufficient coverage for on-site trash disposal. Non-Conforming Use does not exempt trash disposal requirements.

Table 5. 5-5.7 Minimum Parking Requirements and Article VII Off Street Parking and Loading

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Off Street Loading	Per Article VII	NONE	NONE	NO
Decorative Separation for Surface Parking	Fences, Walls, Plantings, Berms to Screen Street visibility	NONE	NONE	NOT APPLICABLE
Surface Lot	Located in Rear	NONE	NONE	NOT APPLICABLE
ADA	Up to 25 Spaces = 1 ADA Spaces	NONE	NONE	NOT APPLICABLE

Minimum Parking Requirements: The parcel does not have designated off-street loading or parking areas due to a lack of available space. Behind the building is 5368 East Mountain Street, an existing commercial building that accesses 2nd Street. Given the limited access and space, combined with the existing building directly abutting the parcel at the rear, there are no opportunities for surface parking on this site. However, despite the existing state, the code does not require construction to meet the current zoning if the structure was built prior to the code of ordinances being adopted, the use meets the underlying zoning per 6-1.2, the structure is not being expanded or enlarged. Thus, parking retrofit is not required per 6-1.2(7). The application proposes the use of existing parking, and shared parking arrangements with nearby establishments. Where such shared parking will be utilized, approval from the city and the owner of the parking facility is required per 7-3.1(6). Any spaces designated for use by this facility should provide at least one ADA parking, with space requirements meeting 7-1.3 Design Standards in Article VII Off Street Parking and Loading.

Table 6. 5-5.8 Streetscape Requirements

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Sidewalks Streetscape	5 Feet Minimum/ 10 feet Clear Zone	NONE	5 Feet Minimum/ 10 feet Clear Zone	YES

CASE NUMBER: SUP2026-1808927003
 SITE ADDRESS: 977 MAIN STREET
 REQUEST: SPECIAL USE PERMIT
 PARCEL ID: 18 089 27 003

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Item # 4.

Street Tree	1 Street Tree Per 40 LF	NONE	24 LF	YES
Pedestrian Amenities	Street Furniture or Litter Receptacles	NONE	Street Furniture Trash Receptacle	YES

Streetscape Requirements: Approximately 15 feet of sidewalk and streetscape currently exists along the lot frontage. However, due to the fact that the property's frontage measures less than 40 feet, it does not comply with the requisite 40-foot width necessary for the planting of a street tree. Furthermore, an existing trash receptacle is currently located in front of the structure, thereby meeting all stipulated streetscape requirements.

Table 7. Section 7-1.2 General Requirements Design Standards

STANDARD	REQUIRED	PROPOSED	EXISTING	STANDARDS MET?
Required Dimensions of Parking	9 Feet Wide/ 24 Feet Long	NONE	NONE	NO
Interior Driveways	90 Degree/ 45 Degree Parking	NONE	NONE	NO
Surface Drainage, Lighting	Paved, Lit Off Street Parking/No Glare	NONE	NONE	NO
Sharing Offstreet Parking	Shared Off Street Spaces per 7-1.3	NONE	NONE	NO
Off Street Loading	10 Feet Wide 30 feet Long	NONE	NONE	NO
Parking (Restaurant)	1 Space per 100 SF of Gross Floor Area OR 15 Spaces (1,536/100)	NONE	NONE	NO

General Requirements. The parcel does not have designated off-street loading or parking areas due to the structure occupying 98% of the lot. Behind the building is 5368 East Mountain Street, an existing commercial building that accesses 2nd Street. Given the limited access and space, combined with the existing building directly abutting the parcel at the rear, there are no opportunities for surface parking on this site or meet the minimum parking requirement of 15 spaces. However, despite the existing state, the code does not require construction to meet the current zoning if the structure was built prior to the code of ordinances being adopted, further, as the use meets the underlying zoning per 6-1.2, the nonconformity is not being expanded or enlarged, parking retrofit is not required per 6-1.2(7).

IV. ANALYSIS PURSUANT TO ZONING ORDINANCE

Pursuant to **Article II of the City of Stone Mountain Zoning Ordinance**, staff have reviewed the special use permit application in accordance with the following review criteria per 2-1.5 Review Standards for Zoning Proposals.

1. The existing uses and zoning of nearby property;

The property is zoned VCM, allowing for both residential and commercial use. The surrounding areas to the north, east, south, and west are also designated as VCM.

2. The extent to which property values are diminished by their particular zoning restrictions;

There is no anticipated diminishment of property values due to zoning restrictions.

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

There is no anticipated diminishment of property values due to the subject special use permit proposal.

4. The relative harm to the public as compared to the hardship imposed upon the individual property owner;

No relative harm is anticipated by the subject special use permit proposal

5. The suitability of the subject property for the zoning proposed;

The subject proposal is not requesting new zoning – not applicable.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property;

According to the Property Appraiser records, the site was in foreclosure from 2008 to 2009 and was assumed to be vacant during that period.

7. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed microdistillery use is appropriate in light of adjacent properties. There is an existing microbrewery located to the rear of the subject property 5368 E Mountain Street. However, the smoke shop is situated less than 200 feet from sensitive land uses, which may make it unsuitable for this zoning district according to regulations.

8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent

or nearby property;

The proposed smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church, and does not comply with the regulations necessary for special use permit approval.

9. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned;

The current zoning will remain unchanged. There is no evidence provided with the current proposal that the application would not have reasonable economic use.

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

It is not anticipated that this use will have any adverse effects on the public health, safety, nor welfare of the surrounding neighborhoods.

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

The proposal is in compliance with the comprehensive plan.

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

The proposed microdistillery use is compatible with the existing zoning district, as the proposal satisfies all regulatory requirements, and abuts compatible uses. However, the proposed smoke shop is located within 200 feet of a sensitive land use, the Stone Mountain Methodist Church.

13. The impact upon the appearance of the city;

Not applicable

14. The impact upon the provision of water, sewage, transportation and other urban services;

See item #10

15. The impact upon population density and the potential for overcrowding and urban sprawl;

Not applicable.

16. The impact upon thoroughfare congestion and traffic safety; and

Not applicable.

17. The protection of property against blight and depreciation.

Not applicable.

V. ANALYSIS GEORGIA ZONING PROCEDURES LAW

Pursuant to **36-67-3 of the Georgia Zoning Procedures Law**, Staff has reviewed the rezoning request in accordance with the required review criteria.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed microdistillery use is compatible with the existing zoning district, as the proposal satisfies all regulatory requirements, and abuts compatible uses. However, the proposed smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church, and does not comply with the regulations necessary for special use permit approval.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church.

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned.

The current zoning will remain unchanged. There is no evidence provided with the current proposal that the application would not have reasonable economic use.

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

This proposal is not anticipated to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The proposed zoning proposal is in conformity with the adopted land use plan, and its intent.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or

disapproval of the zoning proposal.

The proposed microdistillery use is compatible with the existing zoning district, as the proposal satisfies all regulatory requirements, and abuts compatible uses. However, the proposed smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church.

VI. STAFF RECOMMENDATION:

1. Staff recommends APPROVAL of the special use permit for microdistillery with the following conditions:
 - A. The site will not expand or become enlarged. If such conditions do occur, the applicant will be required to apply for a change in condition approval from City Council, following review of the proposal by Planning Commission, within six (6) months of any Historic Preservation Approvals to change the footprint of the principle structure, if the proposal is approved by City Council.
 - B. The site is not permitted to function as a night club, or cocktail lounge.
 - C. Any shared parking agreement obtained by the owner to permit its patrons to park on adjacent parking sites must comply with 7-3.1(6), of the Stone Mountain Code of Ordinances, which requires a written shared parking agreement between all affected parties, be submitted to the City of Stone Mountain for approval. Such agreements must be provided to the city for review prior to execution.
 - D. Trash disposal areas are required per 5-5.6 Additional District Development Regulations. If approved by City Council, locations should be designated, or a plan for trash disposal should be provided to the Planning and Zoning Department within 6 months of any City Council special use permit approvals.
2. Staff recommend DENIAL of the special use permit for the smoke shop.

VII. SITE PHOTOS

977 MAIN STREET (FRONT)



FROM 2ND STREET (REAR)



EXISTING RECEPTICLES (FRONT OF PROPERTY)



STREETSCAPE DIMENSIONS

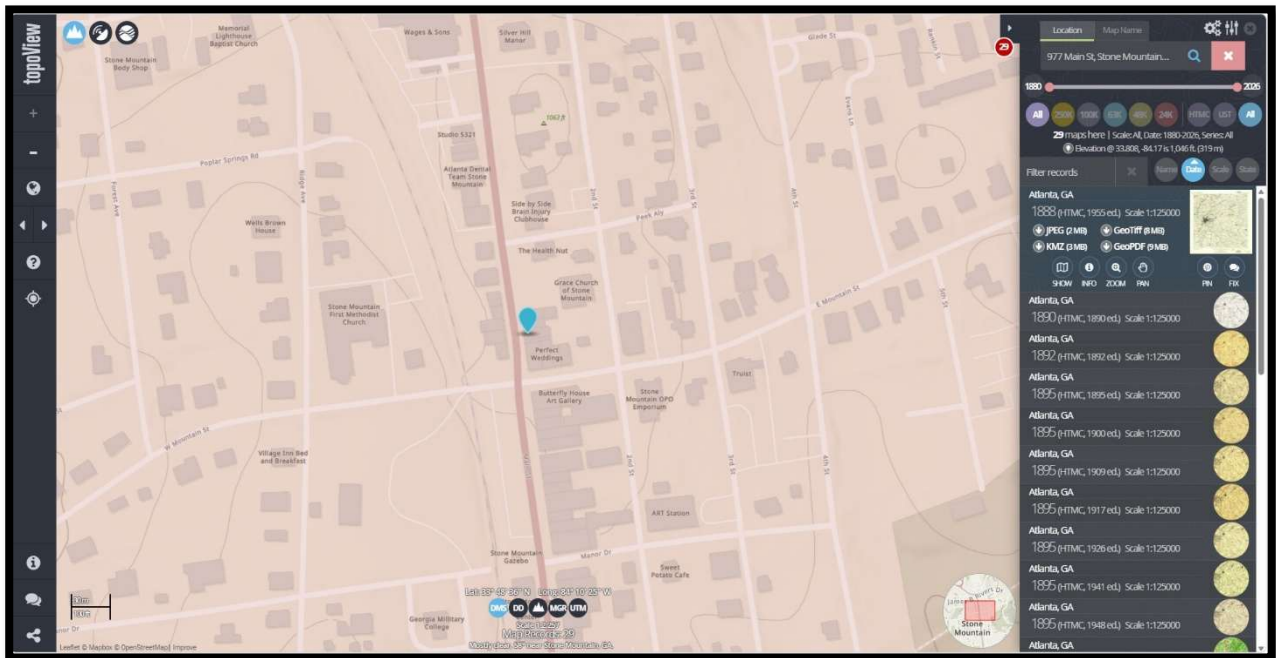


CASE NUMBER: SUP2026-1808927003
SITE ADDRESS: 977 MAIN STREET
REQUEST: SPECIAL USE PERMIT
PARCEL ID: 18 089 27 003

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT
TREE REQUIREMENTS – LESS THAN 40 LF



FIGURE 1. USGS TOPO MAP



CASE NUMBER: SUP2026-1808927003
SITE ADDRESS: 977 MAIN STREET
REQUEST: SPECIAL USE PERMIT
PARCEL ID: 18 089 27 003

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

FIGURE 2. DEKALB COUNTY PROPERTY APPRAISER MAP

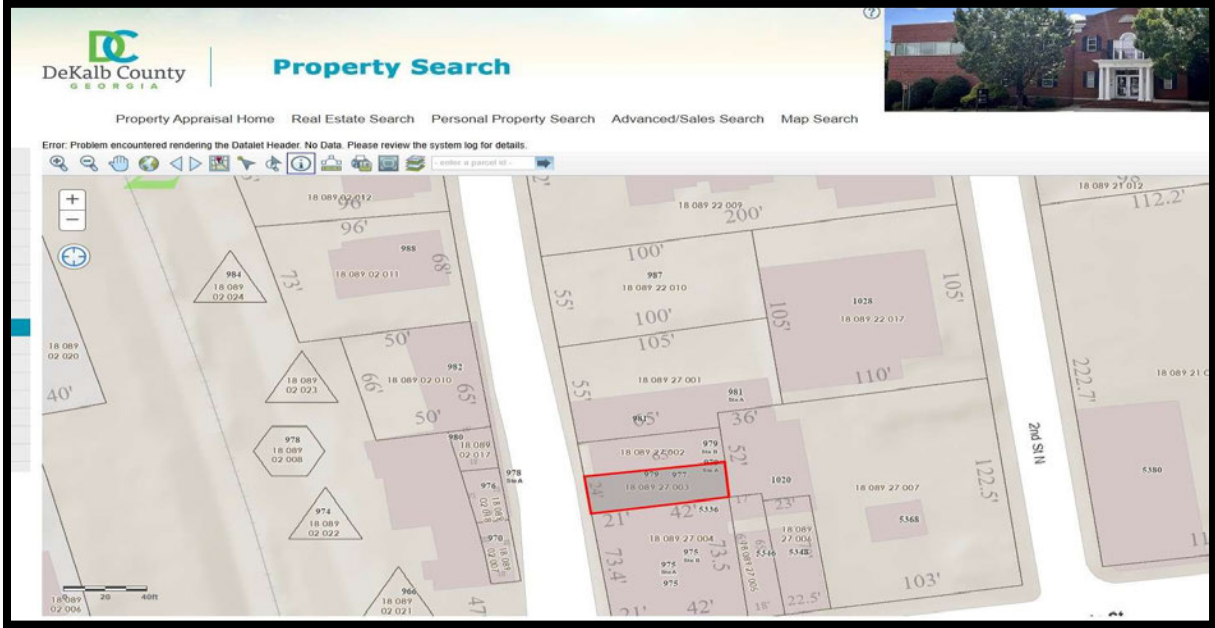
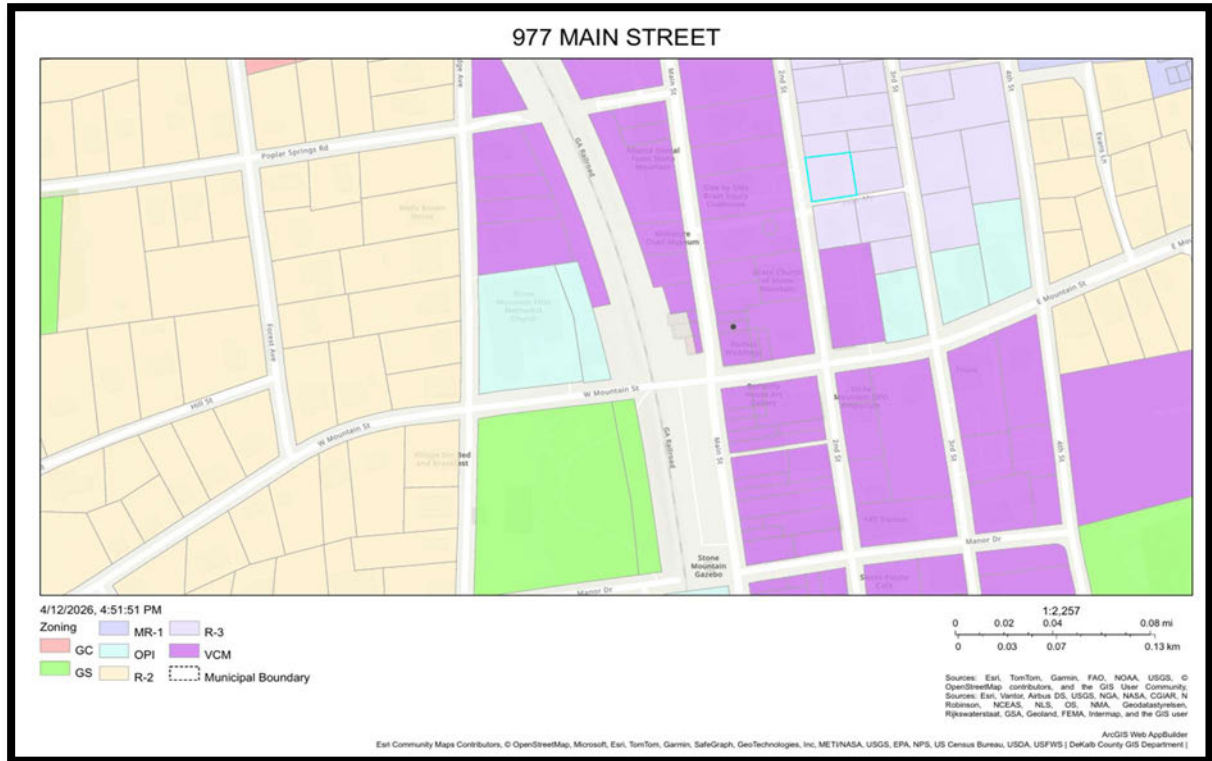


FIGURE 3. CITY OF STONE MOUNTAIN ZONING MAP



CASE NUMBER: SUP2026-1808927003
SITE ADDRESS: 977 MAIN STREET
REQUEST: SPECIAL USE PERMIT
PARCEL ID: 18 089 27 003



Date:	May 27, 2026	City Council Meeting Date:	June 2, 2026
From:	Nancy Lovingood	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	Nancy Lovingood
Agenda Title:	Public Hearing – Sign Variance Application – 5406 East Mountain Street		

Agenda Item Description (Background/History/Details):
Sign Variance application (parcel ID: 18-089-26-006) located at 5406 East Mountain Street. The case number is VAR2026-1808926006
Workplan Goal Details: Revitalization of the site

Staff Recommendations (Motion):
Staff recommends the following: The Planning Committee approved the Sign Variance at the April 20th meeting.

City Manager Approval:	Miglena Dimov
-------------------------------	---------------

Mayor’s Signature Required:	YES	NO
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List Attachments:
1. Public Hearing Notice, Supporting Documentation

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

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

PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, June 2, 2026, at 6:30 p.m. in order to discuss and to hear public input on a Sign Variance application (parcel ID: 18-089-26-006) located at 5406 East Mountain Street. The case number is VAR2026-1808926006. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.



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

STAFF ANALYSIS AND REPORT

CASE #: VAR2026-1808926006

OWNER : Teresita Dollar, Atlanta Mortuary Services

APPLICANT : Teresita Dollar, Atlanta Mortuary Services

LOCATION: 5406 E Mountain Street

PARCEL: 18 089 26 006

CURRENT ZONING: Office/Professional/Institutional (OPI)

REQUEST: Variance for 2 Façade Wall Signs

ZONING/ADJACENT LAND USE:

North	In Town Neighborhood Residential (R-3)
South	Village Center Mixed Use (VCM)
West	Office/Professional/Institutional (OPI)
East	Traditional Residential (R-2)

COMPREHENSIVE PLAN:
Future Land Use Designation: Mixed Use

MEETING INFORMATION:

Planning & Zoning Commission:	04/20/2026 – 6:30 P.M.
1 st Read City Council:	05/19/2026 – 6:30 P.M.
City Council Public Hearing:	06/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

I. SUMMARY

The applicant is seeking a variance to permit the installation of two façade signs that were installed without a permit. On July 31, 2025, the Code Enforcement Division issued a warning to the property owner at 5406 E Mountain Street for the unauthorized installation of three signs, which included two façade wall signs and a free-standing sign measuring 20 square feet.

Per Sec 23-43(b) No more than one (1) sign per tenant may be placed on anyone (1) facade or wall of anyone (1) building. However, in a single tenant building that is otherwise entitled to a free-standing sign the owner can elect to install not more than two (2) facade or wall signs in lieu of the free-standing sign.

The applicant has been directed to the Planning and Zoning Department to submit applications for the proposed signage at the subject property. On August 19, 2026, the Planning and Zoning Department issued a formal request to arrange a pre-application meeting concerning the variance for signage that exceeds the allowable limits established in the Stone Mountain Code of Ordinances. The applicant did not receive a response to this request. In early 2026, the applicant was issued an official citation by Code Enforcement and is scheduled to appear in Municipal Court in April 2026. In accordance with Section 23-92, sign variances are processed following the procedures delineated in the city’s zoning ordinance pertaining to variances.

II. ZONING REQUIREMENTS

The subject property is zoned Office Professional Institutional (OPI). Per Section 5-8 the intent of the zoning district is to:

- Provides a transition between commercial, residential and the village center districts.
- Provides space for office, retail and institutional facilities that do not generate heavy automobile traffic or operate between the hours of 9:00 p.m. and 7:00 a.m.
- Creates and enhances a healthy mix of office, institutional and retail use areas where complete services are available and desirable for public service and convenience; and
- Requires a location that will reduce the use of automobile traffic between these separate uses while maximizing the footprint of a developable area.

This district is intended primarily for developments that contain financial, governmental, professional or complementary retail uses intended service to the professional community.

III. SITE HISTORY

The subject property encompasses an area of approximately .55 acres, while the primary structure is 5,852 SF. According to the DeKalb County Property Appraiser database in Georgia, the structure was constructed in 1938, while Georgia Natural Archaeology Historic Resource GIS Database reports the structure was originally constructed in 1870.

IV. SIGN STANDARDS

STANDARD	PROPOSED	EXISTING	MET?
Façade Sign. One (1) Sign per tenant, per wall, per building (23-43) (B)	2 Signs	2 Signs	NO

IV. GENERAL STANDARDS FOR APPLICATION APPROVAL

Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council shall authorize variances only upon making all of the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

There is no extraordinary, exceptional, conditions pertaining to the particular property in question, because of size, shape, or topography.

- B. The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.**

The signage is already erected. Only one facade sign per building, and tenant can be applied to a principal façade. If one sign is removed, there would be a total of two signs permitted to exist on property.

- C. Such conditions are not the result of any actions of the property owner; and**

The property owner installed signage without obtaining a permit.

- D. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.**

The code permits the owner to choose whether to retain two façade signs in lieu of a free-standing sign or one free standing sign and one façade sign. The proposed free-standing sign is within the 40 SF requirement. If additional signage is permitted, there is no substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance

V. STAFF RECCOMENDATION

Staff recommend APPROVAL of the following variance with conditions:

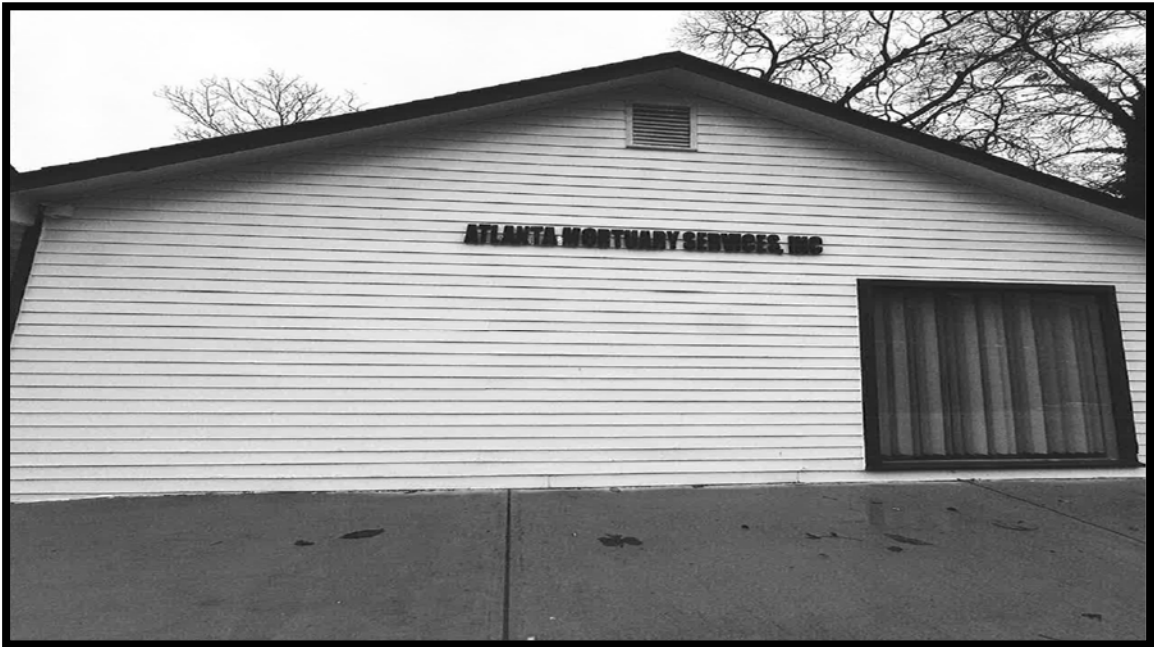
- A free-standing sign, and two façade signs are permitted to remain, but no additional signs can be erected without council approval.

VI. SITE PHOTOS

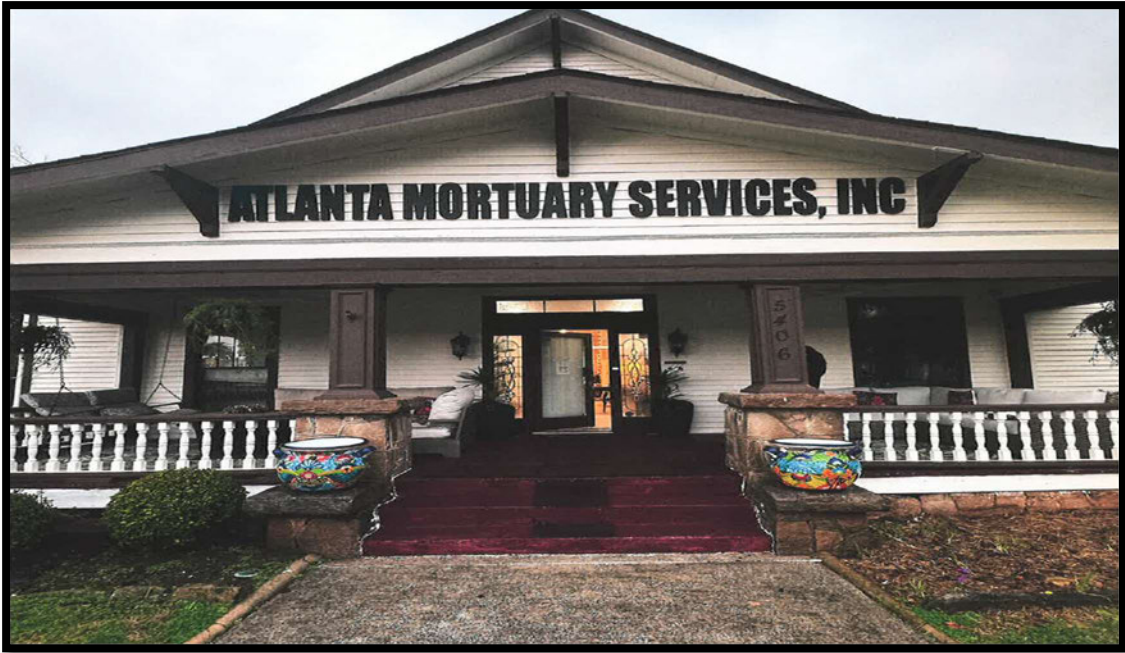
FRONT OF PROPERTY (EAST MOUNTAIN STRET)



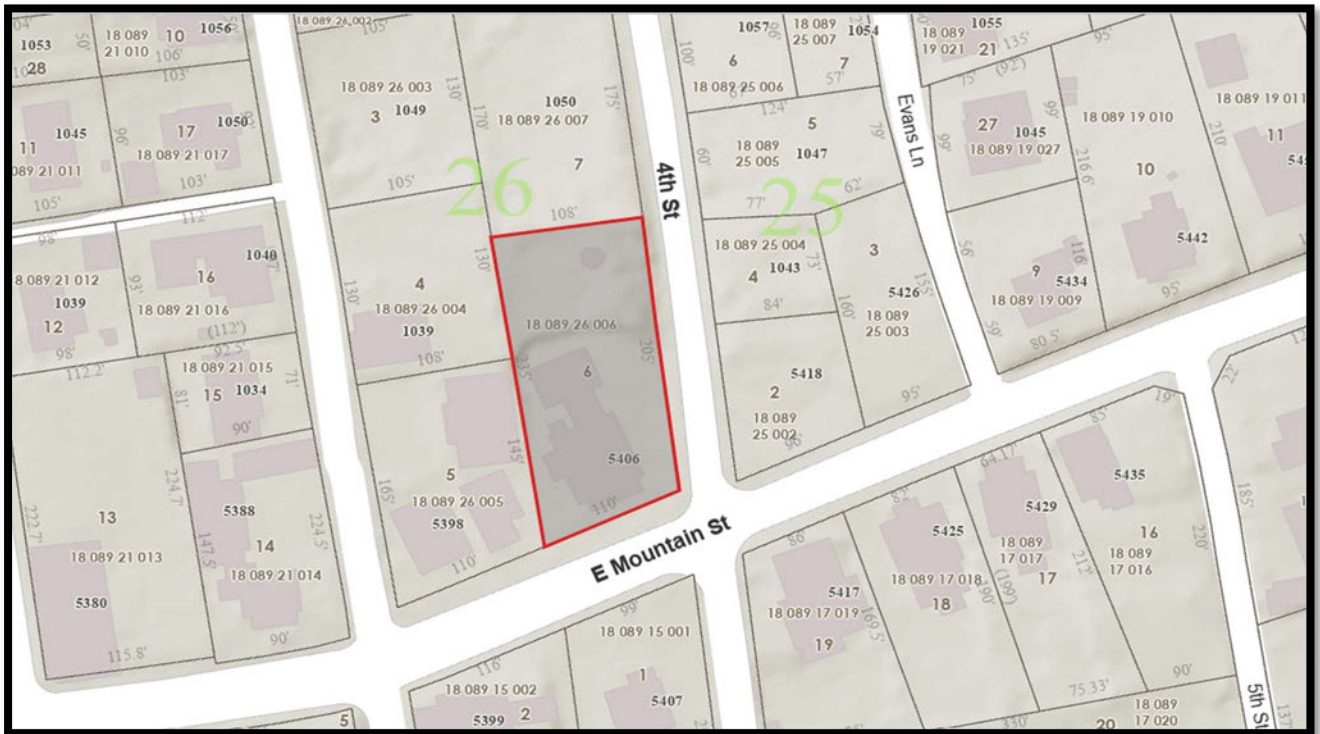
FAÇADE SIGN #1



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT
REAR OF PROPERTY FACING NORTH LOT LINE



VII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP

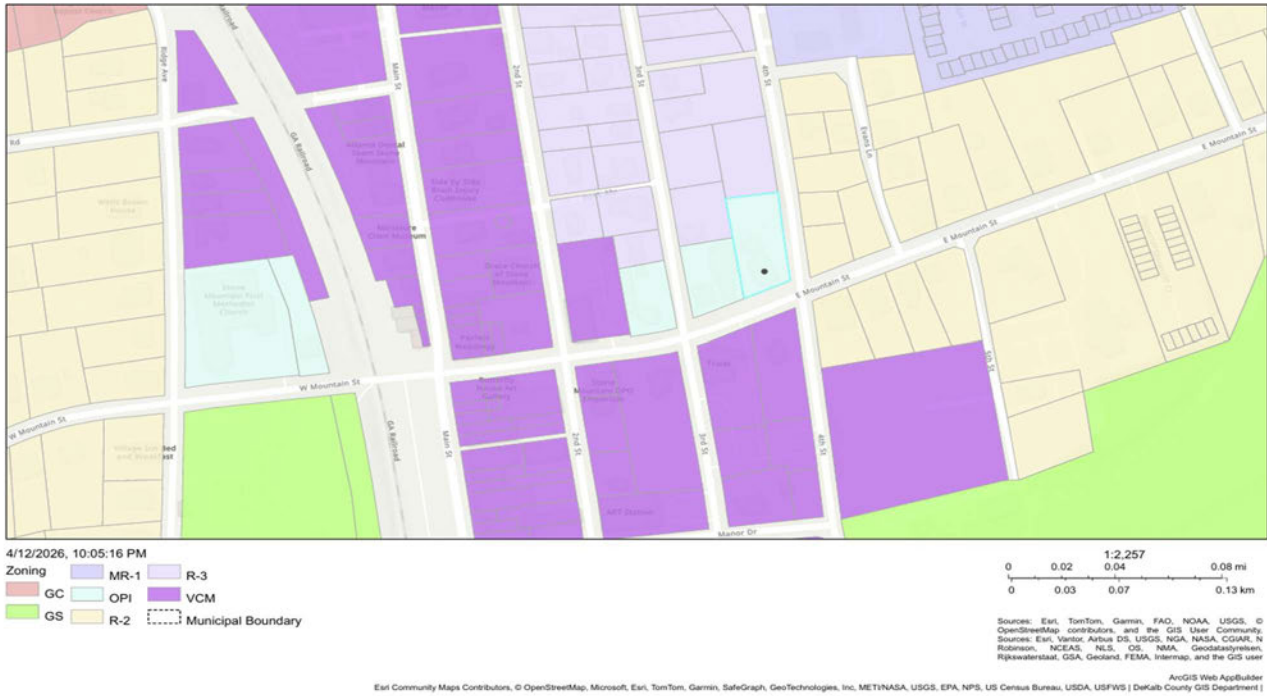


CASE NUMBER: VAR2026: **1808926006**
SITE ADDRESS: 5406 E MOUNTAIN STREET
REQUEST: VARIANCE
PARCEL ID: **18 089 26 006**

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VIII. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP

5406 E Mountain Street



IX. FIGURE 3. FUTURE LAND USE MAP

5406 E Mountain Street



CASE NUMBER: VAR2026: **1808926006**
SITE ADDRESS: 5406 E MOUNTAIN STREET
REQUEST: VARIANCE
PARCEL ID: **18 089 26 006**



VARIANCE APPLICATION




INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Application Submittal and Review Process:

- A. **Complete a Pre-Application Information Form** that contains a detailed description of the request. Attach a separate sheet if necessary.
- B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional. (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)
- C. **Submit the Pre-Application Instruction Form and Concept Plans** at City Hall, 875 Main Street, Stone Mountain, GA 30083, or via email to thuff@stonemountaincity.org. The application and forms will be reviewed within (2) two business days. Staff will contact the applicant to schedule the Pre-Application Meeting.
- D. **Attend the Pre-Application Meeting** with the planning staff. Feedback about the proposal, along with an overview of the application and review processes will be provided during this meeting.
- E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of the Pre-Application form is required to be included in the submittal.

ATLANTA MORTUARY SERVICES
5406 E. MOUNTAIN STREET



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

Subject: Letter of Intent for Signage Installation at 5406 E. Mountain Street.

Dear Planning Department Staff,

This letter serves as a formal declaration of our intent to install signage at our business location at in Stone Mountain, GA. We plan to erect three signs to enhance visibility and clearly distinguish our business for our clientele.

The proposed signage includes:

1. One sign near the parking lot, measuring 60 inches in width and 48 inches in height.
2. One sign on the front of the building, measuring 96 inches in width and 10 inches in height.
3. One sign on the left side of the building, measuring 96 inches in width and 10 inches in height.

We understand and respect the city's regulations regarding signage, and we are committed to ensuring that our installation plans comply with all applicable variances and ordinances. This letter is to be followed by a formal application, including detailed drawings and specifications for each sign, as well as any necessary requests.

We believe that these signs will not only benefit our business by improving customer recognition but will also be designed and maintained to complement the historic aesthetic quality of the area. We look forward to your feedback and approval to proceed with this project.

Sincerely,
Teresita Dollar, Atlanta Mortuary Services.

Material for sign to be wood backer and Plastic letters

Stone Mountain Front Porch



VARIANCE REQUEST CONSIDERATIONS

Applicant: Teresita Dollar

Analyze the impact of the variance request with the following questions:

1. There are extraordinary and exceptional conditions pertaining to the particular property in questions because of size, shape, and/or topography. _____
Not Applicable
2. The application of the zoning ordinance would create an unnecessary hardship. _____
Does not Apply
3. Such conditions are peculiar to the particular piece of property involved. Not Applicable
4. Such conditions are not the result of any actions of the property owner. Correct
5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance? If would not be a Detriment nor Impair the purposes.



APPLICATION FOR VARIANCE

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

Date Received: _____

PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Atlanta Mortuary Services

A _____

P _____

E _____

OWNER INFORMATION (If different from Applicant)

Owner Name: Teresita Dollar

Ad _____

Ph _____


Email Address: _____

PROPERTY INFORMATION

Address: _____

Parcel ID#: _____ Land Lot: _____ District: _____

Office use only:
CASE # _____

Applicant signature: 

Date: 3/2/2026



PRE-APPLICATION INFORMATION FORM

Item # 5.

This page must be completed by the Applicant.

APPLICANT

Name teresita Dollar

Company Atlanta mortuary services

Mailing Address 5406 E. mountain St Suite/Apt. # _____ City, State Stone Mountain, GA Zip Code 30083

Primary Phone # _____ Alternate Phone # _____ E-mail _____

PROJECT SUMMARY

Address of Project 5406 E. mountain St

Name of Project _____

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

Total Project Acreage _____

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

We plan to erect 3 signs, one near the parking lot, measuring 60 inches in width and 48 inches in height. One sign on the front of the building measuring 96 inches in width and 10 inches in height, and lastly 96 inches in width and 10 inches in height

Applicant Signature [Signature] Date: 3.2.2026

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

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

SECTION II

OWNER/PETITIONER

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

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

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

Teresita Collaz
TYPE OR PRINT OWNER'S NAME

Sworn to and subscribed before me this the

5406 E. MOUNTAIN STREET
ADDRESS

27th Day of February 2026

STONE MOUNTAIN GA 30085
CITY & STATE ZIP CODE



[Signature]
OWNER'S SIGNATURE

V. Terzian
NOTARY PUBLIC

ATTALMORTUARY SERVICES CORP
EMAIL ADDRESS

770 3250704
PHONE NUMBER

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

TYPE OR PRINT PETITIONER'S NAME

Sworn to and subscribed before me this the

ADDRESS

Day of _____ 20____

CITY & STATE ZIP CODE

NOTARY PUBLIC

PETITIONER'S SIGNATURE

PHONE NUMBER

EMAIL ADDRESS

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE



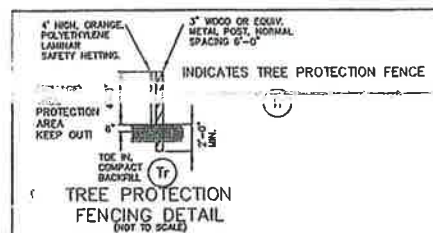


ATLANTA MORTUARY SERVICES, INC

ATLANTA MORTUARY SERVICES, INC

5406





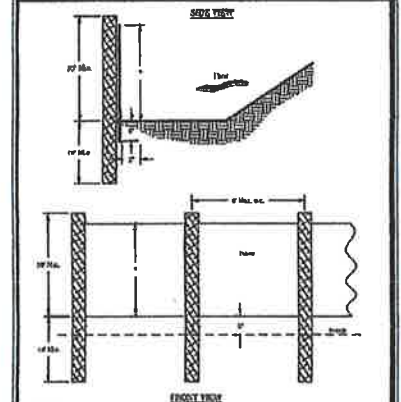
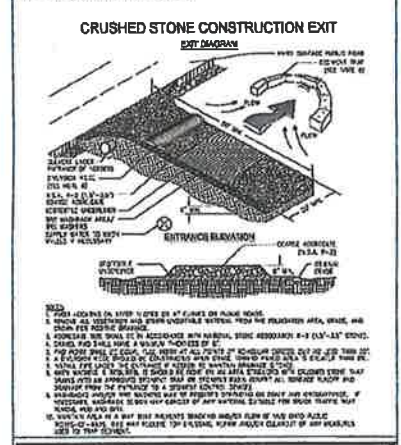
TREE PROTECTION FENCING DETAIL (NOT TO SCALE)

TREE PROTECTION SIGNS are to be placed at least every 50' along the length of the Tree Protection Fence. The signs should be in a language so that all workers on site are able to understand.

THESE PROTECTION SIGNS

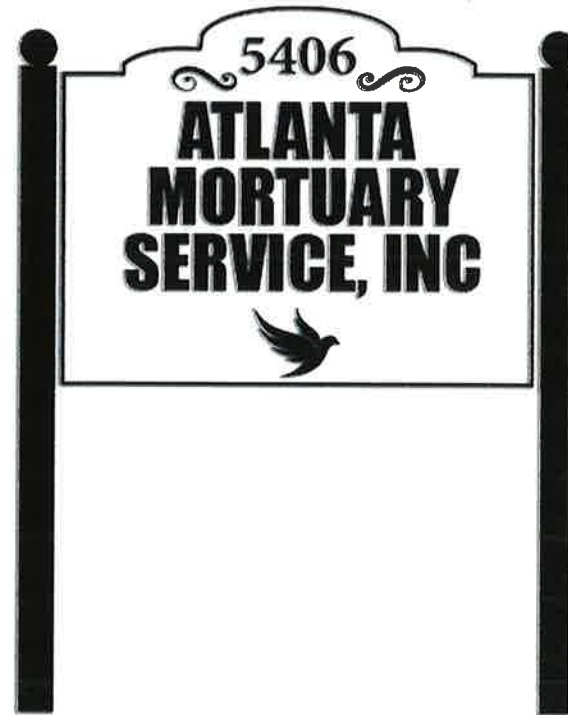
- THE PROTECTION SIGNS SHALL BE PLACED AT LEAST EVERY 50' ALONG THE LENGTH OF THE TREE PROTECTION FENCE.
- THE SIGNS SHALL BE IN A LANGUAGE SO THAT ALL WORKERS ON SITE ARE ABLE TO UNDERSTAND.
- THE SIGNS SHALL BE PLACED AT THE END OF EACH SECTION OF THE FENCE.
- THE SIGNS SHALL BE PLACED AT THE END OF EACH SECTION OF THE FENCE.
- THE SIGNS SHALL BE PLACED AT THE END OF EACH SECTION OF THE FENCE.

MAINTENANCE
The site shall be maintained in a condition that will prevent tracking of soil or mud onto public rights-of-way. This may require periodic top dressing with 1.5-3.0 inch stone, sand, or other material, and repair and/or cleanout of any structures to trap sediments. All materials spilled, dropped, washed, or tracked from vehicles or site into roadways or into storm drains must be removed immediately.







Sd1-NS SLOPE FENCE - TYPE NON-SENSITIVE

NOTE: 1. Use sand or wood chips or an equivalent for the SLOPE FENCE. 2. Use POLYETHYLENE SHEET PILING FOR THE SLOPE FENCE. 3. Paper 17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1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60x48in

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ATLANTA MORTUARY SERVICES, INC

96X10"

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  www.cuspidesigns.com  



Mayor and City Council Work Session Minutes

Tuesday, May 19, 2026 at 6:30 PM

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



Minutes

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

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

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

I. Call to Order

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

II. Determination of Quorum

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

III. Invocation and Pledge

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

IV. Citizen Comments – Including comments from public/stakeholders

Citizen Comment 1: Ginger Criswell – Discussed James B. Rivers Memorial (JBR) and would like to see action taken to properly strike the road with passing lanes and signs so that drivers are aware of how fast they are going. Also concerned that every street is getting paved except JBR.

Citizen Comment 2: Eileen Smith – City pays hundreds of thousands for plans that do not get implemented – emphasized those plans and having no prioritized list for future plans. SPLOST and ARPA funds are being thrown around.

V. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve May 5, 2026 Meeting Minutes, requested by City Clerk Shavala Ames Goal - Governance

ACTION: MOTION TO APPROVE MAY 5, 2026 MEETING MINUTES

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,

42 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post
43 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

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45 **MOTION PASSED UNANIMOUSLY**

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47 **VI. Reading of Communications**

- 48
- 49 1. Proclamation – April 2026 Employee of the Month – Esha Gordon
- 50 2. Proclamation – Public Safety Employee Recognition, Community Members Recognitions
- 51 3. Proclamation – Special Leadership Recognition – Maggie Dimov – CPM Designation
- 52

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

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55 **ACTION: MOTION TO ADPOT THE AGENDA OF THE DAY**

56 Motion made by Council Member: Post 4 Kay Nunez, Seconded by Council Member: Post 2 Mark
57 Marianos

58
59 **ACTION: MOTION TO AMEND THE MOTION TO ADD TO THE AGENDA UNDER NEW**
60 **ORDINANCES AND RESOLUTIONS: FIRST READ ORDINANCES FOR 977 MAIN STREET**
61 **SPECIAL USE PERMIT, 5444 ROCKBRIDGE ROAD REZONING, 5444 ROCKBRIDGE ROAD**
62 **CONDITIONAL USE PERMIT FOR A NAIL SALON, AND 5444 ROCKBRIDGE ROAD A**
63 **CONDITIONAL USE PERMIT FOR A LAUNDRY MAT**

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

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67 **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council
68 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine
69 Vaughn

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71 **MOTION PASSED (UNANIMOUSLY)**

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73 **ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED**

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

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77 **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council
78 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine
79 Vaughn

80
81 **MOTION PASSED (UNANIMOUSLY)**

82
83 **VIII. Committee Reports**

- 84
- 85 1. Stone Mountain Community Garden – Columbus Brown advised that all things were clear and that
- 86 the items that SMCG has asked for have been replaced. He also thanked Public Works Director Mike
- 87 Helton for his assistance and mentioned that the SMCG would have a potluck lunch for its 15-year
- 88 anniversary.
- 89
- 90 2. Planning Commission – Report Submitted as Written (No Verbal Updates)
- 91
- 92 3. Historic Preservation Commission - Report Submitted as Written (No Verbal Updates)
- 93
- 94 4. Economic Development/DDA – City Manager Maggie Dimov advised that the 2025 projects for Live
- 95 Oak have been completed and that the businesses have been reimbursed for their contributions. She

96 also mentioned that a \$25,000 grant was given to a business on 995 Main Street as well as the City's
97 Mural Project; and discussed the success of the Tunes on the Tracks event.
98

99 **IX. Staff Reports**

- 100 1. Public Safety - Police Chief James Westerfield – reviewed report as outlined in the meeting packet.
101

102 City Council members raised several inquiries to the Police Chief, including a request for a report on
103 traffic violations, the steps to slow the speed down and the coordination with other municipalities to assist
104 with City limits.
105

106 **X. City Manager’s Report**

- 107
108 1. Operations Report – City Manager Maggie Dimov – reviewed report as outlined in the meeting packet.
109

110 City Council members inquired about the restroom access for McCurdy Park, Second Street parking, the
111 use and intent of the GMC Building and the new website launch date. There was also discussion held
112 regarding the Stormwater filing status.
113

114 **XI. Council Policy Discussion Topics - None**

115
116 **XII. Unfinished Business**

- 117
118 1. Consideration of an action on a request to approve the finalist for The Lawn on Main Project,
119 requested by City Manager Maggie Dimov
120

121 The governing body discussed and reviewed the qualifications, experience, and proposed approach of
122 each finalist for development advisory services related to the Lawn on Main Project. Following discussion
123 and consideration of the submitted rankings, the governing body reached a consensus to select JLL as
124 the top-ranked finalist to move forward in the process.
125

126 **ACTION: MOTION TO APPROVE JLL AS THE FINALIST FOR THE LAWN ON MAIN
127 PROJECT**

128 Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 1
129 Anita Bass
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131 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
132 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
133 Jordan, Council Member: Post 6 Elaine Vaughn
134

135 **MOTION PASSED (UNANIMOUSLY)**
136

137 **XIII. New Business**

- 138
139 1. Consideration of an action on a request to enter into an agreement with Dekalb County Visitors
140 Bureau, requested by City Manager Maggie Dimov.
141

142 **ACTION: MOTION TO APPROVE TO ENTER INTO AN AGREEMENT WITH DEKALB
143 COUNTY VISITORS BUREAU**

144 Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 2 Mark
145 Marianos
146

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

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MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO APPROVE THE BUDGET AMENDMENT FOR THE DEKALB COUNTY VISITORS BUREAU

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

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

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to appoint Voting Delegates for the Georgia Municipal Association Annual Business Meeting to be held on June 28, 2026 in Savannah, Georgia, requested by City Clerk Shavala Ames.

Deputy City Clerk Nakeya Burton provided a general overview of the request. Council Member Bass inquired how many delegates are needed and Council Member Mark Marianos advised he would be unavailable to serve and asked who would be interested and if the Mayor could be a delegate.

ACTION: MOTION TO APPOINT MAYOR LINDER AND MAYOR PRO TEM SMITH AS VOTING DELEGATES FOR THE GEORGIA MUNICIPAL ASSOCIATION ANNUAL BUSINESS MEETING

Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 4 Kay Nunez

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

MOTION PASSED (UNANIMOUSLY)

3. Consideration of an action on a request to set the Public Hearing Dates for the proposed Millage Rate, requested by City Clerk Shavala Ames.

City Manager Maggie Dimov provided a general overview of the request. Following the overview, members of the governing body had questions regarding the timing and dates of the public hearings as well as their availability. City Attorney Angela Couch clarified how many meetings are needed and when they can be held.

ACTION: MOTION TO APPROVE THE PUBLIC HEARING DATES FOR THE PROPOSED MILLAGE RATE

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

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

MOTION PASSED (UNANIMOUSLY)

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4. Consideration of an action on a request to approve Professional Consulting Services for the Planning Department, based on the proposal/quote received from the Sumter consultant requested by City Manager Maggie Dimov.

208 City Manager Maggie Dimov provided a general overview of the request. Following the overview, members of the governing body had questions regarding what the employees hours would be, if they'd be a temporary employee and if so, how long. Council Members also had questions regarding the bid process and if an amendment would be necessary.

212
213 **ACTION: MOTION TO APPROVE PROFESSIONAL CONSULTING SERVICES FOR THE**
214 **PLANNING DEPARTMENT**

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

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

221
222 **MOTION PASSED (UNANIMOUSLY)**

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224 **XIV. New Ordinances and Resolutions**

- 225
226 1. Ordinance 2026-06 - Sale of City Property Amendment - Requested by Lt. Bob Hillis. Goal -
227 Governance – First Read Only – No Action

- 228
229 2. Resolution 2026-08 – Budget Amendment General Fund

230
231 **ACTION: MOTION TO APPROVE RESOLUTION 2026-08 BUDGET AMENDMENT GENERAL**
232 **FUND**

233 Motion made by Council Member: Post 4 Kay Nunez, Seconded by Council Member: Post 2 Anita
234 Bass

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236 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
237 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post
238 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

239
240 **MOTION PASSED (UNANIMOUSLY)**

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242 3. Resolution 2026-09 – Budget Amendment Visitor Center Fund

243
244 **ACTION: MOTION TO APPROVE RESOLUTION 2026-09 BUDGET AMENDMENT VISITOR**
245 **CENTER FUND**

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

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

252
253 **MOTION PASSED (UNANIMOUSLY)**

- 254
255 4. Resolution 2026-10– Budget Amendment Stormwater Fund

256 **ACTION: MOTION TO APPROVE RESOLUTION 2026-10 BUDGET AMENDMENT**
 257 **STORMWATER FUND**

258 Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 4
 259 Kay Nunez

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

264 **MOTION PASSED (UNANIMOUSLY)**

- 266
- 267 5. Ordinance for 977 Main Street Special Use Permit - Requested by Mayor Pro Tem Smith. Goal -
 268 Governance – First Read Only – No Action
- 269
- 270 6. Ordinance for 5444 Rockbridge Road Rezoning - Requested by Mayor Pro Tem Smith. Goal -
 271 Governance – First Read Only – No Action
- 272
- 273 7. Ordinance for 5444 Rockbridge Road Conditional Use Permit for a Nail Salon- Requested by Mayor
 274 Pro Tem Smith. Goal - Governance – First Read Only – No Action
- 275
- 276 8. Ordinance for 5444 Rockbridge Road Conditional Use Permit for a Laundry Mat - Requested by
 277 Mayor Pro Tem Smith. Goal - Governance – First Read Only – No Action
- 278
- 279 XV. **Remarks of Privilege** - Council Member Hub Jordan discussed providing weekend services by
 280 public works and the daily opening and closing of the City's parks. Council Member Bass mentioned
 281 designating a time to discuss providing weekend services with City staff to ensure support. Council
 282 Member Marianos mentioned creating lists to keep track of priorities. Mayor Pro Tem Smith made a
 283 comment regarding keeping 18-Wheeler trucks out of the City. Council Member Nunez made a
 284 concern regarding citizen complaints regarding public restrooms staying open after hours and
 285 emphasized the importance regarding the appearance of the City. Council Member Vaughn
 286 emphasized that the Police Department staff can't be at the parks around the clock and that as
 287 citizens we must do our part. Mayor Linder made a comment regarding possibly placing the park
 288 hours and weekend services discussion, as a discussion item on the agenda but vetting it first with
 289 City staff to come up with a comprehensive strategy.

290

291

292 XIV. **Announcements by The Mayor** – Mayor Linder congratulated City Manager Miglena Dimov for
 293 receiving her CPM certification.

294

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

296

297 **ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:29 P.M. TO DISCUSS**
 298 **LITIGATION AND PERSONNEL**

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

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

305 **MOTION PASSED (UNANIMOUSLY)**

306

307 **ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY**
 308 **COUNCIL MEETING AT 10:00 P.M. - (3) ITEMS DISCUSSED IN EXECUTIVE SESSION**

309

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

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

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317 **MOTION PASSED (UNANIMOUSLY)**

318
319 **XVI. Adjournment**

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321 **ACTION: MOTION TO ADJOURN MEETING AT 10:01 P.M.**

322 Motion made by Council Member: Post 4 Kay Nunez, Seconded by Council Member: Post 2 Mark
323 Marianos

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

328
329 **MOTION PASSED (UNANIMOUSLY)**

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Jelani Linder, Mayor

City Clerk, Shavala Ames

Special Called Meeting – Millage Rate Discussion

May 23, 2026, at 9:00 A.M.

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



Minutes

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

4
5 **Staff: Maggie Dimov – City Manager | Angela Couch – City Attorney | Deputy City Clerk – Nakeya**
6 **Burton**

7
8 **Call to Order**

9 Mayor Linder called the meeting to order at 9:01 a.m.

10
11 **Determination of Quorum**

12 PRESENT: Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 2 Mark Marianos, Council
13 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine
14 Vaughn, Mayor Jelani Linder

15
16 ABSENT: Council Member: Post 1 Anita Bass

17
18 **1. Overview of the Computation of the Millage Rate Rollback and Percentage Increase, the**
19 **Dekalb County Tangible Real and Personal Property Value Changes and Millage Rate**
20 **Scenario for 2026, City Manager Maggie Dimov**
21

22 City Manager Maggie Dimov and the City’s Finance Consultant Michelle Uran presented an overview of
23 the Computation of the Millage Rate Rollback and Percentage Increase, the Dekalb County Tangible
24 Real, and Personal Property Value Changes and Millage Rate Scenario for 2026.

25
26 City Attorney Angela Couch and Representative Viola Davis provided insight regarding the new law that
27 will be passed that will affect the growth revenue. City Attorney Angela Couch also provided clarity
28 regarding the proposed Millage Rate and Public Hearings schedule.

29
30 Council Members had questions regarding the growth within the City, how to receive a number regarding
31 personal property evaluations, when the process is done, and its track record. Further questions were
32 posed regarding the volatility of the 2026 budget, quarterly revenue and expenses, where the 2024-2025
33 expenses went, as well as how the 2026 budget looks and if projections could be provided. Other inquiries
34 posed by the governing body included a summary of the 2026 budget reduction, potential plans regarding
35 trimming the budget, and what is the status of funds for each department.

36
37 Council Members provided strategies regarding increasing the City’s revenue. Suggestions included
38 reviewing what can be cut out of the budget and working with the City staff to do so, providing property
39 acquisition opportunities, loss tax revenue, annexation, eliminating City events throughout the year, and
40 cutting the governing body’s salaries. Further suggestions included enforcement of the law, rezoning,

41 reevaluating reserves, utilizing public volunteers and placing a premium on contracts. City Manager
42 Dimov summarized the Council Members strategies and provided insight.

43
44 **2. Adjournment**

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46 **ACTION: MOTION TO ADJOURN THE MEETING AT 10:54 A.M.**

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

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50 **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith,
51 Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member:
52 Post 6 Elaine Vaughn

53
54 **MOTION PASSED (UNANIMOUSLY)**

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56
57 _____
58 **Jelani Linder, Mayor**

City Clerk, Shavala Ames



REVIEW OF JOURNAL

		City Council Meeting Date:	June 2, 2026
		Department:	City Manager
Goal:	Governance, Economic Development, Quality of Life	Presenter:	Maggie Dimov
Agenda Title:	Consideration of an action on a request to approve reclassification of the Economic Development Director to the Community Development Director		

Workplan Goal Details:
Governance - Reclassifying the Economic Development Director position to Community Development Director advances the City of Stone Mountain 2026 Governance Workplan goal by improving organizational efficiency, accountability, and strategic coordination through unified oversight of tourism, Main Street, DDA initiatives, and special events to better align community development efforts with City priorities and quality of life initiatives.
Agenda Item Description (Background/History/Details):
As part of the FY2025 staffing and organizational review, staff is proposing a revised structure for the Community Development Department that will allow the City to continue supporting planning, economic development, redevelopment, and tourism initiatives while also reducing overall salary expenditures.
Based on the proposed structure, the City is estimated to save approximately \$64,000 to \$89,000 annually in salaries alone. Please note that these estimates do not include employee benefits or related personnel costs, which would result in additional savings.

Staff Recommendations (Motion):
Staff recommends the following: “Approve reclassification of positions as recommended”

City Manager Approval:	Miglana Dimov
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List Attachments:
1. Community Development Director and Tourism Manager Job Descriptions

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

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

Community Development Director

City of Stone Mountain

Position Title: Community Development Director

Reports to: City Manager

Salary: \$90,000 – \$95,000 annually (Full-Time)

Position Summary

The Community Development Director plans, directs, and implements the City's community development, economic development, and planning functions. The Director oversees initiatives related to business growth, redevelopment, land use, zoning, and long-range planning, while continuing to advance economic development strategies.

The position serves as a key advisor to the City Manager and provides leadership in shaping the City's physical and economic future through coordinated planning, development review, and revitalization efforts.

The Director supervises two staff positions:

- Tourism Manager
- Senior Planner

The Tourism Manager supports downtown programming, tourism, Main Street program initiatives and assists the Downtown Development Authority; while the Senior Planner supports/process planning case, zoning, and board-related activities (assistance with Historic Preservation and Planning Committee cases).

Essential Job Functions

Community Development & Planning

- Oversee planning, zoning, land use, and development review functions for the City
- Review and guide zoning cases, variances, special use permits, and development applications
- Prepare and update ordinances, development regulations, and planning policies
- Lead long-range planning efforts, including comprehensive planning initiatives
- Serve as staff lead or advisor to the Planning Commission, Historic Preservation Commission (HPC)

- Ensure compliance with local, state, and federal planning and zoning regulations

Economic Development

- Continue to lead economic development strategies
- Coordinate redevelopment initiatives and investment opportunities
- Work with developers, investors, and property owners on development opportunities
- Support business growth through partnerships and incentive programs

Downtown Development Authority (DDA) & Main Street

- Work closely with the Tourism Manager to implement downtown programs and projects
- Provide oversight and coordination of DDA activities
- Ensure alignment between economic development, downtown revitalization, and Main Street initiatives

Administration & Leadership

- Supervise and evaluate the Tourism Manager and Senior Planner
- Manage departmental operations, policies, and priorities
- Advise the City Manager and City Council on development, zoning, and economic development matters
- Prepare reports, presentations, and recommendations
- Represent the City in meetings with stakeholders, agencies, and the public

Education and Experience

- Bachelor's degree in Urban Planning, Public Administration, Economic Development, or related field
- **Required:** Strong experience in planning, zoning, land development, and ordinance preparation
- Preferred: Master's degree in a related field
- 3 to 5+ years of experience in community development, planning, or economic development, preferably in a municipal setting

Knowledge, Skills, and Abilities

- Knowledge of planning principles, zoning regulations, and development processes
- Knowledge of economic development and downtown revitalization strategies
- Strong experience with ordinances, zoning cases, and planning boards
- Ability to manage multiple functions including planning, development, and tourism coordination
- Strong leadership, communication, and organizational skills



REVIEW OF JOURNAL

		City Council Meeting Date:	June 2, 2026
		Department:	City Manager
Goal:	Governance, Economic Development, Quality of Life	Presenter:	Maggie Dimov
Agenda Title:	Consideration of an action on a request to adjust the salary for the Tourism Manager position		

Workplan Goal Details:
Governance - Reclassifying the Economic Development Director position to Community Development Director advances the City of Stone Mountain 2026 Governance Workplan goal by improving organizational efficiency, accountability, and strategic coordination through unified oversight of tourism, Main Street, DDA initiatives, and special events to better align community development efforts with City priorities and quality of life initiatives.
Agenda Item Description (Background/History/Details):
The Stone Mountain previously budgeted for a Tourism Manager position. To better align the role with the City's operational needs and attract highly qualified candidates with the experience necessary to support the City's continued growth and economic development efforts, staff is proposing a budget realignment increasing the annual salary up to \$70,000.
This enhanced position will serve a broader strategic function under the leadership of the Community Development Director by overseeing tourism initiatives, coordinating Downtown Development Authority activities, managing Main Street programs, and leading the planning and execution of special events and community programs. Consolidating these responsibilities into a single position is intended to improve operational efficiency, strengthen collaboration across initiatives, and support a more unified approach to downtown development, tourism, and community engagement.

Staff Recommendations (Motion):
Staff recommends the following: “Approve salary realignment as recommended”

City Manager Approval:	Miglena Dimov
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List Attachments:
1. Tourism Manager Job Description

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

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

Tourism Manager (Revised)

City of Stone Mountain, Georgia

Position Title: Tourism Manager

Reports to: Community Development Director

Salary Range: \$60,000 – \$70,000 annually

Position Summary (Updated)

The Tourism Manager serves as the City's lead professional for tourism development and destination management. The position is responsible for planning, implementing, and evaluating tourism programs, special events, and marketing initiatives that enhance visitor experience and support economic vitality.

The role also provides **direct support to the Downtown Development Authority (DDA)** and assists with Main Street initiatives, downtown programming, and tourism-related economic development activities.

Essential Duties and Responsibilities (Additions Included)

(Original responsibilities remain, plus the following additions)

DDA & Main Street Support

- Assist the Downtown Development Authority (DDA) with:
 - Preparing meeting agendas and supporting materials
 - Recording and maintaining meeting minutes
 - Supporting grant program administration and documentation
- Support implementation of DDA initiatives and downtown revitalization efforts
- Assist with Main Street program initiatives, including reporting, programming, and compliance

Events & Tourism Programming

- Support and coordinate downtown events, festivals, and tourism programs tied to Main Street and DDA efforts
- Assist in developing and implementing initiatives that increase visitation and economic activity
- Coordinate promotional activities and partnerships aligned with tourism and downtown goals

Education and Experience Requirements

- Bachelor's degree in tourism management, hospitality, public administration, marketing, communications, history, or a related field
- Two (2) to four (4) years of progressively responsible experience in tourism, destination marketing, event planning, downtown development, or a related field
- Experience supporting boards, committees, or public meetings (such as preparing agendas, minutes, or staff reports) preferred
- Experience assisting with grant programs, reporting, or administration is highly desirable
- Experience in a municipal or public sector environment is preferred

Knowledge, Skills, and Abilities

- Knowledge of tourism development, destination marketing, and special event coordination
- Understanding of downtown development, Main Street programs, and community-based tourism initiatives
- Ability to support board operations, including agenda preparation, documentation, and follow-up actions
- Strong organizational skills with the ability to manage multiple projects, events, and deadlines
- Strong written and verbal communication skills, including report writing and public interaction
- Ability to build partnerships with local businesses, community organizations, and regional tourism partners
- Proficiency in Microsoft Office and familiarity with social media and digital marketing tools
- Ability to work independently while supporting broader departmental and DDA initiatives



REVIEW OF JOURNAL

		City Council Meeting Date:	June 2, 2026
		Department:	City Manager
Goal:	Governance, Economic Development, Quality of Life	Presenter:	Maggie Dimov
Agenda Title:	Consideration of an action on a request to adjust the salary for the Senior Planner position		

Workplan Goal Details:
Governance - Establishing the Senior Planner position advances the City of Stone Mountain 2026 Governance Workplan goal by improving organizational efficiency, strategic coordination, and oversight of planning, zoning, redevelopment, and community development initiatives under the leadership of the Community Development Director to better align development efforts with the City's strategic priorities and quality of life goals.
Agenda Item Description (Background/History/Details):
The Senior Planner position will serve a broader strategic planning and development function under the leadership of the Community Development Director by supporting long-range planning initiatives, development review activities, zoning and land use administration. To better align the role with the City's operational needs and attract highly qualified candidates with the experience necessary to support the City's continued growth and economic development efforts, staff is proposing a salary realignment increasing the annual salary up to \$70,000.
Consolidating these responsibilities into a Senior Planner position is intended to improve operational efficiency, strengthen coordination across development-related functions, and provide a more unified approach to planning, redevelopment, and community engagement. In conjunction with this restructuring, the Planning Manager position will not be solicited at this time, as the Senior Planner position will operate under the direct leadership and oversight of the Community Development Director.

Staff Recommendations (Motion):
Staff recommends the following: "Approve salary realignment as recommended"

City Manager Approval:	Miglena Dimov
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List Attachments:
1. Senior Planner Job Description

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

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

CITY OF STONE MOUNTAIN CLASS SPECIFICATION

POSITION TITLE: Senior Planner
REPORTS TO: Planning Manager
SALARY: \$60,000-\$70,000/annually (Full-Time)

NATURE OF WORK

Under the direct supervision of the Planning Manager, coordinates planning activities, including, but not limited to, Historic Preservation Commission, Planning Commission, Comprehensive Plan Development, Zoning Reviews, Plat Reviews, Preapplication Meetings, and Public Engagement, on behalf of the Planning and Zoning Department.

ESSENTIAL RESPONSIBILITIES AND DUTIES

*The following duties **ARE NOT** intended to serve as a comprehensive list of all duties performed by all employees in this classification; rather, they are a representative summary of the primary duties and responsibilities. Incumbent(s) may not be required to perform all duties listed and may be required to perform additional, position-specific duties.*

Assists the Planning Manager in the following duties

- Knowledge of the ESRI GIS Platform, to update the City's Zoning Map
- Conducting research and applying local zoning ordinances to ensure compliance with regulations.
- Performs zoning reviews for development applications, updates project statuses in databases, and prepares plans and staff reports for the Planning Commission
- Conducts application intake, completeness reviews, and processing for plats, rezonings, special use permits, variances, and certificate of appropriateness applications.
- Determines Zoning compliance through zoning research, zoning verifications, use of zoning-related ordinances, including inspection of development plans for plats, rezonings, special use permits, and variances.
- Conducting customer services by responding to public inquiries on planning issues, historic preservation questions, and maintaining the Planning and Zoning website.
- Coordinates with the business licenses section to perform zoning verifications and ensure new businesses comply with zoning requirements.
- Conducts reviews of certificate of appropriateness applications (COA) and prepares staff reports for the Historic Preservation Commission (HPC)
- Coordinates projects and plan reviews between public works and the department of planning and zoning
- Attendance at public meetings and hearings for the Planning Commission and Historic Preservation Commission.
- Conducts annual training for the Historic Preservation Commission and Planning Commission Members as required per city code.
- Works with other staff, the public, the planning commission, the historic preservation commission, and regional/state agency staff to implement and conduct reviews, finalize state-mandated documents for approval, and coordinate code enforcement referrals.
- Identifies, drafts, reviews, and implements modifications to local planning legislation to better serve the community, consistent with the comprehensive plan, state laws, and city code.

- Responsible for the preparation and presentation of graphic and other materials to committees, elected officials, the planning commission, and the public.
- Provides services to internal and external customers regarding planning and zoning department programs, requirements, and initiatives.
- Assists the Planning Manager in workflow coordination of plan reviews and document approvals that require interdepartmental coordination with code enforcement and permitting.
- Assists with other planning duties, as workloads dictate.
- Performs other duties as assigned.

SKILLS

- Effectively interpreting, understanding, implementing, and coordinating a variety of complex planning functions among stakeholders, agencies, and the public;
- Effectively transmitting, in writing and orally, complex ideas to a variety of people at varying levels of understanding;
- Effectively maintaining interpersonal skills and behaviors necessary for working relationships with staff, other county departments and offices, elected officials, local cities, outside agencies and interest groups, and the public;
- Use of the English language, both written and spoken, to effectively communicate complex and often controversial laws, ideas, and processes;
- Converting complex planning concepts, ideas, practices, and statutes into useful policies, regulations, and written reports, draft documents, and ordinances, using word processing programs, charts, visual aids, maps, and other printed material.

QUALIFICATIONS

- **Experience:** Bachelor's Degree in urban/regional planning or related field, and minimum three (3) years of progressively responsible experience, or a combination of experience and education necessary to successfully perform the essential functions
- **Knowledge:** Principles and practices of land use planning; State, federal, and local planning policies, procedures, and processes; Regulations, statutes, codes, and ordinances governing planning activities; Extensive knowledge of the Georgia Planning Act, Zoning Procedures Law, Open Records Act, Open Meetings Act, and other planning statutes; ARC GIS and ESRI Products.
- **Physical Requirements:** Work is performed in a standard office environment; subject to sitting, standing, walking, bending, and reaching. Occasional non-normal business hours, night meetings, and some travel are required.

REQUIREMENTS

Work is performed in an office environment. Essential functions are regularly performed without exposure to adverse environmental conditions.

- Occasional evening and/or weekend work may be required for official city meetings and events.
- Frequently required to sit; and to use hands.
- Occasionally required to stand; walk; climb or balance; and stoop, kneel, crouch, or crawl
- Occasionally lift and/or move up to 30 pounds

To apply: Interested candidates may email a resume to sames@stonemountaincity.org or can deliver resume to City of Stone Mountain, c/o Personnel Director, 875 Main Street, Stone Mountain, GA 30083. This position is open until it is filled. **The City of Stone Mountain is an equal opportunity employer.**



Date:	May 13, 2026	City Council Meeting Date:	June 2, 2026
From:	Lt. Bob Hillis	Department:	Police
Goal:	Governance	Presenter:	Lt. Bob Hillis
Agenda Title:	Consideration Amendment to City Ordinance Chapter 2, Section 2-61 pertaining to the Sale of City Property		

Agenda Item Description (Background/History/Details):
<p>Currently, City Ordinance, Chapter 2, Section 2-61 restricts the sale of city property by either sealed bid or public outcry to the highest bidder for cash. An amendment is proposed to allow sale of city property through a contract vendor, like Enterprise. In many cases, use of a contract vendor may garner a higher price closer to fair market value over local sale options.</p> <p>Additionally, another subsection is proposed that will allow the city staff to turn over wrecked or damaged insured city property to an insurance company upon receipt of payment.</p>
Workplan Goal Details: Governance – Add additional options and clarity for the sale of city property.

Staff Recommendations (Motion):
Staff recommends the following: “Second Read on Ordinance 2026-06 revising City Ordinance Chapter 2, Section 2-61”

Department Head Approval:	n/a
City Manager Approval:	Miglana Dimov

Mayor’s Signature Required:	YES	NO
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List Attachments:
<ol style="list-style-type: none"> 1. Comparison – Old Language vs. New Language 2. Ordinance Draft

THIS ITEM DOES NOT HAVE ANY FINANCIAL IMPACT

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE NO. 2026-06

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF STONE MOUNTAIN, GEORGIA, BY AMENDING CHAPTER 2, ADMINISTRATION, TO ESTABLISH ADDITIONAL OPTIONS AND CLARIFICATIONS FOR THE SURPLUS, SALE, AND DISPOSAL OF CITY PROPERTY; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the Mayor and City Council wish to add clarification and expand the options available for the sale and disposal of surplus or destroyed city property; and

WHEREAS, having additional sales options available to the city staff is likely to garner a greater financial return to the City;

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Stone Mountain, Georgia, that the Code of Ordinances is hereby amended as follows:

SECTION 1. Chapter 2, Administration, is hereby amended by adding a new Article III to read as follows:

**Article III – Purchasing
Sec. 2-61 – Sale of City Property**

- (a) No property belonging to the city shall be sold except after approval of the mayor and city council.
- (b) When any property owned by the city has become surplus, unserviceable or useless, the head of the department in charge of the property shall certify to mayor and city council that such property is no longer useful and should be disposed of. Any property to be sold shall be sold at public sale by sealed bid, public outcry to the highest bidder for cash, or through a contracted vendor. Nothing herein shall prevent the city from donating or exchanging such surplus property with other governmental units or quasi-governmental units.
- (c) City property that is insured may be disposed of when deemed a total loss and payment has been received from the insurer.

SECTION 2.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3.

This ordinance shall become effective upon adoption.

SO ORDAINED this ____ day of _____, 2026.

Jelani Linder, Mayor

Attest:

Shavala Ames, City Clerk

Approved as to form:

[CITY SEAL]

Angela Couch, City Attorney

CURRENT VERSION

Sec. 2-61. Sale of city property.

- (a) No property belonging to the city shall be sold except after approval of the mayor and city council.
- (b) When any property owned by the city has become surplus, unserviceable or useless, the head of the department in charge of the property shall certify to mayor and city council that such property is no longer useful and should be disposed of. Any property to be sold shall be sold at public sale either by sealed bid or public outcry to the highest bidder for cash. Nothing herein shall prevent the city from donating or exchanging such surplus property with other governmental units or quasi-governmental units.

(Ord. No. 08-14, 11-4-08)

Charter reference(s)—Sale of property, § 6.29.

PROPOSED VERSION

Sec. 2-61. Sale of city property.

- (a) No property belonging to the city shall be sold except after approval of the mayor and city council.
- (b) When any property owned by the city has become surplus, unserviceable or useless, the head of the department in charge of the property shall certify to mayor and city council that such property is no longer useful and should be disposed of. Any property to be sold shall be sold at public sale either by sealed bid, or public outcry to the highest bidder for cash, or through a contracted vendor. Nothing herein shall prevent the city from donating or exchanging such surplus property with other governmental units or quasi-governmental units.
- (c) City property that is insured may be disposed of when deemed a total loss and payment has been received from the insurer.

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-07

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 5444 ROCKBRIDGE ROAD (PARCEL ID: 18 089 02 016) APPROVING A REZONING FROM R-1 SINGLE FAMILY RESIDENTIAL TO GC GENERAL COMMERCIAL WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

This is an Ordinance ("Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia ("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, on April 20, 2026, the Planning Commission ("Commission") held a public meeting on an application for a rezoning of the property located at 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) requesting an amendment to the Code and to the Zoning Map relating to the subject property more particularly described in Exhibit A ("Rezoning Application"); and,

WHEREAS, the Commission thereafter recommended approval of the Rezoning Application with the following conditions:

- A. The property must obtain zoning approval for the General Zoning District designation before a conditional use permit can be granted for the subject parcel.
- B. Hours of operation are permitted from 7 a.m. to 11p.m
- C. Dumpster locations designated for use by any commercial unit on-site must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.
- D. The applicant must submit a variance application for maximum lot coverage where the exceedance occurs above the required General Commercial requirements, no later than 6 months following any rezoning approval to General Commercial by the City Council.
- E. The applicant must submit a variance for Maximum Floor Area exceedances no later than six months after any rezoning approved by the City Council.
- F. The applicant must submit a landscape plan and site plan to the Planning Commission for review and approval to comply with General Commercial Zoning requirements within six months of the City Council's approval of any rezoning. The plan should include adequate buffer provisions of no less than 40 feet between adjoining residential uses and

meet clear zone requirements along Rockbridge Road. Separation may be noninvasive, such as planters containing vegetation approved by the Planning and Zoning Department, or an 8' fence, or related separation to improve the distinctive division between residential and commercial uses.

G. Submit parking plan that establishes the lot is in conformance with General Commercial Zoning District Minimum Parking requirements (5-7.7) and Article VII of the Zoning Ordinance, within six months of City Council approval of the rezoning application.

WHEREAS, on June 2, 2026, the Mayor and City Council ("Council") held a public hearing on the Rezoning Application; and

WHEREAS, the Council thereafter approved the Commission's recommendation of approval of the Rezoning Application, with conditions.

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

1. 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) will be governed by the provisions and conditions of this ordinance except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.
2. The Rezoning Application regarding 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) is hereby approved, and said property is hereby rezoned from R-1 single family residential to GC general commercial, with the following conditions:
 - A. The property must obtain zoning approval for the General Zoning District designation before a conditional use permit can be granted for the subject parcel.
 - B. Hours of operation are permitted from 7 a.m. to 11p.m
 - C. Dumpster locations designated for use by any commercial unit on-site must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.
 - D. The applicant must submit a variance application for maximum lot coverage where the exceedance occurs above the required General Commercial requirements, no later than 6 months following any rezoning approval to General Commercial by the City Council.
 - E. The applicant must submit a variance for Maximum Floor Area exceedances no later than six months after any rezoning approved by the City Council.
 - F. The applicant must submit a landscape plan and site plan to the Planning Commission for review and approval to comply with General Commercial Zoning requirements within six months of the City Council's approval of any rezoning. The plan should include adequate buffer provisions of no less than 40 feet between adjoining residential uses and

meet clear zone requirements along Rockbridge Road. Separation may be noninvasive, such as planters containing vegetation approved by the Planning and Zoning Department, or an 8' fence, or related separation to improve the distinctive division between residential and commercial uses.

G. Submit parking plan that establishes the lot is in conformance with General Commercial Zoning District Minimum Parking requirements (5-7.7) and Article VII of the Zoning Ordinance, within six months of City Council approval of the rezoning application.

BE FURTHER RESOLVED that this ordinance shall take effect immediately upon its adoption, this **2nd day of June 2026**.

CITY OF STONE MOUNTAIN, GEORGIA

Approved:

Jelani Linder, Mayor

ATTEST:

APPROVED AS TO FORM:

Shavala Ames, City Clerk

Angela C. Couch, City Attorney

EXHIBIT A TO ORDINANCE 2026-07

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Intercontinental Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.R.L.S. No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Rockbridge Road (R/W varies) with the westerly right-of-way line of Ridge Avenue (50' R/W), and run thence along said right-of-way line of Rockbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Rockbridge Road, said point being the **TRUE PLACE OR POINT OF BEGINNING**.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sanitary Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Krasnoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Krasnoff (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-08

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 5444 ROCKBRIDGE ROAD (PARCEL ID: 18 089 02 016) APPROVING A CONDITIONAL USE PERMIT ALLOWING A NAIL SALON WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

This is an Ordinance ("Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia ("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, on April 20, 2026, the Planning Commission ("Commission") held a public meeting on an application for a conditional use permit for a nail salon at the property located at 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) requesting amendment to the Code and to the Zoning Map relating to the subject property more particularly described in Exhibit A ("Nail CUP Application"); and,

WHEREAS, the Commission thereafter recommended approval of the Nail CUP Application with the following conditions:

- A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
- B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use that is established as a nail salon, the conditional use permit will expire.
- C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
- D. Facility requirements must adhere to the Georgia State Board of Cosmetology and Barbers Rule 240-4.0 Requirements of Operating a Facility for salon/shops.
- E. Disposal of waste materials must comply with facility requirements established in Rule 240-4.0 for salon/shops.
- F. Hours of operation are permitted from 7a.m to 11p.m.
- G. Dumpster locations designated for use by any commercial unit on-site where the nail salon will utilize such trash disposal must be screened from public view with brick masonry

or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

WHEREAS, on June 2, 2026, the Mayor and City Council ("Council") held a public hearing and approved a rezoning of 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) from single family residential to general commercial, with conditions; and

WHEREAS, on June 2, 2026, the Mayor and City Council ("Council") held a public hearing on the Nail CUP Application; and

WHEREAS, the Council thereafter approved the Commission’s recommendation of approval of the Nail CUP Application, with conditions.

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

1. 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) will be governed by the provisions and conditions of this ordinance except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.
2. 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) will continue to be governed by the provisions of the underlying zoning district or General Commercial (GC), except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.
3. The Conditional Use Permit Application for a nail salon at the property located at 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) is hereby approved, with the following conditions:
 - A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
 - B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use that is established as a nail salon, the conditional use permit will expire.
 - C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
 - D. Facility requirements must adhere to the Georgia State Board of Cosmetology and Barbers Rule 240-4.0 Requirements of Operating a Facility for salon/shops.
 - E. Disposal of waste materials must comply with facility requirements established in Rule 240-4.0 for salon/shops.
 - F. Hours of operation are permitted from 7a.m to 11p.m.

G. Dumpster locations designated for use by any commercial unit on-site where the nail salon will utilize such trash disposal must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

BE FURTHER RESOLVED that this ordinance shall take effect immediately upon its adoption, this **2nd day of June 2026**.

CITY OF STONE MOUNTAIN, GEORGIA

Approved:

Jelani Linder, Mayor

ATTEST:

APPROVED AS TO FORM:

Shavala Ames, City Clerk

Angela C. Couch, City Attorney

EXHIBIT A TO ORDINANCE 2026-08

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Intercontinental Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.R.L.S. No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Rockbridge Road (R/W varies) with the westerly right-of-way line of Ridge Avenue (50' R/W), and run thence along said right-of-way line of Rockbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Rockbridge Road, said point being the **TRUE PLACE OR POINT OF BEGINNING**.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sanitary Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Krasnoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Krasnoff (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-09

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 5444 ROCKBRIDGE ROAD (PARCEL ID: 18 089 02 016) APPROVING A CONDITIONAL USE PERMIT ALLOWING A LAUNDROMAT WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

This is an Ordinance ("Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia ("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, on April 20, 2026, the Planning Commission ("Commission") held a public meeting on an application for a conditional use permit for a laundromat at the property located at 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) requesting amendment to the Code and to the Zoning Map relating to the subject property more particularly described in Exhibit A ("Laundry CUP Application"); and,

WHEREAS, the Commission thereafter recommended approval of the Laundry CUP Application with the following conditions:

- A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
- B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use that is established as a laundromat, the conditional use permit will expire.
- C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
- D. Hours of operation are permitted from 7a.m to 11p.m.
- E. Dumpster locations designated for use by any commercial unit on-site where the laundromat will utilize such trash disposal must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

WHEREAS, on June 2, 2026, the Mayor and City Council ("Council") held a public hearing and approved a rezoning of 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) from single family residential to general commercial, with conditions; and

WHEREAS, on June 2, 2026, the Mayor and City Council ("Council") held a public hearing on the Laundry CUP Application; and

WHEREAS, the Council thereafter approved the Commission's recommendation of approval of the Laundry CUP Application, with conditions.

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

1. 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) will be governed by the provisions and conditions of this ordinance except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.
2. 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) will continue to be governed by the provisions of the underlying zoning district or General Commercial (GC), except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.
3. The Conditional Use Permit Application for a laundromat at the property located at 5444 Rockbridge Road (PARCEL ID: 18 089 02 016) is hereby approved, with the following conditions:
 - A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
 - B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use that is established as a laundromat, the conditional use permit will expire.
 - C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
 - D. Hours of operation are permitted from 7a.m to 11p.m.
 - E. Dumpster locations designated for use by any commercial unit on-site where the laundromat will utilize such trash disposal must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

BE FURTHER RESOLVED that this ordinance shall take effect immediately upon its adoption, this **2nd day of June 2026**.

CITY OF STONE MOUNTAIN, GEORGIA

Approved:

Jelani Linder, Mayor

ATTEST:

APPROVED AS TO FORM:

Shavala Ames, City Clerk

Angela C. Couch, City Attorney

EXHIBIT A TO ORDINANCE 2026-09

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Intercontinental Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.R.L.S. No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Rockbridge Road (R/W varies) with the westerly right-of-way line of Ridge Avenue (50' R/W), and run thence along said right-of-way line of Rockbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Rockbridge Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sanitary Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Krasnoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Krasnoff (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 977 MAIN STREET (PARCEL ID #1808927003) APPROVING A SPECIAL USE PERMIT (SUP) TO ALLOW A MICRO DISTILLERY AND SMOKE SHOP, BOTH WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

This is an Ordinance ("Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia ("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, on April 20, 2026, the Planning Commission ("Commission") held a public meeting on an application for a special use permit to allow a micro distillery and smoke shop located at 977 Main Street (Parcel ID #1808927003) requesting an amendment to the Code and to the Zoning Map relating to the subject property more particularly described in Exhibit A ("SUP Application"); and,

WHEREAS, the Commission thereafter recommended denial of the SUP Application with respect to the smoke shop and approval of the SUP Application with respect to the micro distillery with the following conditions:

- A. The site will not expand or become enlarged. If such conditions do occur, the applicant will be required to apply for a change in condition.
- B. The site is not permitted to function as a night club or cocktail lounge.
- C. Any shared parking agreement obtained by the owner to permit its patrons to park on adjacent parking sites must comply with 7-3.1(6), of the Stone Mountain Code of Ordinances, which requires a written shared parking agreement between all affected parties, be submitted to the City of Stone Mountain for approval. Such agreements must be provided to the city for review prior to execution.
- D. Trash disposal areas are required per 5-5.6 Additional District Development Regulations. If approved by City Council, locations should be designated, or a plan for trash disposal should be provided to the Planning and Zoning Department within 6 months of any City Council special use permit approvals.

WHEREAS, on June 2, 2026, the Mayor and City Council ("Council") held a public hearing on the SUP Application; and

WHEREAS, the Council thereafter approved the Commission’s recommendations, with approval of a micro distillery with conditions and a denial of a smoke shop.

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

- 1. 977 Main Street (Parcel ID #1808927003) will be governed by the provisions and conditions of this ordinance except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.
- 2. 977 Main Street (Parcel ID #1808927003) 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 of the Code and applicable Georgia law.
- 3. The Special Use permit for a micro distillery at 977 Main Street (Parcel ID #1808927003) is hereby approved, with the following conditions:
 - A. The site will not expand or become enlarged. If such conditions do occur, the applicant will be required to apply for a change in condition.
 - B. The site is not permitted to function as a night club or cocktail lounge.
 - C. Any shared parking agreement obtained by the owner to permit its patrons to park on adjacent parking sites must comply with 7-3.1(6), of the Stone Mountain Code of Ordinances, which requires a written shared parking agreement between all affected parties, be submitted to the City of Stone Mountain for approval. Such agreements must be provided to the city for review prior to execution.
 - D. Trash disposal areas are required per 5-5.6 Additional District Development Regulations. If approved by City Council, locations should be designated, or a plan for trash disposal should be provided to the Planning and Zoning Department within 6 months of any City Council special use permit approvals.

BE FURTHER RESOLVED that this ordinance shall take effect immediately upon its adoption, this 2nd day of June 2026.

CITY OF STONE MOUNTAIN, GEORGIA

Approved:

Jelani Linder, Mayor

ATTEST:

APPROVED AS TO FORM:

Shavala Ames, City Clerk

Angela C. Couch, City Attorney

EXHIBIT A TO ORDINANCE 2026-10
LEGAL DESCRIPTION

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

Commencing on the East side of the first main street (formerly called Lawrenceville Street) at the Northwest corner of property now or formerly owned by G.R. Wells; and running thence North along the East side of first main street (formerly known as Lawrenceville Street) 24 feet to the Southwest corner of property now or formerly owned by Dr. W.T. McCurdy, and running thence East along the South line of property of Dr. W.T. McCurdy, a distance of 64 feet to property now or formerly owned by Nash and McCurdy; and running thence South along the West line of Nash and McCurdy Property, a distance of 24 feet to the North line of property now or formerly owned by G.R. Wells, running thence West along the North line of property now or formerly owned by G.R. Wells, a distance of 64 feet to the East line of first main street (formerly known as Lawrenceville Street) and the point of beginning; being improved property known as #977 Main Street, Stone Mountain, Georgia.

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 5406 EAST MOUNTAIN STREET (PARCEL ID #1808926006) APPROVING A VARIANCE REQUEST REGARDING COMMERCIAL SIGNAGE TO ALLOW FOR TWO GROUND SIGNS AND ONE WALL SIGN

This is an Ordinance ("Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia ("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, on April 20, 2026, the Planning Commission ("Commission") held a public meeting on four variance applications treated as one variance application for a variance to allow an 80' x 48' wooden ground sign, a 60' x 48' ground sign, and two 10' x 96' wall signs located at 5406 East Mountain Street (Parcel ID # 1808926006) requesting an amendment to the Code and to the Zoning Map relating to the subject property more particularly shown in Exhibit A ("Variance Application"); and

WHEREAS, the Commission thereafter recommended granting the Variance Application in part and denying the Variance Application in part to allow for the two ground signs and only one wall sign on the front side of the building facing/adjacent to East Mountain Street and to deny the wall sign facing/adjacent to 4th Street; and

WHEREAS, on June 16, 2026, the Mayor and City Council ("Council") held a public hearing on the Variance Application; and

WHEREAS, the Council thereafter approved the Commission's recommendations, with approval of two ground signs and one wall sign on the front side of the building facing/adjacent to East Mountain Street, where the wall sign shall facing/adjacent to 4th Street was denied.

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

1. 5406 East Mountain Street (Parcel ID # 1808926006) will be governed by the provisions and conditions of this ordinance except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.
2. 5406 East Mountain Street (Parcel ID # 1808926006) will continue to be governed by the provisions of the underlying zoning district or Office Professional/Industrial (OPI), except as modified, revised, or amended in accordance with Sec 2-1 of the Code and applicable Georgia law.

- 3. The Variance Application is hereby approved in part, as follows:
 - A. The 80 x 48' wooden ground sign is approved.
 - B. The 60' x 48' ground sign is approved
 - C. The 10' x 96' wall sign on the front side of the building facing/adjacent to East Mountain Street is approved.
 - D. The 10' x 96' wall sign shall facing/adjacent to 4th Street is denied.
 - E. All approved signs shall be located in the general position as set forth in Exhibit B.

BE FURTHER RESOLVED that this ordinance shall take effect immediately upon its adoption, this 16th day of June 2026.

CITY OF STONE MOUNTAIN, GEORGIA
Approved:

Jelani Linder, Mayor

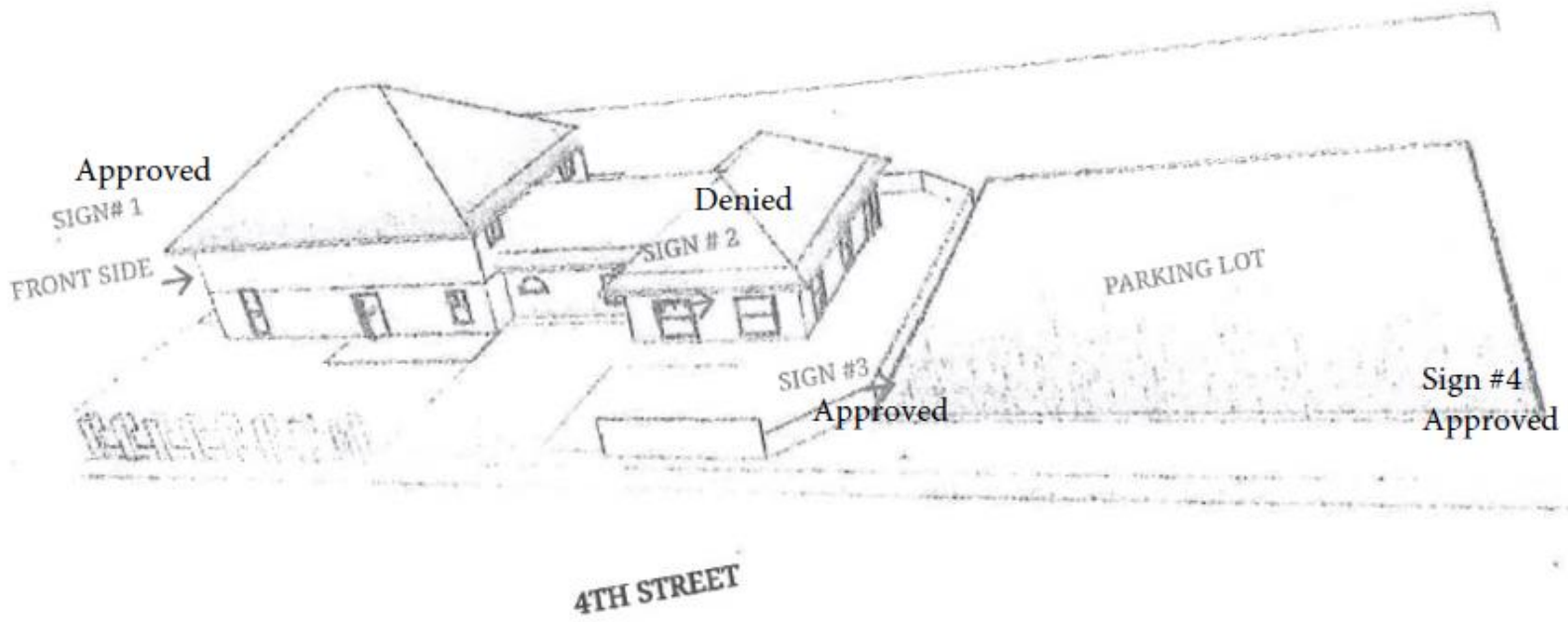
ATTEST:

APPROVED AS TO FORM:

Shavala Ames, City Clerk

Angela C. Couch, City Attorney

EXHIBIT B TO ORDINANCE 2026-11



Sec. 2-55. Functions of the departments.

- (a) Departments should plan their work so that "rush orders" and emergencies will be held to a minimum. Requests should be forwarded to the purchasing department far enough in advance to allow sufficient time for delivery.
- (b) Departments should assist the purchasing department by suggesting the names of vendors that have access to particular items being requested, especially items of a technical nature. However, the purchasing department is in no way confined to the vendors suggested. The purchasing department maintains a list of vendors and any responsible firm may be added to that list upon application by telephone or mail.
- (c) The city is not obligated to purchase equipment or accessories that are delivered for use on a "trial" basis.
- (d) ~~No department has the authority to order directly from a vendor or negotiate purchases in excess of five hundred dollars (\$500.00).~~ Department Heads may be provided purchasing cards, but individual departments or employees cannot independently and directly buy goods or services over \$500 without authority from the purchasing officer, city manager, finance department, or council, depending on the purchase, as set forth in this Article.
- (e) No city employee shall purchase supplies, material or equipment of any kind for personal use.
- (f) Department heads will be called upon to assist in writing specifications for bids. Specifications should not be written which are considered "closed" (written around one (1) specific brand). Brand names, model numbers, etc., may be submitted as a guideline as to the type and quality of merchandise desired. However, the wording "or approved equal" will always be added so as not to discriminate against any vendor's merchandise. Competition must be kept in mind throughout the writing of specifications.

Sec. 2-56. Purchasing procedures.

- (a) ~~Based on dollar amount~~ Budgeted Items. The purchasing procedures to be followed by the ~~City~~ city based on the dollar amount of the budgeted purchase are as follows, unless under state contract (note: these procedures apply on a per item basis); state contract bidding should be used if available.
 - (1) ~~Up to five hundred dollars (\$500.00) two thousand dollars (\$2,000.00) and line item budgeted~~—direct purchase by the purchasing agent.
 - (2) ~~Two thousand dollars (\$2,000.00) up to five thousand dollars (\$5,000.00) Five hundred dollars (\$500.00) up to two thousand dollars (\$2,000) and line item budgeted~~—minimum of three (3) email or fax quotations to be evaluated by the appropriate department head and approved by the city manager. Results of quotations and award to be recorded and filed.
 - (3) ~~Two thousand dollars (\$2,000.00) up to three thousand five hundred dollars (\$3,500.00) Five thousand dollars (\$5,000.00) up to twenty thousand dollars (\$20,000.00) and line item budgeted~~—minimum of three (3) formal, written quotations and submitted to the city manager. ~~Results of q~~Quotations and award to be recorded and filed with the city Clerk.
 - (4) ~~Three thousand five hundred dollars (\$3,500.00) up to ten thousand dollars (\$10,000.00) Twenty thousand dollars (\$20,000.00) up to fifty thousand dollars (\$50,000.00) and budgeted~~—minimum of three (3) formal, written quotations. Purchasing agent and city manager make recommendation to city council ~~and they who~~ awards the bid purchase. ~~Results of written q~~Quotations and award to be recorded and filed with the city Clerk.
 - (5) ~~Above ten~~ Fifty thousand dollars (\$50,000.00) and above and budgeted—requires advertised solicitation of ~~advertised~~ formal, sealed bids. Purchasing agent and city manager make

recommendation to city council ~~and they who awards~~ the bid. ~~Solicitation, Results of bids, bid evaluations,~~ and award to be recorded and filed with the city Clerk.

(6) Budgeted vehicles, regardless of cost —direct purchase from state contract, by department heads with city manager approval. If purchase from state contract not possible

(7) Exceptions—The requirements of (a)(1)-(5) above shall not apply to public road contracts (as defined in O.C.G.A. Title 32) or public works construction contracts (as defined in O.C.G.A. Title 36).

_____ the non-budgeted purchase are as follows:

(1) Up to three thousand five hundred dollars (\$3,500.00) — direct purchase by the purchasing agent after minimum of three (3) email or fax quotations.

(2) Three thousand five hundred dollars (\$3,500.00) up to five thousand dollars (\$5,000.00) — approval by city Council after minimum of three (3) email or fax quotations. Quotations and award to be recorded and filed with the city Clerk.

(3) Five thousand dollars (\$5,000.00) up to fifty thousand dollars (\$50,000.00) — approval by city Council after minimum of three (3) formal, written quotations. Quotations and award to be recorded and filed with the city Clerk.

(4) Fifty thousand dollars (\$50,000.00) and above —approval by city Council after advertised solicitation of formal, sealed bids. Solicitation, bids, bid evaluations, and award to be recorded and filed with the city Clerk.

~~_____ (5) For professional services to be performed for less than annual basis and that are budgeted, procedures in subsection (a) shall be followed, depending on the estimated costs of the services.~~

(1) —mayer and _____ citycity council may appoint vendors for professional services annually based upon qualifications and experience of the respective vendors. These professional services shall include, but not be limited to, auditor, attorney, solicitor, judge, judge pro tem, engineers, architects, and surveyors.

(2) For professional services to be performed for less than annual basis and that are budgeted, procedures in subsection (a) shall be followed, depending on the estimated costs of the services.

(3) For professional services to be performed for less than annual basis and that are not budgeted, procedures in subsection (b) shall be followed, depending on the estimated costs of the services.

~~(10) Exceptions—The requirements of (a)(1) (5) above shall not apply to public road contracts (as defined in O.C.G.A. Title 32) or public works construction contracts (as defined in O.C.G.A. Title 36).~~

(1) Public road project contracts over five thousand dollars (\$5,000.00) require performance bond and payment bond as well as public liability and property damage insurance bonds or policies, and bonds to maintain in good condition; such completed construction for a period of not less than five (5) years, pursuant to O.C.G.A. § 32-4-119. The amount of insurance depends on the size of the project.

(2) Public works contracts over one hundred thousand dollars (\$100,000.00) require a bid bond, performance bond, and payment bond in accordance with O.C.G.A. §§ 36-91-50, 36-91-70 and 36-91-90, respectively.

(3) Any contractor entering a contract with the city must carry a worker’s compensation policy at the minimum statutory limit, unless such contractor is exempt under O.C.G.A. § 34-9-1 et seq.

(4) Licensed professionals contracting with the city for services in the amount of forty thousand dollars (\$40,000.00) or more must provide professional liability coverage of at least one million dollars _____ (\$1,000,000.00).

In all cases where there is immediate need for any services, materials, supplies, goods, wares or merchandise by any department, such department must advise the city manager, and if he cannot be located, the officer or employee must immediately notify the mayor or ~~mayor pro tem~~chairman of the finance committee or chairman of the committee having jurisdiction over that subject matter for action pursuant to section 2-54. Approval of an emergency purchase may be made only by the mayor or mayor pro tem. In the event none of the above can be reached and an emergency purchase of the item is absolutely necessary, such purchase must be reported to the city manager within twenty four (24) hours of such purchase.

Sec. 2-62. Sole/Single Source.

A contract may be awarded or a purchase made without competition when the city determines that there is only one source for the required products, services, or items. The city manager, in consultation with the city Attorney may determine that there exists only a sole vendor or single source for the product, service, or item. The determination will be limited to a specific time frame and/or project and will be effective for no more than three (3) fiscal years (initial year is the fiscal year of approval; expiration occurs at the end of the third fiscal year). The city Manager will maintain a listing of sole source and single source vendors to be filed and recorded with the city Clerk. Once a vendor has been deemed sole source or single source, the city may procure goods or services from this vendor without the need for quotes or bids.

Sec. 2-63. Cooperative Purchasing.

The city manager may acquire goods, services, and professional services by direct negotiation or other method involving limited or no competition from a supplier having a requirements contract/annual agreement with any public entity (e.g. federal, state, county, city, authority, school board, buying cooperative, etc.) at prices or discounts no less favorable than any set forth in such contracts, provided however, that such contract was the product of a competitive bid process if such process is required under this Article for the type of purchase being made. The city manager may participate in, sponsor, conduct or administer a cooperative purchasing agreement for procurement (e.g. Omnia Partners, Sourcewell, NASPO, SAVVIK, etc.) including "piggybacking" on governmental (e.g. local, state, national, etc.) and authority (GDOT, transportation, utility and or development authorities, etc.) contracts; provided however, that such agreement was the product of a competitive bid process if such process is required under this Article for the type of purchase being made. Prior to the city making a purchase through "piggybacking" or cooperative purchasing, the city manager must verify that the original contract states that it is subject to cooperative purchasing and/or intergovernmental agreements or obtain written consent from the vendor and the original public agency for the cooperative purchasing/"piggybacking" by the city. Cooperative purchasing agreements assist local governments in reducing the cost of purchased goods and services through pooling the purchasing power of multiple public agencies. Due to the nature of cooperative purchasing agreements, competition has been established so additional quotes, bids, or proposals are not required. However, approval requirements as set forth in this Article are still in effect.

Sec. 2-64. Ethical Considerations and Conflict of Interest

Each person involved in the purchasing process must adhere to the highest standard of ethics and avoid any appearance that their actions are motivated by private or personal interest. Actions such as the acceptance of gratuities or kickbacks are expressly prohibited. Unethical actions by employees or vendors will not be tolerated.

The following principles are to be maintained:

Consider the best interest of the city in all transactions;

Purchase without prejudice, and follow defined processes and procedures seeking to obtain the best value for each dollar expenditure in accordance with required quality standards;

Subscribe to and demonstrate honesty and truth in purchasing and avoid all forms of conflict of interest, as well as the appearance of such conflicts of interest;

Avoid all unethical practices and appearance of the same, including the improper or unlawful attempt to influence the outcome of the purchasing process; and

Strive consistently for knowledge of materials and supplies required for use by the city.

Employees will avoid activities which would compromise or give the perception of compromising the best interests of the city. Employees will not knowingly use confidential proprietary information for actual or anticipated personal gain.

Employees will avoid any activity that would create a conflict between their personal interest and the interest of the city. Conflicts exist in any relationship where a person is not acting in the city's best interest and may be acting in their own interest or the interest of someone associated with them. Such conflicts of interest would include being involved in any purchasing in which:

The employee or any member of the employee's family has a financial interest pertaining to the city purchasing process;

A business or organization in which the employee, or any member of the employee's family, has a financial interest pertaining to the city purchasing process, or

Any other person, business, or organization with whom the employees or a member of the employee's family is negotiating or has an arrangement concerning prospective employment.

If such conflicts of interest exist, the employee will notify the city manager in writing and will remove him/herself from the purchasing process.

Employees will avoid the appearance of unethical or compromising practices in relationship, actions, and communications regarding the purchasing process.

Employees will never solicit or accept money, loans, gifts, favors, or anything of value, from present or potential contractors which might influence or appear to influence a purchasing decision by a government official. If anyone is in doubt about whether a specific transaction complies with this policy, the person should disclose the transaction to the city manager or the city attorney for a determination of compliance.

Any city employee found in violation of this Article will face disciplinary action pursuant to established policy/procedures.