



Mayor and City Council Regular Session
Tuesday, December 02, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

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

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

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

I. Public Hearing

1. [Public](#) Hearing – Renaming of Mackin Street to William Woodson Morris Street

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 the November 18, 2025 meeting minutes

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. City Manager's Report

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

XI. Council Policy Discussion Topics

XII. Unfinished Business

XIII. New Business

- 1.** Consideration of an action on a request to approve contracts for Judge Services, requested by Court Clerk Kristie Collier
- 2.** Consideration of an action on a request to approve Probation Services agreement with Professional Probation Services, Inc., requested by Interim Court Clerk Kristie Collier
- 3.** Consideration of an action on a request to approve an updated agreement between the City of Stone Mountain and GEFA for the HVAC project, requested by the Interim City Manager Maggie Dimov
- 4.** Consideration of an action on a request to approve a Special Use Permit with the conditions set forth for 798 Third Street, requested by Planning Manager Tamaya Huff
- 5.** Consideration of an action on a request to approve the renaming of Mackin Street to William Woodson Morris Street, requested by Planning Manager Tamaya Huff
- 6.** Consideration of an action on a request to obtain a sworn statement from the custodian of records at Truist Bank attesting to the unmanipulated authenticity of the logon audit logs provided, including the full native logs, a description of the system that generated them, and documentation of the bank's standard audit-log retention procedures. The request also includes obtaining all versions of the logs, whether native or converted, all emails to and from Truist regarding the request, any internal communications concerning the extraction, handling, or transmission of the logs, and any system metadata associated with the creation or export of these records related to the Truist subpoena, requested by Council Member Gil Freeman
- 7.** Consideration of an action on a request to increase the count from 21 to 24, adding (2) seats for citizens not in an existing committee and citizens who have lived in Stone Mountain for decades, who have already expressed interest in being on the City of Stone Mountain 2026 Comprehensive Planning Advisory Leadership Committee, requested by Council Member Gil Freeman

XIV. New Ordinances and Resolutions

- 1.** Resolution 2025-34 – Cemetery Moratorium

XV. Remarks of Privilege

XVI. Announcements by The Mayor

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

XVIII. Adjournment



Agenda Item

Meeting Date: December 2, 2025

SUBJECT: STREET NAME CHANGE FROM MACKIN STREET TO WILLIAM WOODSON MORRIS STREET

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff Planning Manager

Summary:

On August 19, 2025, the City Council honored Reverend William Woodson Morris by proposing to rename Mackin Street, located in the historic Shermantown neighborhood, to William Woodson Morris Street. According to Section 25-2 of the City of Stone Mountain Code of Ordinances, "if the city council initiates any action regarding the renaming of a city street, it must hold a public hearing and publish notice of that hearing in a local newspaper at least fifteen (15) but no more than forty-five (45) days before the hearing date." Furthermore, as stated in Section 26-75, any changes to street names require the planning commission's approval. Additionally, new street names must not duplicate or closely resemble those of existing streets.

Sherman town is a late nineteenth-century neighborhood within the city's historic district limits of Stone Mountain. Mackin Street begins at the intersection of Main Street (33.8029428, -84.1694214) and terminates at 4th Street (33.8031270, -84.1672690) in Stone Mountain, Georgia. The Street is approximately .15 miles.

There are approximately thirteen (13) parcels located adjacent to Mackin Street. Notably, only one (1) of these parcels features a property address on Mackin Street, as indicated by the DeKalb County Property Appraiser, as shown in Table 1.

Table 1. Parcels Abutting Mackin Street

#	PARCEL	STREET NO	ADDRESS
1	18 074 09 002	865	2ND ST S
2	18 074 15 002	847	3RD ST
3	18 074 16 001	5393	MACKIN ST
4	18 074 09 003	866	3RD ST
5	18 089 07 013	813	MAIN ST
6	18 074 10 003	801	MAIN ST
7	18 074 15 001	859	3RD ST
8	18 074 16 018	842	3RD ST
9	18 074 10 002	807	MAIN ST
10	18 074 10 009	811	MAIN ST
11	18 074 10 001	854	2ND ST S
12	18 074 15 005	858	4TH ST
13	18 074 08 003	870	4TH ST

The Dekalb County GIS Department was consulted and verified the street name WILLIAM WOODSON MORRIS STREET was available for use on November 18, 2025.

STAFF RECCOMENDATION:

Staff have reviewed the proposed street name change in accordance with Section 26-75 and found no duplicate or similarly named streets in the area. Of the 13 parcels that border Mackin Street, only one parcel is officially addressed on Mackin Street. This parcel is located at the intersection of 2nd Street and Mackin Street. According to the DeKalb Property Appraiser, the lot known as 5393 Mackin Street is currently vacant and measures 0.24 acres. The zoning designation for this property is Shermantown Residential (R-4).

PLANNING COMMISSION RECCOMENDATION

On October 20, 2025, the City of Stone Mountain Planning Commission (PC), during a regular public meeting, voted 4-0 to recommend approval for the Street Name Change from Mackin Street to William Woodson Morris Street.

Resource Impact:

None

Attachments/Exhibits:

- Staff Analysis and Report - Street Name Change from Mackin Street to William Woodson Morris
- Public Notice

(1) **Requested Action:** CITY COUNCIL AND MAYOR TO APPROVE THE RENAMING OF MACKIN STREET TO WILLIAM WOODSON MORRIS STREET



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

STAFF ANALYSIS AND REPORT

REQUEST: Street Name Change from Mackin Street to William Woodson Morris

MEETING INFORMATION:

Planning & Zoning Commission:	10/20/2025 – 6:30 P.M
Public Hearing – City Council	12/02/2025 – 6:30 P.M

STAFF RECOMMENDATION: APPROVAL

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

On August 19, 2025, the City Council honored Reverend William Woodson Morris by proposing to rename Mackin Street, located in the historic Shermantown neighborhood, to William Woodson Morris Street. According to Section 25-2 of the City of Stone Mountain Code of Ordinances, "if the city council initiates any action regarding the renaming of a city street, it must hold a public hearing and publish notice of that hearing in a local newspaper at least fifteen (15) but no more than forty-five (45) days before the hearing date." Furthermore, as stated in Section 26-75, any changes to street names require the approval of the planning commission. Additionally, new street names must not duplicate or closely resemble those of existing streets.

II. BACKGROUND

Reverend William Woodson Morris, born in 1928, has been a lifelong resident of this historic community. He celebrated his 96th birthday on July 25, 2025, and his life reflects the area's rich history. As a proud member of the baseball team known as the "Hard Rocks," which was organized in 1946, Reverend Morris played near the local baseball field located just a few blocks north of Mackin Street.

III. STREET LOCATION

Shermantown is a late nineteenth-century neighborhood within the city's historic district limits of Stone Mountain. Mackin Street begins at the intersection of Main Street (33.8029428, -84.1694214) and terminates at 4th Street (33.8031270, -84.1672690) in Stone Mountain Georgia. The street is approximately .15 miles.

IV. EXISTING SITE CONDITIONS

There are approximately thirteen (13) parcels located adjacent to Mackin Street. Notably, only one (1) of these parcels features a property address on Mackin Street, as indicated by the DeKalb County Property Appraiser, as shown in Table 1.

Table 1. Parcels Abutting Mackin Street

#	PARCEL	STREET NO	ADDRESS
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12	18 074 15 005	858	4TH ST
13	18 074 08 003	870	4TH ST

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

IV. ANALYSIS PURSUANT TO CODE OF REGULATIONS

Staff have reviewed the proposed street name change in accordance with Section 26-75 and found no duplicate or similarly named streets in the area. Of the 13 parcels that border Mackin Street, only one parcel is officially addressed on Mackin Street. This parcel is located at the intersection of 2nd Street and Mackin Street. According to the DeKalb Property Appraiser, the lot known as 5393 Mackin Street is currently vacant and measures 0.24 acres. The zoning designation for this property is Shermantown Residential (R-4).

V. STAFF RECOMMENDATION:

Staff recommend approval of changing the name of Mackin Street to William Woodson Morrison from Main Street to 4th Street, as per Section 26-75 of the Stone Mountain Code of Ordinances.

VI. SITE PHOTOS

5393 MACKIN STREET (FRONT YARD) FROM MACKIN STREET



5393 MACKIN STREET FROM 3RD STREET (FRONT YARD)



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

FIGURE 1. USGS HISTORIC TOPO MAP 1953 (HTMC,1965 ED)

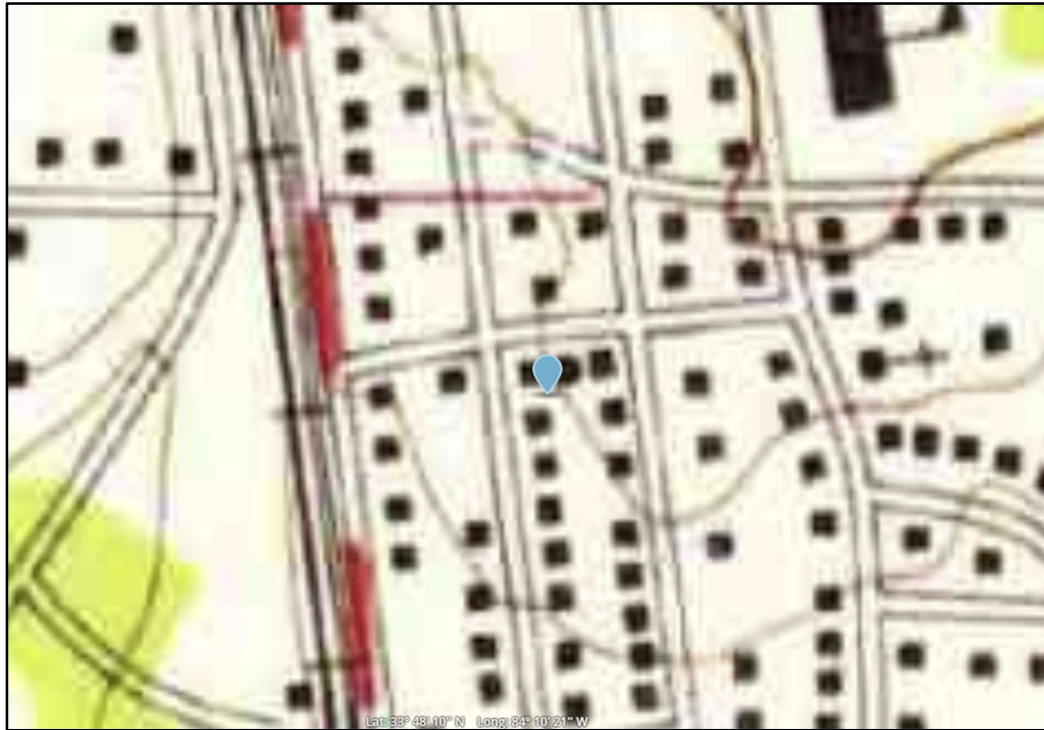


FIGURE 2. DEKALB COUNTY PROPERTY APPRAISER MAP



SITE ADDRESS: MACKIN STREET FROM MAIN STREET TO 4TH STREET
REQUEST: SPECIAL USE PERMIT
PARCEL ID: N/A

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

FIGURE 3. CITY OF STONE MOUNTAIN ZONING MAP

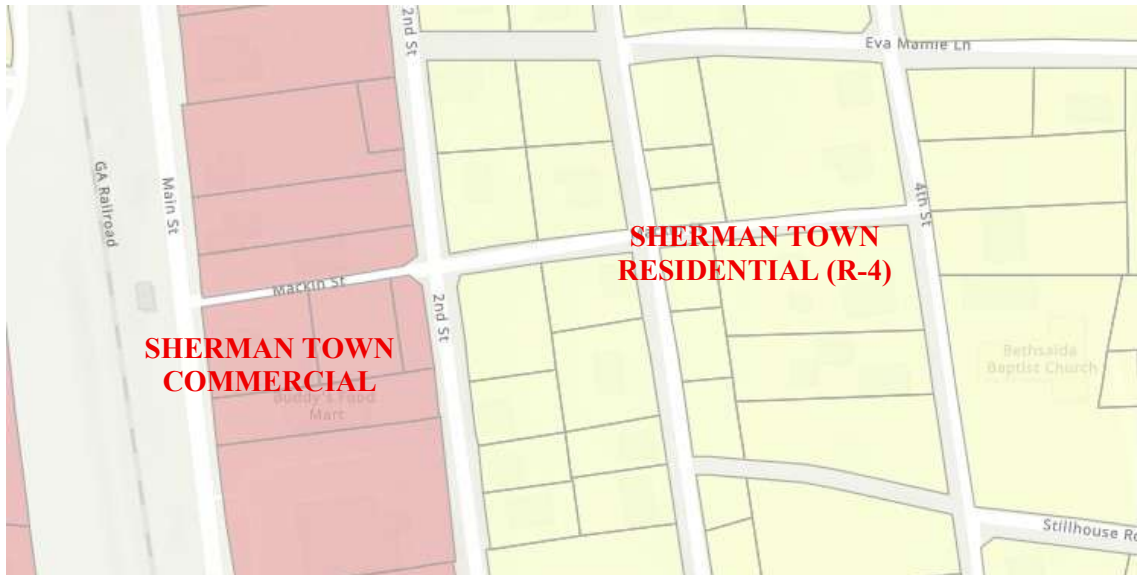
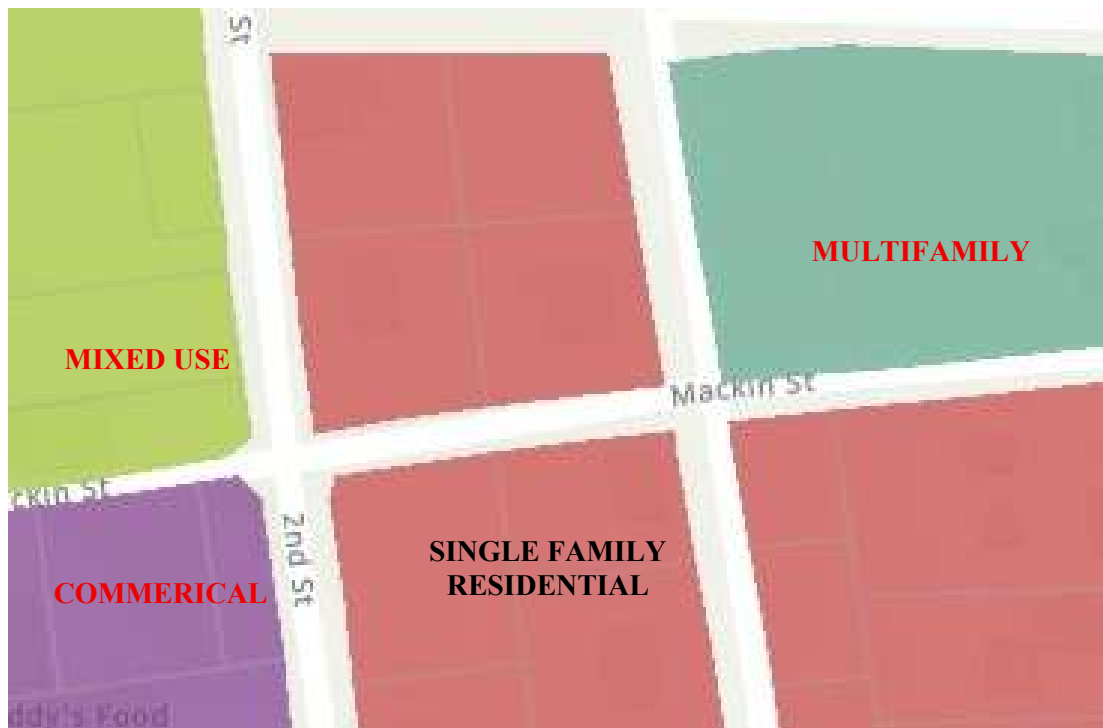


FIGURE 4. FUTURE LAND USE MAP



COUNCIL MEETING MINUTES AND PLANNING COMMISSION MEETING MINUTES



Mayor and City Council Session
Tuesday, August 19, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Action Summary

OCGA 50-14-1(e)(2)(A)

A summary of the subjects acted on and those members present at a meeting of any agency shall be written and made available to the public for inspection within two business days of the adjournment of a meeting.

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

Staff: Maggie Dimov – Interim City Manager | Shavala Ames - City Clerk | Angela Couch - City Attorney

Call to Order – 6:33 P.M.

Determination of Quorum – All Present

Invocation and Pledge – Invocation led Mayor Jones

Citizen Comments – There were (11) citizens comments.

Review of the Journal (City Clerk)

1. Mayor Pro Tem Smith moved to approve the August 5, 2025, Meeting Minutes as amended, seconded by Council Member Marianos. Council Member Bass, Council Member Marianos, Mayor Pro Tem Smith, and Council Member Crowe voted in favor; Council Member Freeman and Council Member Bryant opposed, and motion carried.

Reading of Communications - None

Adoption of The Agenda of The Day

1. Mayor Pro Tem Smith moved to adopt the agenda of the day, seconded by Council Member Marianos, and motion carried unanimously.

Committee Reports

1. Stone Mountain Community Garden – Reports/updates given by Columbus Brown
2. Planning Commission – None
3. Historic Preservation Commission - Reports/updates given by Theresa Hambrick
4. Parks and Recreation Committee - None

Staff Reports

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

City Manager's Report

1. Operations Reports – Interim City Manager Maggie Dimov gave updates as outlined in the packet.
2. Investigation Update – City Attorney Angela Couch gave an overview on the update of the banking allegations.
3. Mayor Pro Tem Smith motioned to initiate the removal proceedings of Mayor Jones for violation pursuant of City Charter Section 2.32(6), Section 3.13, and Section 2.29, violation of oath of office, and violation of state law regarding the DDA accounts, seconded by Council Member Marianos. Council Member Bass, Council Member Marianos, Mayor Pro Tem Smith, and Council Member Crowe voted in favor; Council Member Freeman and Council Member Bryant opposed, and motion carried.

XI. Council Policy Discussion Topics - None

XII. Unfinished Business - None

XIII. New Business

1. Council Member Marianos moved to approve an agreement with Sumter Consulting for financial services, seconded by Council Member Bass and motion carried. Council Member Bass, Council Member Marianos, Mayor Pro Tem Smith, Council Member Bryant and Council Member Crowe voted in favor; Council Member Freeman was absent for the vote, and motion carried.
2. Council Member Crowe moved to approve a Subrecipient Agreement with Dekalb County for VFW improvements, seconded by Council Member Bass. Council Member Bass, Council Member Marianos, Council Member Freeman, and Council Member Crowe voted in favor; Mayor Pro Tem Smith and Council Member Bryant opposed, and motion carried.
3. Council Member Crowe moved to approve the issuance of a subpoena to Truist Bank for the provision of specified records outlined in addition to adding any documents presented by the Mayor or the City that gave Truist the authorization to change the signatures on the City or DDA accounts, seconded by Council Member Bass and motion carried unanimously.
4. Council Member Bass moved to approve to rename Mackin Street to William Woodson Morris Street, seconded by Council Member Marianos, and motion carried unanimously.

XIV. Ordinances and Resolutions

1. Council Member Marianos moved to approve Resolution 2025-23 Employee Benefits - Dental, seconded by Council Member Bass, and motion carried unanimously.

XV. Remarks of Privilege

1. Council Member Bass informed that the city was selected for ordinance revamping with GMA through the University of Georgia; Bryant discussed the success of the back-to-school event and thanked everyone involved, Georgia Power will present to the city on September 11th; Mayor Jones discussed the backed up traffic due to Georgia Power construction, discussed the upcoming Caribbean Festival.

XVI. Executive Session

1. Council Member Marianos moved to enter into Executive Session at 9:31 p.m. to discuss personnel and litigation, seconded by Council Member Bryant and motion carried unanimously.

2. Council Member Bass moved to adjourn Executive Session and reconvened the city council meeting at 10:08 p.m.
3. Council Member Crowe moved to authorize the City Attorney to respond to potential litigation that a Public Hearing Officer will not be provided, seconded by Council Member Bass. Council Member Bass, Council Member Marianos, Mayor Pro Tem Smith, and Council Member Crowe voted in favor; Council Member Freeman and Council Member Bryant opposed, and motion carried.

XVII. Adjournment

1. Council Member Freeman moved to adjourn at 10:10 p.m., seconded by Council Member Bryant, and motion carried unanimously.



PLANNING COMMISSION MINUTES
Monday, October 20, 2025 @ 6:30 pm Regular Meeting
875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Meeting called to order at 6:34pm.

DETERMINATION OF QUORUM

Present: Meron Tadesse, Grace Kelly, Alex Brennan, and Chountelle Hudson
Absent: Andrew Zonneveld. Matt McConnell

APPROVAL OF THE AGENDA

1. Staff requested amendment of agenda to include Council Agenda Items: Codification of Ordinances
2. Planning Commission Update

Grace Kelly moved to approve the agenda as presented; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0;.

APPROVAL OF MEETING MINUTES

1. September 15, 2025

Grace Kelly moved to approve the minutes as presented; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0;.

COMMISSION ANNOUNCEMENTS

1. 798 4th Street – City Council Review October 21, 2025
2. Comprehensive Plan Services Update
3. Local Government Compliance Status Update – Planning
4. Steering Committee Development
5. Codification of Ordinances
6. Planning Commission Candidates Update

OLD BUSINESS

None

NEWBUSINESS

1. Mackin Street Name Change
Alex Brennan asked for historical context to be explored regarding the proposed street name change.
Grace Kelly moved to approve; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0;.

PUBLIC COMMENTS

1. Discussion of Codification of Ordinances – Eileen Smith
2. Request for follow-up on CSX Special Use Permit

ADJOURNMENT

Grace Kelly moved to adjourn seconded by Meron Tadesse. Meeting adjourned at 6:32 p.m.
Vote: Approved Unanimously 4-0;.



Alex Brennan, Chair



Tamaya Huff, Secretary

PUBLIC NOTICE

SHE0224 GA

Dodge 2016 Durango
1C4RDJDG9C433110 TAG#
SBX6172 GA

Toyota 1994 Camry
4T1GK12E5RU857133 TAG#
<unknown>

Buick 2003 LeSabre
1G4HR5A33U235373 TAG#
<unknown>

Mercedes Benz 2012 GLK
Class
WDCGG5GB8CF775964 TAG#
SHP9719 GA

Honda 2007 Odyssey
5FNRL38237B006361 TAG#
SCH4344 GA

GMC 2003 Sierra 1500
2GTEC19X931394965 TAG#
SLM9550 GA

Nissan 2010 Altima
1N4AL2AP3AC175481 TAG#
RYI7680 GA

Ford 2004 Expedition
1FMRU17WX4LB81684 TAG#
SFY4855 GA

Lexus 1998 ES 300
JT8BF28G1W5050629 TAG#
TBQ5125 GA

Mitsubishi 2004 Galant
4A3AB36F84E129976 TAG#
731BDHR TN

Honda 2005 Accord
1HGCM56775A135613 TAG#
PQQ9481 GA

Chevrolet 2017 Malibu
1G1ZB5TGHF270406 TAG#
RLD6698 GA

VOLKSWAGEN 2014 PASSAT
1VWAP7A38EC025099 TAG#
CBP3588 GA

Kia 2023 Sportage
KNDPUCAF4P7133353 TAG#
CJQ7907 GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

330-502527 10/30,11/6

Notice of Abandoned Motor Vehicle

The following vehicle(s) was (were) initially removed from 1550 Fairlake Dr, Decatur, GA 30034 It is (they are) presently located at 1550 Fairlake Dr, Decatur, GA 30034 in possession of CB AUTOMOTIVE & DIESEL REPAIR. Attempts to locate the owner have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A. 40-11-2 and will be disposed of if not redeemed. This notice is given pursuant to Georgia Law.

Year Make Model Color VIN

++2014 NISSAN SENTRA RED
3N1AB7AP0EL692602 2022
K I A S O U L G R Y
KNDJ23AU6N7822690++

330-502528 10/30,11/6

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY)

Vehicle Make:
LANDROVER
Year: 2006
Model:
RANGE ROVER SPORT
Vehicle ID #:
SALSH23476A934762
Vehicle License #: State

Person who left vehicle at facility: SHUNDRENA AUNDREANNA INGRAM
Any information relating to owner: OWNER

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 5042 WINTERS CHAPEL RD., ATLANTA, GA. 30360 .
Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: SOLOMO-TORSPOITS
Address:
5042 WINTERS CHAPEL RD.
ATLANTA, GA. 30360
Telephone #: 470-448-1189
++LANDROVER 2006 RANGE ROVER SPORT Vehicle ID #:SALSH23476A934762++

330-502529 10/30,11/6

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY)

Vehicle Make:
MERCEDES BENZ
Year: 2003
Model:
SL500
Vehicle ID #:
WDBSK75F63F014784
Vehicle License #: State

Person who left vehicle at facility: Michael Clowers

Any information relating to owner: OWNER

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 5042 WINTERS CHAPEL RD., ATLANTA, GA. 30360 .
Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: _SOLOMO-TORSPOITS
Address:
5042 WINTERS CHAPEL RD.
ATLANTA, GA. 30360
Telephone #:470-448-1189
++MERCEDES BENZ 2003 SL500 Vehicle ID #: WDBSK75F63F014784++

330-502543 10/30,11/6

NOTICE TO THE PUBLIC

YOU ARE HEREBY NOTIFIED that there will be heard before the Judge of the Superior Court of DeKalb County, on the 10th day of November, 2025, at 9:00 a.m., at the courthouse in the City of Decatur, Georgia, the case of the **State of Georgia v. City of Decatur Public Facilities Authority and The Board of Education of the City of Decatur**, Civil Action No. 25CV9693, in the Superior Court of DeKalb County, the same being a proceeding to confirm and validate the issuance by Decatur Public Facilities Authority (the "Issuer") of its Revenue Bonds (City Schools of Decatur Project), Series 2025, in one or more series, in an aggregate principal amount not to exceed \$52,000,000 (the "Series 2025 Bonds") and the security therefor. The proceeds of the Series 2025 Bonds will be used (a) to finance, in whole or in part, the cost of the acquisition, construction and installation of certain real property and improvements thereto for use by City Schools of Decatur ("Decatur City Schools"), including, but not limited to, the development of an early childhood learning center, auxiliary gymnasium with multipurpose space, a blackbox theatre and the renovation of other educational facilities (the "2025 Project"), (b) if economically advantageous, to refund all or a portion of Georgia Municipal Association, Inc. ("GMA") Certificates of Participation (City Schools of Decatur Project), Series 2014 in the original aggregate principal amount of \$18,120,000, the proceeds of which were applied to the acquisition of school buildings and facilities by GMA from Decatur City Schools and (c) to pay costs of issuing the Series 2025 Bonds. In such proceeding, the Court will also pass upon the validity and enforceability of an Inter-governmental Agreement of Sale, dated as of December 1, 2025 or the first day of the month of its execution and delivery (the "Contract"), pursuant to which the Issuer will agree to, among other things, sell all or a portion of the 2025 Project to Decatur City Schools and to issue the Series 2025 Bonds; and in consideration of the facilities and services provided by the Issuer, The Board of Education of the City of Decatur will agree to, among other things, (a) make installment payments of the purchase price to the Issuer in amounts sufficient to enable the Issuer to pay, when due, the principal of and interest on the Series 2025 Bonds and other amounts due under the Bond Resolution adopted by the Issuer on October 15, 2025 and (b) recommend that the City of Decatur, Georgia (the "City") levy an annual ad valorem tax on all taxable property located within the territorial limits of the City, at such rate or rates, within the 25 mill limit prescribed by the charter of Decatur City Schools, or within such greater millage as may hereafter be prescribed by applicable law, as may be necessary to produce in each year revenues that are sufficient to fulfill Decatur City Schools's obligations under the Contract.

Pursuant to O.C.G.A. 36 82 100 (the "Audit Statute"), the Issuer notifies all interested

parties that no independent performance audit or performance review will be conducted with respect to the Series 2025 Bonds. However the Issuer will continue to ensure that the proceeds of the Series 2025 Bonds are expended efficiently and economically, as intended by the Audit Statute.

Any resident of the City or any other person wherever residing who has a right to object, may become a party to these proceedings.

++Civil Action No. 25CV9693++

330-502914 11/6,11/13

NOTICE TO THE PUBLIC

YOU ARE HEREBY NOTIFIED that on **++November 18, 2025 at 9:00 a.m.++** at the DeKalb County Courthouse, 556 North McDonough Street, Decatur, Georgia 30030-3356, Judge Adam of the Superior Court of DeKalb County will hear the case of **STATE OF GEORGIA vs. BROOKHAVEN DEVELOPMENT AUTHORITY and PEACHTREE BORROWER A, LLC**, Civil Action File No. 25CV9493 in the Superior Court of DeKalb County via <https://dekalbcountyga.zoom.us/j/89041520618>.

Said hearing shall be a proceeding to confirm and validate a Brookhaven Development Authority Taxable Economic Development Revenue Bond (Corporate Square Project), Series 2025A (the "Initial Bond"), to be issued in the maximum aggregate principal amount of \$605,636,906 (the "Maximum Principal Amount"), and the other Series of revenue bonds (the "Portion Bonds") to be issued from time to time by the Brookhaven Development Authority (the "Issuer") in replacement of the Initial Bond (the Initial Bond and the Portion Bonds collectively, the "Bonds").

The Bonds are proposed to be issued to finance the acquisition by the Issuer of a capital project (the "Project"), which the Issuer will initially rent pursuant to a rental agreement (the "Initial Rental Agreement") to Peachtree Borrower A, LLC (the "Initial Company") in order to develop and promote a multiphase mixed-use office, retail, and commercial multifamily residential development (the "Project") for the public good and general welfare, trade, commerce, industry and employment opportunities within the City of Brookhaven, Georgia (the "City").

Components of the Project will be transferred from time to time to other developers for development (each such transferred component is referred to individually herein as a "Portion"). Each Portion will be created from time to time at the closing of the transfer of each such Portion to another developer according to the respective use of each such Portion. At the closing of the transfer of each Portion to another developer, the Initial Company will surrender the Initial Bond to the Issuer for cancellation and the Issuer will issue a Portion Bond related to each such Portion to an owner designated by the Initial Company ("Portion Owner"). The aggregate of the Maximum Principal Amount of all Series of Bonds outstanding at any one time (including the Initial Bond and the other Portion Bonds that are issued) shall not

exceed \$605,636,906. The initial Bond issuance will be the Initial Bond.

The Project is an economic development project under O.C.G.A. § 36-62-2(6)(N), which is part of the Development Authorities Law, O.C.G.A. § 36-62-1, et seq. (the "Act"), and not a "project" described in O.C.G.A. §§ 36-62-2(6)(J) and 36-6-2(6)(H) or in any other provision of O.C.G.A. § 36-62-1, et seq., as amended, defining the term "project" or authorizing "projects".

In such proceeding, the Court will also (a) hear and determine the validity of instruments relating to and providing security for the Bonds, and (b) hear and determine such other questions of law and fact pertaining to the right of the Issuer to issue the Bonds and to provide the security therefor. The Bonds shall each be a special and limited obligation of the Issuer, payable from funds provided by the Initial Company or its successors, shall not be payable from taxes or other public funds, and **NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW SHALL BE CONDUCTED WITH RESPECT TO SUCH BOND ISSUE.**

Any citizen of the State of Georgia residing in DeKalb County, or any other person wherever residing who has a right to object, may intervene and become a party to these proceedings.

Debra DeBerry
Clerk, Superior Court,
DeKalb County, Georgia

330-502915 11/6,11/13
PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on **++Tuesday, December 2, 2025, at 6:30 p.m.++** to discuss and hear public input on a proposed street name change made by the City of Stone Mountain from Mackin Street to William Woodson Morris Street. The following parcels have frontage along Mackin Street and include:

PARCEL

18 074 09 002
18 074 15 002
18 074 16 001
18 074 09 003
18 089 07 013
18 074 10 003
18 074 15 001
18 074 16 018
18 074 10 002
18 074 10 009
18 074 10 001
18 074 15 005
18 074 08 003
18 074 07 006

The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

330-502917 11/6,11/13

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY)

Vehicle Make:
FORD
Year: 2012
Model:
MUSTANG GT
Vehicle ID #:
1ZVBP8CF3C5245205
Vehicle License #: State

Person who left vehicle at facility: FREDERICK BUDDY LEWIS CLARK JR
Any information relating to owner: OWNER

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 5042 Winters Chapel Rd., Atlanta, G. 30360

Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: _SOLOMO-TORSPOITS
Address:
5042 Winters Chapel Rd.
Atlanta, GA. 30360
Telephone #: 470-448-1189
++FORD 2012 MUSTANG GT
Vehicle ID #: 1ZVBP8CF3C5245205++

330-502918 11/6,11/13

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012
The vehicles subject to liens as stated above are identified as:

++Nissan 2017 Sentra
3N1AB7AP4HY232592++
TAG# CGP7317 GA

DATSUN 1983 PULSAR
JN1MN26S1DM102772 TAG#
PIM7224 GA

Nissan 2017 VERSA
3N1CN7AP7HL879954 TAG#
SIJ5752 GA

CADILLAC 2009 CTS
1G6DV57V390101566 TAG#
<unknown>

Kia 2019 Optima
5XXGT4L30KG276070 TAG#
CRD7177 GA

Infiniti 2004 FX35
JNRAS08UX4X105048 TAG#
TBW7673 GA

BMW 2004 X3
WBXPA93484WC34426 TAG#
TAU2741 GA

Honda 2001 Accord
1HGGC22571A031191 TAG#
XMP123 GA

Buick 2013 LaCrosse
1G4GC5E3XDF320897 TAG#
TAK6531 GA

Mercury 2004 Mountaineer

4M2ZU86W74ZJ18578 TAG# <unknown>

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:
Quick Drop Impounding, Towing, and Recovery
2481 Old Covington Hwy SW
Conyers GA 30012

330-502919 11/6,11/13

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY)

Vehicle Make:
BMW

Year: 2015
Model:
640I

Vehicle ID #:
WBALW7C53FD596182
Vehicle License #: State
Person who left vehicle at facility: _MARK JOHNSON
Any information relating to owner: _OWNER

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 5042 WINTERS CHAPEL RD., ATLANTA, GA. 30360 .
Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: SOLOMO-TORSPOITS
Address:
5042 WINTERS CHAPEL RD.
ATLANTA, GA. 30360
Telephone #:470-448-1189
++BMW 2015/640I
Vehicle ID #: WBALW7C53FD596182++

330-502920 11/6,11/13

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY)

Vehicle Make:
BMW

Year: 2008
Model: M5
Vehicle ID #:
WBSNB93548CX08718
Vehicle License #: State

Person who left vehicle at facility: Henry Anleu
Any information relating to owner: Owner

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at 5042 Winters Chapel Rd., Atlanta, GA. 30360 .
Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: Solomotors-ports
Address:
5042 Winters Chapel Rd.
Atlanta, GA. 30360
Telephone #: 470-448-1189
++BMW 2008: M5
Vehicle ID #: WBSNB93548CX08718++



Mayor and City Council Work Session
Tuesday, November 18, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

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

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

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

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

I. Public Hearing

1. Public Hearing on 798 Third Street (Parcel ID: 18 074 12 012) proposed Special Use Permit to install a gable shed, requested by Planning Manager Tamaya Huff

Planning Manager Tamaya Huff provided a general overview of the proposed Special Use Permit conditions for the Gable Shed and outlined the preservation requirements necessary to comply with the Shermantown zoning regulations.

City Attorney Angela Couch outlined the guidelines of the Public Hearing.

Public Hearing Comments

Public Comment 1: Darren Peckin – stated that the shed is needed for additional storage space

II. Adjournment – 6:39 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:39 P.M

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

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

MOTION PASSED (UNANIMOUSLY)

III. Call to Order

Mayor Jones called the meeting to order at 6:40 P.M

46 IV. **Determination of Quorum**

47
48 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
49 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5
50 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

51
52 V. **Invocation and Pledge**

53
54 Mayor Jones led the Pledge of Allegiance, followed by an invocation delivered by Reverend Orea
55 Parks

56
57 VI. **Citizen Comments – Including comments from public/stakeholders**

58
59 **Citizen Comment 1: Dave Thomas** – Expressed congratulations to AARF for being voted the best
60 pet store in the area for the second year in a row. Noted that the organization exists to give back to
61 the community and highlighted their \$10,000 Giving Tuesday goal. Stated that it is a privilege to
62 work with and volunteer for the organization.

63
64 **Citizen Comment 2: Cheryl Dudley** – Congratulated the winners of the local election and noted
65 that the upcoming year may be challenging due to limited state funding expressed by Governor
66 Kemp. Thanked all who participated in the election and highlighted the newly elected Democrats
67 serving on the POC for the first time in 20 years. Also recognized the efforts of the Necessary
68 Trouble Pro-Election Group for contributing to increased voter turnout across the state.

69
70 **Citizen Comment 3: Joan Monroe** – Questioned whether Council members review police
71 department reports and noted a decline in the crime clearance rate since 2023. Expressed concern
72 that the department is not consistently publishing crime reports and highlighted issues with officer
73 turnover. Stated being told that Stone Mountain is considered the “drug capital of Georgia” and
74 raised concerns about individuals with felony convictions participating in children’s activities.
75 Asserted that the City supports felons. Also claimed that funding for the Art Station diverts tax
76 dollars to the Sons of Confederate Veterans and that funds are not used as promised.

77
78 **Citizen Comment 4: Theresa Thomas** – Stated that the budget and finance report still need to be
79 audited and that the 2024 budget was not formally closed out. Expressed concerns about the
80 transparency of the new budget format. Questioned the reduction of the Planning Commission
81 shortlist from 24 to 21 applicants and said the selection process was less transparent than in prior
82 years. Noted inconsistencies between the advisory presentation and City Hall’s actions and
83 indicated she would contact DCA if her concerns are not addressed..

84
85 **Citizen Comment 5: Clint Monroe** - Noted similarities between the 2024 budget and the
86 updated 2026 proposal and questioned the increase in the Pond fee from about \$150,000
87 to over \$200,000. Expressed appreciation for adding the holiday parade and highlighted
88 the success of the Trunk-or-Treat event. Stated that the City should review how
89 commission, committee, and Council appointments are vetted and encouraged broader
90 citizen participation.

91
92 VII. **Review of the Journal (City Clerk)**

93
94 1. Consideration of an action on a request to approve November 05, 2025 Meeting Minutes

95
96 **ACTION: MOTION TO APPROVE NOVEMBER 5, 2025 MEETING MINUTES**

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

99
100 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
101 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 6 Teresa Crowe
102

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

MOTION PASSED

VIII. **Reading of Communications – None**

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

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED, INCLUDING MOVING THE EXECUTIVE SESSION TO THE NEXT AGENDA ITEM BEFORE COMMITTEE REPORTS

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

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

MOTION PASSED (UNANIMOUSLY)

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 7:01 P.M. TO DISCUSS REAL ESTATE.

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

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

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 7:14 PM

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

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

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO APPROVE SOUTHERN SKYLINE LLC FOR APPRAISAL SERVICES

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

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

Voting Nay: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

XI. Committee Discussion items

1. Stone Mountain Community Garden

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

2. Planning Commission

Planning Manager Tamaya Huff gave details and updates on the Planning Commission that included a variance request, board reappointment discussion and an upcoming public hearing.

3. Historic Preservation Commission

Planning Manager Tamaya Huff provided details and updates on the Historic Preservation Commission, including several building and landscape improvements. The Mayor asked about the shortlist for new Planning Commission members, and the Planning Manager clarified that the shortlist had been presented at the November 5th city council meeting. She noted that the shortlist was provided at Council's request, and Council later voted on the recommended appointments. Clarification was requested by the Mayor on the matter, to which Ms. Huff agreed to provide later in the meeting.

XII. Staff Reports

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

Chief James Westerfield presented an overview of recent activity and crime statistics, as outlined in the agenda packet. He also reported that the DeKalb County Chiefs Association, St. Michael and All Angels Church, Commissioner Chakirah Johnson, and the City of Stone Mountain Police Department partnered with community leaders across DeKalb to host a service event at the Stone Mountain YMCA. The event provided support and nourishment to families in need, serving nearly 500 vehicles.

XIII. City Managers Report

1. Operations Report - Interim City Manager Maggie Dimov

Interim City Manager Maggie Dimov reviewed the Operations Report, introducing new hire Esha Gordon as the Assistant Court Clerk. She provided updates on Public Works, including repairs needed at the Medlock Park pavilion, progress on the Kaboom project, and cleanup at the 4th Street pond. She also reported on capital projects and the SPLOST street-paving program, noting that Council will consider a proposed change order to either increase the total contract amount or reduce the number of streets included.

Additionally, she reported a sinkhole at James B. Rivers Memorial Drive; Stormwater Administrator Mike Vasquez coordinated with DeKalb Watershed to address the immediate safety concern by installing a metal plate, and DeKalb Watershed will return next week for further assessment.

There were honorable mentions for the Veterans Day event held on November 8th, recognizing all veterans and guest speakers who contributed to the success of the brunch. An update was provided regarding Council Member Bass, along with the City's appreciation for the generous donation made by the Interface sales team to support Stone Mountain Elementary School. Council Member Bryant also announced updates regarding the property 5444 and shared information about the grand opening of Buddy's Market for the community.

2. Financials Update – Finance Director Angelia Adediran

Finance Director Angelia Adediran presented an overview of the finance report, as outlined in the agenda packet. She answered all questions regarding line item discrepancies noted by council and city staff, also said that amendments will be made and presented at a future council meeting in December.

The council inquired about the remaining balance in SPLOST I, and it was confirmed that there are currently no funds left. It was announced that auditors will be visiting City Hall starting November 19th to review all banking and funding materials.

3. Truist Subpoena Update – City Attorney Angela Couch

City Attorney Angela Couch provided an update on the Truist subpoena, stating she received the third production of documents in response to questions she had raised regarding various Truist divisions, including the Treasury Payment Solutions platform. Council Member Freeman noted that the initial review link had expired and asked about refreshing the link or obtaining login credentials for the Truist account. Attorney Couch clarified that Truist issued a written response stating they could provide login credentials to the Council, although they have not. She further reported that she will draft an appearance subpoena for Mr. Holly, Truist's primary attorney in the Atlanta area, and advised against discussing specific details in a public meeting.

XIV. **Council Policy Discussion Topics – None**

XV. **Unfinished Business**

1. Resolution 2025-30 - Personnel Hearing Officer

The Mayor inquired about the verbiage related to appointing both a Personnel Hearing Officer and an alternate. The City Attorney reviewed the ordinance and confirmed that it is permissible to appoint both a primary Personnel Hearing Officer and an alternate.

ACTION: MOTION TO APPOINT EMILIA WALKER AS THE PRIMARY PERSONNEL HEARING OFFICER

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

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

Absent: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

ACTION: ACTION: MOTION TO APPOINT YOLANDA KING AS THE ALTERNATE PERSONNEL HEARING OFFICER

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

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

Absent: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

XVI. **New Business**

1. Consideration of an action on a request to approve the selected finalist for McCurdy Park Stormwater Drainage Repairs

City Engineer Larry Ginn addressed the Council's questions regarding the project, explaining that several trees must be removed to provide full site access and reach the discharge point. He noted that

tree removal is essential to the process. Mr. Ginn also clarified the differences between the quotes and stated that the selected contractor's line-item breakdown was helpful. He added that he has firsthand experience working with the company.

ACTION: MOTION TO APPROVE CIVIL CONSTRUCTION & UTILITIES AS THE FINALIST FOR MCCURDY PARK STORMWATER DRAINAGE REPAIRS

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

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

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to approve the selected finalist for the cleanup project at the 4th Street pond

City Engineer Larry Ginn clarified that rip rap, an erosion-prevention material included in the estimate, would primarily be placed where the pipe discharges into the pond and around the inlet if necessary. He noted that the crew will better determine the need for it once on site.

ACTION: MOTION TO APPROVE VENYSCAPES LLC AS THE FINALIST FOR THE CLEANUP PROJECT AT THE 4TH STREET POND

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

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

MOTION PASSED (UNANIMOUSLY)

3. Consideration of an action on a request for a proposed agreement with the Art Station and the allocation of funds to support the partnership

Council Member Teresa Crowe noted that the Art Station had historically been allocated funding to support its programs and activities for residents. She stated that the amount used to be \$12,000, but since she has been on the Council, the organization has not received any funding.

City Attorney Angela Couch expressed concerns about providing funding to the nonprofit organization, noting that it could be perceived as potentially violating the gratuities clause. Finance Director Angelia Adediran also voiced concern regarding the potential budget impact and recommended establishing a procedure for handling such funding requests.

ACTION: MOTION TO APPROVE A PROPOSED AGREEMENT WITH THE ART STATION AND THE ALLOCATION OF FUNDS TO SUPPORT THE PARTNERSHIP

Motion made by Council Member: Post 6 Teresa Crowe

VOTE DIED FOR A LACK OF A SECOND AND MOTION FAILED

4. Consideration of an action on a request to approve a Change Order No. 2 with A&S Paving for Rockborough Street paving

City Engineer Larry Ginn further explained the street-paving process and noted that change orders may be necessary following soil testing. Council also noted that, because Cemetery Circle is not a residential area, it should be removed from the change order.

ACTION: MOTION TO APPROVE CHANGE ORDER NO. 2 WITH A&S PAVING FOR ROCKBOROUGH STREET PAVING NOT INCLUDING CEMETERY CIRCLE

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

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

ABSENT: Council Member: Post 4 Gil Freeman

MOTION PASSED

5. Consideration of an action on a request to reappoint Planning Commissioner Chountelle Hudson

Planning Commissioner Tamaya Huff came forward and provided additional clarification on the process for selecting members of the Planning Committee, including details regarding the approved shortlist.

ACTION: MOTION TO APPROVE A REQUEST TO REAPPOINT PLANNING COMMISSIONER CHOUNTELLE HUDSON

Motion made by Council Member: Post 2 Mark Marianos, seconded by Council Member: Post 4 Gil Freeman

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

Voting Nay: Mayor Pro Tem: Post 3 Ryan Smith

MOTION PASSED

XVII. New Ordinances and Resolutions

1. Ordinance 2025-10 Fiscal Year 2026 Budget - Second Read

ACTION: MOTION TO APPROVE ORDINANCE 2025-10 FISCAL YEAR 2026 BUDGET

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

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

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

MOTION PASSED

2. Resolution 2025-31 - City Holiday Schedule for 2026

ACTION: MOTION TO APPROVE RESOLUTION 2025-31 - CITY HOLIDAY SCHEDULE FOR 2026

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

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

MOTION PASSED (UNANIMOUSLY)

3. Resolution 2025-32 - City Council Meeting Schedule for 2026

MOTION TO APPROVE RESOLUTION 2025-32 - CITY COUNCIL MEETING SCHEDULE FOR 2026

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

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

MOTION PASSED (UNANIMOUSLY)**XVIII. Remarks of Privilege**

1. Council Member Bryant asked Interim City Manager Maggie Dimov to provide an update on the progress of the new City Hall parking lot.
2. Council Member Freeman noted that this City Council has had the most unanimous votes over the past four months.
3. Council Member Bass suggested a color-coded project list for easier readability and a more user-friendly format.
4. Council Member Crowe asked Interim City Manager Maggie Dimov for an update regarding the grant for Medlock Park.

XIX. Announcements by the Mayor

1. The Mayor asked that all Council Members and everyone attending future City Council meetings remain respectful moving forward.

XX. ADJOURNMENT**ACTION: MOTION TO ADJOURN THE MEETING 9:41 P.M.**

Motion made by Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 2 Mark Marianos

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

MOTION PASSED (UNANIMOUSLY)

Dr. Beverly Jones, Mayor

Shavala Ames, City Clerk



Operations Report

Presented by: Interim City
Manager, Maggie Dimov

Time Period:
November 18th - December 1, 2025

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

Court Department

New Hire Announcement - Clerk of Court

We are pleased to announce that the City of Stone Mountain has hired Ms. Kristie Collier as our new Clerk of Court. Ms. Collier brings extensive experience in court administration, having served in leadership roles for multiple municipal and county courts across Georgia and Arizona, including positions as Court Administrator, Clerk of Court, and Interim Clerk of Court. She has supervised staff, developed standard operating procedures, and ensured compliance with local, state, and federal regulations. Ms. Collier is also highly involved in professional organizations, having served on the Board of Directors for the National Association of Court Managers and as President of the Georgia Municipal Court Clerks Council. Her strong background, certifications, and commitment to court excellence make her an exceptional addition to our team.

Department Head: Shavala Ames, City Clerk

JustFOIA:

- 14 various requests completed for the City of Stone Mountain.

Legislation Updates:

- The City of Stone Mountain is proposing a temporary pausing of all applications for the purchase of new burial plots while staff reviews and updates incomplete cemetery records and determines whether a formal survey is needed. This moratorium will last until June 1, 2026, unless the Mayor and Council choose to shorten it by a later resolution.
- The University of Georgia Ordinance Review Committee has submitted its draft final report for the City of Stone Mountain. Their review identified two primary areas of concern, the Financial and Procurement Policy and the Sign Ordinance, and a final meeting with the task force is scheduled to discuss their findings on December 2, 2025

Human Resources Updates for November 2025

- (2) New hires for the month
- (1) Retirement application successfully completed
- (2) Payroll cycles processed
- (1) Request received for Short Term Disability
- Employee Luncheon anticipated for December 18, 2025

Public Works

Item # 1.

- **Daily Duties:** The Public Works Department continued with daily duties, including trash collection, citywide cleanup, and bathroom maintenance.

- **Public Works Projects**

Public Works is continuing progress on the KaBOOM! project and is currently completing the installation of the shade structure, constructing the ADA-accessible path, finalizing site cleanup, and installing all required signage. The team anticipates completing the entire project before the end of the year.

In addition, Public Works has been actively working on the pond cleanup in the Hearthstone neighborhood, addressing debris removal and general maintenance to improve the condition of the area.

Code Enforcement

Department Head: T.D. Johnson

Code Issues addressed: 12

Junk Vehicles: 2

Open Storage/Debris :4

Prohibited Signage: 1

HPC Issues: 1

Permit Matters: 3,

Prohibited Tree Removal: 1

*** Court Date: Dec 11, 2025: New Court Cases Scheduled: 23

Cases continued from previous calendar: 12

Current Total of Stop Work Orders: 6

Capital Projects:

- **New City Hall Parking Lot**

The City Hall parking lot project continues to move forward as planned. The site has been fully prepared for paving, and the contractor has coordinated with the City's engineering team regarding the asphalt job mix design. The contractor's plans and supporting reports have been reviewed and approved, allowing the project to proceed to the next phase of installation.

- **Caboose Renovation Project**

The caboose renovation project has been successfully completed and has passed its final inspection. The work included the construction of a new deck, installation of a new roof and siding, and several interior improvements. The restored caboose is now in excellent condition and ready for future use.

- **HVAC at City Hall**

The contractor has completed a site visit at City Hall. The next step will be the installation of the new unit. Work is expected to begin in December.

Storm Water

Department Head: Mike Vasquez, Stormwater Administrator

- **Stormwater and Pond Improvement Projects Update**

The City of Stone Mountain is in the process of finalizing agreements for two upcoming projects: the cleanup of the pond on 4th Street and the McCurdy Park stormwater improvement project.

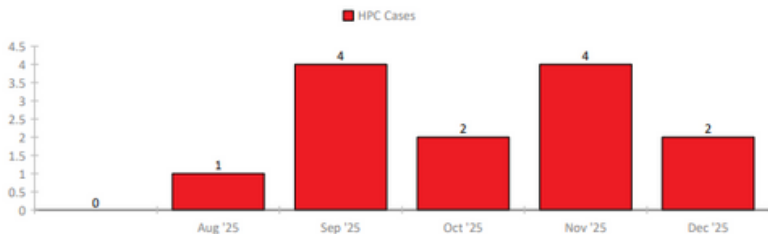
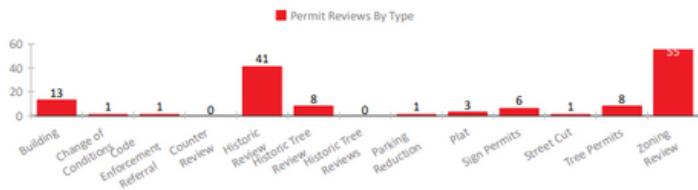
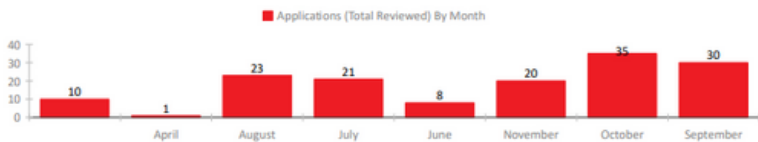
For the McCurdy Park stormwater project, the project will address ongoing drainage issues within the park and includes the removal and replacement of damaged stormwater pipes, installation of two junction boxes, a new stormwater inlet, and a headwall at the proposed outfall. These upgrades are designed to improve drainage efficiency, reduce flooding, and enhance the park's overall infrastructure.

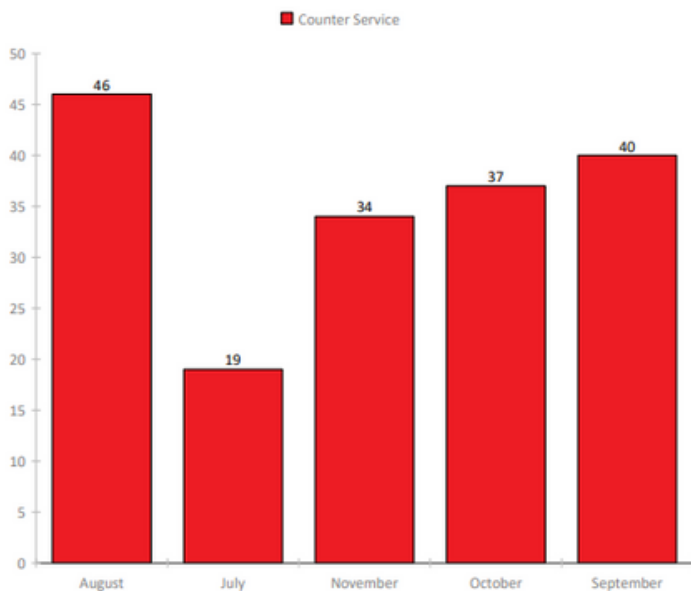
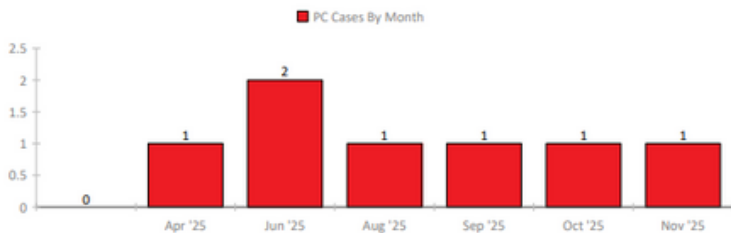
Both projects represent important investments in stormwater management and community maintenance, and the City is moving forward with the necessary agreements to begin work.

Planning Manager

Item # 1.

Department Head: Tamaya Huff, Planning Manager





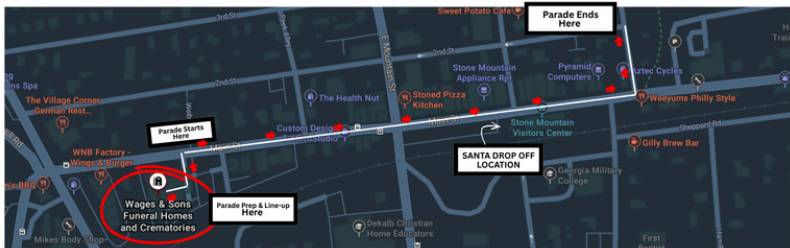
Special Events

• Holiday Parade & Festival

- Assisted by Chief with a detailed parade path and setup location
- Parking Lot on Main Street is sponsored by Preferred Parking Service. Vendors will set up in the parking lot on the day of the event
- DeKalb County Fire Rescue and Santa Claus have both been secured for the parade.



CITY OF STONE MOUNTAIN: HOLIDAY PARADE AND FESTIVAL



Parade Participants: We will meet and prep for the parade at Wages & Sons Funeral Home on Main Street at 6 PM. The Parade will start at 6:45 PM, exiting the parking lot and going up MAIN STREET, ending at Mimosa Drive. If you are performing before the parade and are also in the parade, please meet at the designated location no later than 6:30 PM.



Agenda Item

Meeting Date: December 2, 2025

SUBJECT: Judge Services

Item: Action Item

Department: Court Services

Presented By: Kristie Collier, Clerk of Court

Summary:

The current contracts for Judge Services between the City of Stone Mountain and the following will expire on 12/31/2025.

L'Erin Wiggins, Esq.

Warren Hoffman, Esq.

Tracey Moran, Esq.

Resource Impact:

See attached contract.

Attachments/Exhibits: 2026 Contract/Agreements for L'Erin Wiggins, Esq., Warren Hoffman, Esq., and Tracey Moran, Esq.

Requested Action: Approve contracts for Judge Services

**CONTRACT FOR SERVICES AGREEMENT
ASSOCIATE MUNICIPAL COURT JUDGE**

THIS AGREEMENT is made and entered into this 1st day of January, 2025 (the “Effective Date”), by and between the CITY OF STONE MOUNTAIN, GEORGIA, a municipal corporation, (hereinafter referred to as the “City”) and **WARREN W. HOFFMAN, ESQ.** (“Associate Municipal Court Judge”), an individual.

W I T N E S S E T H:

WHEREAS, the City Council appoints a Chief and associate municipal court judges; and,

WHEREAS, state law, at O.C.G.A. § 36-32-2(a), requires that the City enter into contracts with said judges and that such appointments be for a minimum period of two (2) years; and,

WHEREAS, Warren W. Hoffman desires to serve as an Associate Municipal Court Judge for the City of Stone Mountain, Georgia; and

WHEREAS, the City desires for Warren W. Hoffman to perform services as an Associate Municipal Court Judge of the City of Stone Mountain as provided by the City Charter; and

WHEREAS, the City Council wishes, by majority vote of the Council, to appoint Warren W. Hoffman as Associate Municipal Court Judge for fiscal year (“FY”) 2025 and FY 2026.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

I. MUTUAL ASSENT TO EMPLOYMENT.

The City Council hereby engages and hires Warren W. Hoffman to act as an Associate Municipal Court Judge for the City, and the Municipal Court Judge accepts and agrees to this engagement of services. Warren W. Hoffman acknowledges and agrees that he serves at the pleasure of the City, subject to O.C.G.A. § 36-32-2.1 which prohibits the dismissal of a Municipal Court Judge during his appointed term without “just cause”.

II. DUTIES OF MUNICIPAL COURT JUDGE.

The duties of the Municipal Court Judge shall be as described in the City’s Charter and Code, which are incorporated herein by this reference. The Municipal Court Judge shall be responsible for the operation of the Municipal Court of Stone Mountain in accordance with Constitutional and statutory standards, as well as all applicable directives from the Georgia Supreme Court, Georgia Court of Appeals and the Administrative Office of the Courts. The Municipal Court Judge shall supervise all aspects of court operations to ensure their compliance with such standards. To the extent training deficiencies are

observed, the Municipal Court Judge shall notify the City of the need for further training. The Municipal Court Judge shall be available to review warrants, issue probable cause findings and hold hearings as needed.

III. COMPENSATION AND BENEFITS.

a. Salary

In consideration for the successful performance of the duties as Municipal Court Judge, as referred to hereinabove, the City agrees to pay and the Municipal Court Judge agrees to accept, in full payment for Municipal Court Judges services, the total of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) per month, withholding applicable federal and state payroll tax withholdings, **beginning January 1, 2025, and ending December 31, 2026.** Such salary covers all assigned court sessions per month and all associated court activity outside/beyond regular sessions.

b. Benefits.

As required by Georgia statute, the City shall pay the cost of annual continuing education judge training for municipal court judges as required by the State of Georgia, and associated travel expenses as approved by the City, provided that should the Municipal Court Judge serve as the Chief Judge or Municipal Court Judge in one or more other municipal jurisdictions, the cost of such training and travel shall be apportioned among all such jurisdictions on an equal basis, as applicable.

IV. TERM.

This Agreement shall become effective January 1, 2025, and shall continue through December 31, 2026.

V. INSURANCE AND BONDING.

The City shall ensure and/or bond the Municipal Court Judge for all responsibilities and obligations and duties to be performed with the scope of his employment; however, the City shall have no obligation to indemnify or defend Municipal Judge for conduct or action undertaken in bad faith, is criminal in nature, constituting gross negligence, or for intentional, wrongful or reckless misconduct.

VI. TERMINATION.

The City shall comply with Georgia Law in the termination of a Municipal Court Judge.

In the event the Municipal Court Judge voluntarily resigns his position with the City before expiration of the aforesaid term of employment, the Municipal Court Judge shall give the City sixty (60) days advance written notice. This Agreement shall terminate prior to the expiration of the term specified above, without further liability of the City, if death, permanent disability (extending three (3) months or longer), or total incapacity shall render the Municipal Court Judge incapable of serving as the Municipal Court Judge.

VII. GENERAL PROVISIONS.

- a. The Chief Municipal Court Judge shall be allowed to select an associate judge to serve in his stead during his absence, provided his absence is not a result of a termination or expiration of this Agreement.
- b. Nothing herein contained shall act to prohibit Warren W. Hoffman from engaging in the private practice of law and activities related thereto.
- c. In the event the Municipal Judge is called upon to perform marriage ceremonies as provided in Georgia Law, the Municipal Judge shall be allowed to charge a fee, therefore, and retain any such fee received in accordance with Georgia Laws on honorarium.

VIII. NOTICES.

All notices required under this Agreement shall be in writing and shall be hand-delivered to the addresses of the parties set forth below. Any party, by notice so given, may change the address to which future notices shall be sent.

Municipal Court Judge: The Honorable Warren W. Hoffman
 797 San Miguel Drive
 Stone Mountain, GA 30083

City of Stone Mountain: Mayor, City of Stone Mountain
 City Manager, City of Stone Mountain
 875 Main Street
 Stone Mountain, GA 30083

IX. FINAL AND ENTIRE AGREEMENT.

This Agreement supersedes and controls all prior written and oral agreements and representations of the parties. To the extent this Contract is inconsistent with prior written and oral agreements, the provisions set forth herein shall control, supersede and constitute the entire agreement of the parties. Additionally, by signing this agreement, the Municipal Court Judge warrants and represents that, as of the date of his signature below, he has no undisclosed claims against the City or nay employee or representative thereof and that he is eligible to serve as judge in accordance with Georgia law.

X. AMENDMENTS AND MODIFICATIONS.

This Agreement shall not be amended or modified except by written agreement signed by both parties.

XI. INVALID PROVISIONS.

Should any court for any reason deem any provision of this Agreement invalid or unenforceable, the remaining provisions shall nevertheless continue to be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this agreement in duplicate, each counterpart of which is hereby deemed an original for all purposes.

CITY OF STONE MOUNTAIN, GEORGIA

Dr. Beverly Jones, Mayor

Warren W. Hoffman, Esq.

ATTEST:

Shavala Ames, City Clerk

APPROVED AS TO FORM:

Angela Couch, City Attorney

**CONTRACT FOR SERVICES AGREEMENT
ASSOCIATE MUNICIPAL COURT JUDGE**

THIS AGREEMENT is made and entered into this 1st day of January, 2025 (the “Effective Date”), by and between the CITY OF STONE MOUNTAIN, GEORGIA, a municipal corporation, (hereinafter referred to as the “City”) and **TRACEY A. MORAN, ESQ.** (“Associate Municipal Court Judge”), an individual.

W I T N E S S E T H:

WHEREAS, the City Council appoints a Chief and associate municipal court judges; and,

WHEREAS, state law, at O.C.G.A. § 36-32-2(a), requires that the City enter into contract with said judges and that such appointments be for a minimum period of two (2) years; and,

WHEREAS, Tracey A. Moran desires to serve as an Associate Municipal Court Judge for the City of Stone Mountain, Georgia; and

WHEREAS, the City desires for Tracey A. Moran to perform services as an Associate Municipal Court Judge of the City of Stone Mountain as provided by the City Charter; and

WHEREAS, the City Council wishes, by majority vote of the Council, to appoint Tracey A. Moran as Associate Municipal Court Judge for fiscal year (“FY”) 2025 and FY 2026.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

I. MUTUAL ASSENT TO EMPLOYMENT.

The City Council hereby engages and hires Tracey A. Moran to act as an Associate Municipal Court Judge for the City, and the Municipal Court Judge accepts and agrees to this engagement of services. Tracey A. Moran acknowledges and agrees that s/he serves at the pleasure of the City, subject to O.C.G.A. § 36-32-2.1 which prohibits the dismissal of a Municipal Court Judge during his appointed term without “just cause”.

II. DUTIES OF MUNICIPAL COURT JUDGE.

The duties of the Municipal Court Judge shall be as described in the City’s Charter and Code, which are incorporated herein by this reference. The Municipal Court Judge shall be responsible for the operation of the Municipal Court of Stone Mountain in accordance with Constitutional and statutory standards, as well as all applicable directives from the Georgia Supreme Court, Georgia Court of Appeals and the Administrative Office of the Courts. The Municipal Court Judge shall supervise all aspects of court operations to ensure their compliance with such standards. To the extent training deficiencies are

observed, the Municipal Court Judge shall notify the City of the need for further training. The Municipal Court Judge shall be available to review warrants, issue probable cause findings and hold hearings as needed.

III. COMPENSATION AND BENEFITS.

a. Salary

In consideration for the successful performance of the duties as Municipal Court Judge, as referred to hereinabove, the City agrees to pay and the Municipal Court Judge agrees to accept, in full payment for Municipal Court Judges services, the total of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) per month, withholding applicable federal and state payroll tax withholdings, **beginning January 1, 2025, and ending December 31, 2026.** Such salary covers all assigned court sessions per month and all associated court activity outside/beyond regular sessions.

b. Benefits.

As required by Georgia statute, the City shall pay the cost of annual continuing education judge training for municipal court judges as required by the State of Georgia, and associated travel expenses as approved by the City, provided that should the Municipal Court Judge serve as the Chief Judge or Municipal Court Judge in one or more other municipal jurisdictions, the cost of such training and travel shall be apportioned among all such jurisdictions on an equal basis, as applicable.

IV. TERM.

This Agreement shall become effective January 1, 2025, and shall continue through December 31, 2026.

V. INSURANCE AND BONDING.

The City shall ensure and/or bond the Municipal Court Judge for all responsibilities and obligations and duties to be performed with the scope of his/her employment; however, the City shall have no obligation to indemnify or defend Municipal Judge for conduct or action undertaken in bad faith, is criminal in nature, constituting gross negligence, or for intentional, wrongful or reckless misconduct.

VI. TERMINATION.

The City shall comply with Georgia Law in the termination of a Municipal Court Judge.

In the event the Municipal Court Judge voluntarily resigns his/her position with the City before expiration of the aforesaid term of employment, the Municipal Court Judge shall give the City sixty (60) days advance written notice. This Agreement shall terminate prior to the expiration of the term specified above, without further liability of the City, if death, permanent disability (extending three (3) months or longer), or total incapacity shall render the Municipal Court Judge incapable of serving as the Municipal Court Judge.

VII. GENERAL PROVISIONS.

- a. The Chief Municipal Court Judge shall be allowed to select an associate judge to serve in his/her stead during his absence, provided his absence is not a result of a termination or expiration of this Agreement.
- b. Nothing herein contained shall act to prohibit Tracey A. Moran from engaging in the private practice of law and activities related thereto.
- c. In the event the Municipal Judge is called upon to perform marriage ceremonies as provided in Georgia Law, the Municipal Judge shall be allowed to charge a fee, therefore, and retain any such fee received in accordance with Georgia Laws on honorarium.

VIII. NOTICES.

All notices required under this Agreement shall be in writing and shall be hand-delivered to the addresses of the parties set forth below. Any party, by notice so given, may change the address to which future notices shall be sent.

Municipal Court Judge: The Honorable Tracey A. Moran
 Mann & Moran, P.C.
 1618 Thompson Avenue
 East Point, Georgia 30344

City of Stone Mountain: Mayor, City of Stone Mountain
 City Manager, City of Stone Mountain
 875 Main Street
 Stone Mountain, GA 30083

IX. FINAL AND ENTIRE AGREEMENT.

This Agreement supersedes and controls all prior written and oral agreements and representations of the parties. To the extent this Contract is inconsistent with prior written and oral agreements, the provisions set forth herein shall control, supersede and constitute the entire agreement of the parties. Additionally, by signing this agreement, the Municipal Court Judge warrants and represents that, as of the date of his signature below, he has no undisclosed claims against the City or nay employee or representative thereof and that he is eligible to serve as judge in accordance with Georgia law.

X. AMENDMENTS AND MODIFICATIONS.

This Agreement shall not be amended or modified except by written agreement signed by both parties.

XI. INVALID PROVISIONS.

Should any court for any reason deem any provision of this Agreement invalid or unenforceable, the remaining provisions shall nevertheless continue to be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this agreement in duplicate, each counterpart of which is hereby deemed an original for all purposes.

CITY OF STONE MOUNTAIN, GEORGIA

Dr. Beverly Jones, Mayor

Tracey A. Moran, Esq.

ATTEST:

Shavala Ames, City Clerk

APPROVED AS TO FORM:

Angela Couch, City Attorney

**CONTRACT FOR SERVICES AGREEMENT
CHIEF MUNICIPAL COURT JUDGE**

THIS AGREEMENT is made and entered into this 1st day of January, 2025 (“Effective Date”), by and between the CITY OF STONE MOUNTAIN, GEORGIA, a municipal corporation, (hereinafter referred to as the “City”) and **L’ERIN BARNES WIGGINS, ESQ.** (“Chief Municipal Court Judge”), an individual.

WITNESSETH:

WHEREAS, the City Council appoints a Chief and associate municipal court judges; and,

WHEREAS, state law, at O.C.G.A. § 36-32-2(a), requires that the City enter into contract with said judges and that such appointments be for a minimum period of two (2) years; and,

WHEREAS, L’Erin Barnes Wiggins has served as a Municipal Court Judge for the City of Stone Mountain, Georgia for the past several years; and

WHEREAS, the City desires for L’Erin Barnes Wiggins to continue to perform services as Municipal Court Judge of the City of Stone Mountain as provided by the City Charter, and to serve Chief Municipal Court Judge; and

WHEREAS, the City Council wishes, by majority vote of the Council, to reappoint Judge L’Erin Barnes Wiggins for fiscal year (“FY”) 2025 and FY 2026.

NOW, THEREFORE, in consideration of the mutual benefits and obligations set forth in this agreement, the parties agree as follows:

I. MUTUAL ASSENT TO EMPLOYMENT.

The City Council hereby engages and hires L’Erin Barnes Wiggins to act as the Chief Municipal Court Judge for the City, and the Municipal Court Judge accepts and agrees to this engagement of services. L’Erin Barnes Wiggins acknowledges and agrees that she serves at the pleasure of the City, subject to O.C.G.A. § 36-32-2.1 which prohibits the dismissal of a Municipal Court Judge during his appointed term without “just cause”.

II. DUTIES OF MUNICIPAL CHIEF COURT JUDGE.

The duties of the Chief Municipal Court Judge shall be the duties for Municipal Court Judge as described in the City’s Charter and Code, which are incorporated herein by this reference. The Chief Municipal Court Judge shall be responsible for oversight of the operation of the Municipal Court of Stone Mountain in accordance with Constitutional and statutory standards, as well as all applicable directives from the Georgia Supreme Court, Georgia Court of Appeals and the Administrative Office of the Courts. The Municipal Court Judge shall supervise and oversee all aspects of court operations to ensure their compliance with such standards. The Chief Municipal

Court Judge shall supervise the scheduling of court calendars, the scheduling of special hearings, and the assignment of Municipal Court Judges to court calendars. The Chief Municipal Court Judge shall be responsible for review of the fines and fees schedule for the Stone Mountain Municipal Court. To the extent training deficiencies are observed, the Chief Municipal Court Judge shall notify the City of the need for further training. The Chief Municipal Court Judge shall be available to review warrants, issue probable cause findings and hold hearings as needed.

III. COMPENSATION AND BENEFITS.

a. Salary

In consideration for the successful performance of the duties as Chief Municipal Court Judge, as referred to hereinabove, the City agrees to pay and the Chief Municipal Court Judge agrees to accept, in full payment for Chief Municipal Court Judges services, the total of One-thousand, Seven-hundred fifty and 00/100 Dollars (\$1,750.00) per month, withholding applicable federal and state payroll taxes **beginning January 1, 2025, and ending December 31, 2026**. Such salary covers all assigned court sessions per month and all associated court activity outside/beyond regular sessions.

b. Benefits.

As required by Georgia statute, the City shall pay the cost of annual continuing education judge training for municipal court judges as required by the State of Georgia, and associated travel expenses as approved by the City, provided that should the Chief Municipal Court Judge serve as a Chief Judge or Municipal Court Judge in one or more other municipal jurisdictions, the cost of such training and travel shall be apportioned among all such jurisdictions on an equal basis, as applicable.

IV. TERM.

This Contract shall become effective January 1, 2025, and shall continue through December 31, 2026.

V. INSURANCE AND BONDING.

The City shall ensure and/or bond the Chief Municipal Court Judge for all responsibilities and obligations and duties to be performed with the scope of his/her employment; however, the City shall have no obligation to indemnify or defend Municipal Judge for conduct or action undertaken in bad faith, is criminal in nature, constituting gross negligence, or for intentional, wrongful or reckless misconduct.

VI. TERMINATION.

The City shall comply with Georgia Law in the termination of a Municipal Court Judge.

In the event the Municipal Court Judge voluntarily resigns his/her position with the City before expiration of the aforesaid term of employment, the Chief Municipal Court Judge shall give the City sixty (60) days advance written notice. This Contract shall terminate prior to the expiration of the term specified above, without further liability of the City, if death, permanent disability (extending three (3) months or longer), or total incapacity shall render the Municipal Court Judge incapable of serving as the Chief Municipal Court Judge.

VII. GENERAL PROVISIONS.

- a. The Chief Municipal Court Judge shall be allowed to select an associate judge to serve in his/her stead during his absence, provided his absence is not a result of a termination or expiration of this Contract.
- b. Nothing herein contained shall act to prohibit L'Erin Barnes Wiggins from engaging in the private practice of law and activities related thereto.
- c. In the event the Municipal Judge is called upon to perform marriage ceremonies as provided in Georgia Law, the Municipal Judge shall be allowed to charge a fee, therefore, and retain any such fee received in accordance with Georgia Laws on honorarium.

VIII. NOTICES.

All notices required under this Agreement shall be in writing and shall be hand-delivered to the addresses of the parties set forth below. Any party, by notice so given, may change the address to which future notices shall be sent.

Municipal Court Judge: The Honorable L'Erin Barnes Wiggins
 PO Box 250464
 Atlanta, GA 30325

City of Stone Mountain: Mayor, City of Stone Mountain
 City Manager, City of Stone Mountain
 875 Main Street
 Stone Mountain, GA 30083

IX. FINAL AND ENTIRE AGREEMENT.

This Agreement supersedes and controls all prior written and oral agreements and representations of the parties. To the extent this Contract is inconsistent with prior written and oral agreements, the provisions set forth herein shall control, supersede and constitute the entire agreement of the parties. Additionally, by signing this agreement, the Municipal Court Judge warrants and represents that, as of the date of his signature below, he has no undisclosed claims against the City or any employee or representative thereof and that he is eligible to serve as judge in accordance with Georgia law.

X. AMENDMENTS AND MODIFICATIONS.

This Agreement shall not be amended or modified except by written agreement signed by both parties.

XI. INVALID PROVISIONS.

Should any court for any reason deem any provision of this Agreement invalid or unenforceable, the remaining provisions shall nevertheless continue to be in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed this agreement in duplicate, each counterpart of which is hereby deemed an original for all purposes.

CITY OF STONE MOUNTAIN, GEORGIA

Dr. Beverly Jones, Mayor

L'Erin Barnes Wiggins, Esq.

ATTEST:

Shavala Ames, City Clerk

APPROVED AS TO FORM:

Angela Couch, City Attorney



Agenda Item

Meeting Date: December 2, 2025

SUBJECT: Probation Services Contract Renewal

Item: Action Item

Department: Court Services

Presented By: Kristie Collier, Clerk of Court

Summary:

The current contract for Probation Supervision between the City of Stone Mountain and Professional Probation Services, Inc. (PPS) will expire on 12/31/2025.

PPS is not proposing any increases to their supervision fees for the coming year. The only change that was made to the proposed 2026 contract, in comparison with the 2025 contract, was the Period of Service (Term) dates on page 4.

Resource Impact:

See attached contract.

Attachments/Exhibits: 2026 PPS Contract/Agreement

Requested Action: Approve the PPS contract for Court Services probation services

**CONTRACT FOR PROBATION SUPERVISION
AND REHABILITATION SERVICES**

THIS CONTRACT made and entered into this _____ day of _____, 20_____, by and between the City of Stone Mountain, Georgia (hereinafter referred to as the "City") and Professional Probation Services, Inc. (hereinafter referred to as "PPSI"), upon the request and consent of the Chief Judge of the Stone Mountain Municipal Court (hereinafter referred to as the "Court").

WITNESSETH:

WHEREAS, the City, authorized by O.C.G.A. §42-8-101, wishes to enter into this agreement with PPSI with the consent of the Court, and recognizes its responsibility to provide professional and effective sentencing alternatives for citizenry and offenders of the community; and

WHEREAS, PPSI is uniquely qualified and experienced in providing such comprehensive professional services and is willing to contract with the City with the approval of the Court; and

WHEREAS, the parties hereto deem it in their respective best interests and each will best be served by entering into said Contract for the provision by PPSI of such probation services as ordered by the Court.

NOW THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, the parties hereto agree as follows:

DESIGNATION BY THE CITY

The City shall designate PPSI as the sole private entity to coordinate, provide and direct probation programs and services to offenders sentenced by and under the jurisdiction of the Court.

SCOPE OF SERVICES

PPSI shall provide the services and programs for the misdemeanor offenders placed on probation by the Court which shall include the following particulars:

- A. Comply with the rules, standards, and qualifications as set forth by the Department of Community Supervision (DCS), and any subsequent changes, thereto, and the Laws of the State of Georgia.
- B. Operate under the conditions as agreed to by and between PPSI and the City, as more fully set forth in the Specifications for Probation Services attached hereto and incorporated herein by reference.
- C. Provide such services as specifically set forth in the Specifications for Probation Services for the provisions of services to offenders under the jurisdiction of the Court.
- D. Meet, maintain, and comply with all rehabilitation program offerings as specified in the Specifications for Probation Services.

- E. Maintain individual files for each offender participating in PPSI's programs in accordance with Board Rule 105-2-.14. The files will be maintained in a secured area, in a secure file cabinet, or electronically. PPSI shall maintain the confidentiality of all files, records, and papers relative to the supervision of probationers under this agreement.
- F. Provide timely and prompt reports as are, or may be required by the Court during the period of the Contract, which include, but are not limited to, statistical reports, caseload data, and other records documenting the types of program services provided and the identity of the offenders receiving such services in accordance with O.C.G.A. §42-8-108 and DCS Board Rule 105-2-.13.
- G. Provide counseling and supervision services for all persons ordered by the Court to participate in such programs during the period of the Contract and assure that PPSI is providing program services and maintaining records reflective of good business practice.
- H. Make fiscal and program records available within ten (10) working days for review and maintain financial records reflective of good business practice. Records shall be maintained in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.14.
- I. Bill the offender for program services provided on such forms and in such manner to conform to acceptable business practice in accordance with DCS Board Rule 105-2-.14 and 105-2-.15. The accuracy of billing is to be confirmed by providing a copy of the services and attending cost to the offender.
- J. Charge each offender participating in rehabilitation programs the reasonable cost of the program as reflected in the Specifications for Probation Services attached hereto and incorporated herein by reference. Each offender shall be charged a maximum not to exceed the program costs as specified in the Specifications for Probation Services unless it is approved in advance by the Court. Those offenders the Court shall determine to be indigent shall be ordered as such and shall be supervised at no cost in accordance with O.C.G.A. §42-8-102.
- K. Collect restitution, fines, court costs and fees, program fees, and probation fees as ordered by the Court. PPSI shall prioritize the collection of restitution before the collection of fines and probation fees pursuant to O.C.G.A. §17-14-8. PPSI shall collect funds for the Georgia Crime Victims Emergency Fund, as applicable, and forward them directly to the Georgia Crime Victims Compensation Board by the end of each month along with a corresponding remittance report pursuant to O.C.G.A. §17-15-13(f).
- L. Submit a written report to the Court as frequently as the Court requires on the amount of Court fines, costs, fees, and restitution Court ordered and collected from each offender. The report shall include the total dollar amount applied to Court ordered fines, fees, restitution, and other conviction related costs.
- M. Tender all Court fines and costs ordered and collected from offenders to the Court as frequently as the Court requires.
- N. Comply with all laws regarding confidentiality of offender records in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.09.
- O. Furnish a fidelity bond or letter of credit in the amount of not less than one hundred thousand (\$100,000.00) dollars as surety for the satisfactory performance of the Contract.

- P. Not profit or attempt to profit from any fines, restitution, or Court cost collected from the offender.
- Q. The Court shall assist PPSI in obtaining access to criminal histories in the Georgia Crime Information Center and National Crime Information Center through local law enforcement in order for PPSI to conduct pre-sentence or probationer investigations as may be requested. PPSI may obtain a Georgia Crime Information Center (GCIC) Originating Agency Identifier (ORI) number. The Federal Bureau of Investigation (FBI) CJIS Security Addendum is, therefore, attached hereto and incorporated herein by reference.
- R. PPSI shall employ competent and able personnel to provide services rendered hereunder and to appropriately administer this caseload. All staff shall meet qualifications as prescribed by O.C.G.A. §42-8-107 and DCS Board Rule 105-2-.09.
- S. PPSI shall have a criminal history records check made of all staff in accordance with O.C.G.A. §42-8-106.1, O.C.G.A. §42-8-107, and DCS Board Rule 105-2-.10.
- T. PPSI staff shall comply with the orientation and continuing education training required per annum as prescribed by O.C.G.A. §42-8-107, DCS Board Rule 105-2-.09, and DCS Board Rule 105-2-.12.
- U. PPSI shall make a supervision assessment of each offender and determine the reporting schedule, type of contact(s), and frequency of contact(s) pursuant to the direction of the Court. There are no minimally required contacts for pay-only cases. Probation officers shall supervise no more than 250 probationers under Basic Supervision and no more than 50 probationers under Intensive Supervision. There are no caseload size limitations regarding pay-only cases.
- V. PPSI shall coordinate and ensure compliance with community service by each probationer as ordered by the Court. PPSI will maintain records of community service participation and completion.
- W. PPSI shall coordinate with certified vendors the evaluation and assessment of probationers for drug/alcohol rehabilitation, mental health, psychological counseling, or educational programs mandated by the Court and shall require probationer's compliance. PPSI shall not specify, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program, which a probationer may or shall attend. PPSI shall conduct on-site drug and alcohol screens as determined necessary by the Court, the costs for which shall be paid by the offender as fully set forth in the Specifications for Services, attached hereto.
- X. The term "pay-only probation" means a defendant has been placed under probation supervision solely because such defendant is unable to pay the court imposed fine and statutory surcharges when such defendant's sentence is imposed. Such term shall not include circumstances when restitution has been imposed or other probation services are deemed appropriate by the court. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees.
- Y. Consecutive misdemeanor sentences shall be supervised in accordance with O.C.G.A. §42-8-103 and §42-8-103.1.

- Z. PPSI shall prepare probation violation warrants, orders, and petitions for modification/revocation of probation for submission to the Court. PPSI shall recommend the modification or revocation of probation whenever the probationer fails to substantially comply with the terms and conditions of probation. The Court shall determine what constitutes a substantial failure to comply with probation terms and conditions. Modification/Revocation proceedings shall be conducted in accordance with O.C.G.A. §42-8-102 and the Court's Judicial Procedures.

PRETRIAL INTERVENTION AND DIVERSION PROGRAM

In accordance with O.C.G.A. §15-18-80, the prosecuting attorney of the Stone Mountain Municipal Court is authorized to create and administer a Pretrial Intervention and Diversion Program for offenses within the jurisdiction of the Court. The purpose of such program is to provide an alternative to prosecuting offenders in the criminal justice system. Upon the request of the prosecuting attorney and with the advice and express written consent of the prosecuting attorney, which is now given, the City designates PPSI as the private entity to be used for the purpose of monitoring program participants' compliance with the Pretrial Intervention and Diversion Program. Fees for monitoring services are payable not by the City, but by the program participants. Entry into the Pretrial Intervention and Diversion Program shall be at the discretion of the prosecuting attorney.

PERIOD OF SERVICE

The performance of the aforementioned services shall commence on the 1st day of January, 2026, and shall continue with a specific expiration date of the 31st day of December, 2026.

PAYMENTS FOR SERVICES

Fees for basic services are set out in the Specifications for Probation Services, which fees are payable not by the City, but by sentenced offenders. No fees accrued pursuant to the Specifications for Probation Services shall be obligations of the City.

DEFICIENCIES IN SERVICE, TERMINATION

In the event the City determines there are deficiencies in the service and work provided by PPSI, the City shall notify PPSI in writing as to the precise nature of any such deficiencies. Within ten (10) working days of receipt of such notice, PPSI shall correct or take reasonable steps to correct the deficiencies complained of, including, if necessary, increasing the work force and/or equipment, or modifying the policies and procedures used by PPSI in performing services pursuant to this Contract. If PPSI fails to correct or take reasonable steps to correct the deficiencies within ten (10) working days, the City may declare PPSI in default and this Contract shall be declared terminated upon receipt by PPSI of notice thereof. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City or seek, as its remedy, monetary damages in a Court of competent jurisdiction.

DISPUTES

In the event of any controversy, claim or dispute as to the services and work performed or to be performed by PPSI, or the construction or operation of or rights and liabilities of the parties under this Contract, where the City is the complaining party, each such question shall be submitted to the Chief Judge of the Stone Mountain Municipal Court for resolution; provided, however, in the event either party disagrees with the decisions of the Judge, that party shall have the right to litigate the matter in its entirety in a Court of competent jurisdiction. The party wishing to submit a matter to the Judge shall do so by written notice to the other party and to the Judge, which shall specify the nature of the controversy, claim or dispute. The Judge shall schedule a hearing within fifteen (15) days of such notice, at which time both parties shall present their positions. The Judge shall render a decision within seven (7) days after the date of the hearing. In the event the Judge is the complaining party, the Presiding Judge of the Dekalb County Superior Court, or his/her designee, shall be asked to resolve the issues presented.

TRANSFER OF OPERATIONS

In the event PPSI defaults for any reason in the service provided for by this Contract, the City may, at its election and upon five (5) working days' prior written notice to PPSI, take possession of all records and other documents generated by PPSI in connection with this Contract, and the City may use the same in the performance of the services described herein. PPSI agrees to surrender peacefully said records and documents. The City shall provide PPSI with a written receipt of those items over which the City assumes exclusive control. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City, or seek monetary damages as its remedy in a court of competent jurisdiction.

RIGHT TO REQUIRE PERFORMANCE

The failure of the City at any time to require performance by PPSI of any provisions hereof shall in no way affect the right of the City thereafter to enforce same. Nor shall waiver by the City of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

ACCESS TO BOOKS AND RECORDS

The City's representatives shall have access on a weekday, other than a legal State holiday, upon forty-eight (48) hours prior written notice to PPSI's representative, to all PPSI's books, records, correspondence, instructions, receipts, vouchers, and memoranda of every description pertaining to work under this Contract, for the purpose of conducting a complete independent fiscal audit for any fiscal year within the immediately preceding two (2) years, in accordance with O.C.G.A. §42-8-108, DCS Board Rule 105-2-.14, and DCS Board Rule 105-2-.19.

INSURANCE

PPSI shall provide and maintain during the life of this Contract, workers' compensation insurance and general liability with the following limits of liability:

Workers' Compensation	- Statutory
Bodily Injury Liability	- \$ 100,000 each accident
	- \$ 500,000 each occurrence
General Liability	- \$1,000,000 each occurrence
Personal & Advertising Injury	- \$1,000,000 each occurrence
Professional Liability	- \$1,000,000 each occurrence

INDEMNIFICATION/HOLD HARMLESS

Item # 2.

With regard to the work to be performed by PPSI, neither the Court nor the City shall be liable to PPSI, or to anyone who may claim a right resulting from any relationship with PPSI, for any negligent act or omission of PPSI, its employees, agents, or participants in the performance of services conducted on behalf of the City. In addition, PPSI agrees to indemnify and hold harmless the Court and the City, their officials, employees, agents, or participants with the Court and the Probation Services described herein, from any and all claims, actions, proceedings, expenses, damages, liabilities or losses (including, but not limited to, attorney's fees and court costs) arising out of or in connection with any negligent act or omission of PPSI, including wrongful criminal acts of PPSI, or PPSI's employees, agents, or representatives. Further, the City is to be named as an additional named insured on PPSI's liability insurance policies.

ASSIGNMENT

The duties and obligations assumed by PPSI are professional services unique to PPSI and are therefore not transferable or assignable without prior consent of the Court and City. Consent, however, shall not be unreasonably withheld.

VALIDITY

This Contract shall be binding on any successor to the undersigned official of the City or Court. The provisions enumerated in this Contract shall be deemed valid insofar as they do not violate any City, State, or Federal laws. In the event any provision of this Contract should be declared invalid, the remainder of this Contract shall remain in full force and effect.

NOTICE

Any notice provided for in this Contract shall be in writing and served by personal delivery or by registered or certified mail addressed to:

As to the City: The City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

As to PPSI: Professional Probation Services, Inc.
327 South Hill Street, Building A
Buford, GA 30518
Attn: Keith Ward, CEO

Notices sent by registered or certified mail shall be deemed delivered/received upon actual receipt or three (3) days from mailing, whichever is shorter. The above addresses may be modified by written notice to the other party.

ENTIRE AGREEMENT

This Contract, including all exhibits attached hereto and incorporated herein by reference, constitutes the entire understanding and agreement between the parties hereto and supersedes any and all agreements, whether written or oral, that may exist between the parties regarding the same. No representations, inducements, promises, or agreements between the parties not embodied herein shall be of any force and effect. No amendment or modification to this Contract or any waiver of any provisions hereof shall be effective unless in writing and signed by the City and PPSI.

In witness whereof, the parties here to have executed this agreement on the day first above written.

THE CITY OF STONE MOUNTAIN

PROFESSIONAL PROBATION SERVICES, INC.

Dr. Beverly Jones, Mayor

Keith Ward, CEO

APPROVED BY THE STONE MOUNTAIN MUNICIPAL COURT

L'Erin Barnes Wiggins, Chief Judge

Solicitor



Specifications for Services

Pay-Only Probation Supervision	\$45.00 per month. The pay-only probation supervision fees shall be capped, per O.C.G.A. §42-8-103.
Basic Probation Supervision	\$45.00 per month
Intensive Probation Supervision	\$45.00 per month
Indigent Supervision	\$0.00 – As determined and ordered by the Court
Pre-Trial/Diversion Supervision	\$45.00 per month
Electronic Monitoring	<u>\$50.00 Installation Fee +</u> RF House Arrest: \$6.75 per day Active GPS: \$10.00 per day SCRAM – Remote Breath: \$7.25 per day SCRAM – with landline: \$10.00 per day SCRAM – Alcohol Monitoring with Cellular Connector: \$12.00 per day SCRAM – Alcohol Monitoring plus House Arrest: \$15.00 per day
Alternative GPS Monitoring with Victim Notification	Talitrix System (or similar) Smart Phone Application \$55.00/\$85.00 Enrollment Fee + \$4.50 - \$5.50 per day
On-Site, Multi-Panel Drug Screen	\$25.00
Alcohol Test – Breathalyzer	\$25.00
On-Site EtG Test	\$25.00
Laboratory Confirmation Test	\$25.00
Termination Letter Administrative Fee	\$10.00 (If applicable)
Community Service Work Coordination	No Cost
Restitution Collection - Direct Disbursement to Victim	No Cost
Court and On-Line Access to the PPSI Offender Management Computer Program	No Cost
Transfer of Supervision	For 24/7 Internet Access to all Offender Data and Activity No Cost to any of our more than 40 locations nationwide
Resume and Interview Skills Development with Job Placement Assistance	No Cost
Indemnification of the Court, and Naming the Court as an Additional Insured	No Cost – Professional and General Liability



Agenda Item

Meeting Date: December 2, 2025

SUBJECT: HVAC Project

Item: information Item

Department: Public Works

Fiscal Impact: Total Project Cost \$85,396.00 / \$112K grant available by the EECBG

Presented By: Maggie Dimov, Assistant City Manager

Summary: HVAC Project and EECBG Grant Update

The City of Stone Mountain has selected and approved Legacy Mechanical to complete the HVAC replacement project at City Hall. This project was included in the City's original application for the Energy Efficiency and Conservation Block Grant (EECBG), which aims to support energy-efficient infrastructure improvements.

The Georgia Environmental Finance Authority (GEFA) has notified the City that the available grant funding will be increased from \$75,000 to \$112,000. The City is currently awaiting the updated grant agreement reflecting this change.

The HVAC replacement must be completed by the December 31, 2025 grant deadline, with all work and invoicing finalized before year-end. The project will follow all required procurement and reporting procedures and will utilize equipment that demonstrates measurable energy and cost savings. The City will continue working closely with GEFA to ensure full compliance as the updated agreement is received and the project moves forward.

November 25, 2025

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

RE: State Energy Program (SEP) Grant Amendment

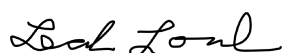
Dear Ms. Dimov,

This letter serves as formal notification of an amendment to the existing contract, SEP_StoneMountain, between the Georgia Environmental Finance Authority (GEFA) and the City of Stone Mountain. Effective upon execution of the forthcoming amendment, the total contract amount will increase from \$75,000 to \$112,000. This adjustment is intended to ensure adequate support for the expanded scope of work and to facilitate the successful completion of all project objectives.

All other terms and conditions of the contract shall remain unchanged unless otherwise specified in the finalized amendment document. We will provide the official amendment paperwork for review and signature promptly.

Should you have any questions, please contact your GEFA Program Manager at llord@gefa.ga.gov or 404-584-1023.

Sincerely,
Leah Lord
Program Manager





Agenda Item

Meeting Date: December 2, 2025

SUBJECT: 798 Third Street Main Street (Parcel ID: 18 074 12 012)
MOTION TO PERMIT APPROVAL Special Use Permit to allow shed

Item: Case Summary

Department: Planning and Development

Fiscal Impact: None.

Presented By: Tamaya Huff, Planning Manager

SUMMARY:

On November 5, 2025, a public hearing was held for a special use permit to allow a shed at 798 Third Street (Parcel ID: 18 074 12 012). Staff is requesting City Council and Mayor make a motion to approve the special use permit to allow a shed.

The applicant seeks a special use permit to install a 12-foot by 8-foot gable-roof storage shed, totaling 96 square feet, in the rear yard of the property at 798 3rd Street (Parcel ID 18-074-12-012). This permit is required for accessory buildings in the Shermantown Residential (R-4) District, as outlined in Section 5-4.3 of the City of Stone Mountain Code of Ordinances. These buildings cannot create nuisances, must not exceed 400 square feet, and if larger than 200 square feet, must match the main building's exterior.

ZONING HISTORY

The property is zoned Shermantown Residential (R-4) and is about 0.25 acres. It has 576 square feet of heated living space, an 80-square-foot front porch, and was built in 1950, prior to the 1976 Stone Mountain Code of Ordinances.

The 1950-built structure is 576 square feet with two bedrooms and one bathroom. It predates the Stone Mountain Code of Ordinances from 1976, and there have been no rezoning cases or special use permits for this property according to City of Stone Mountain records.

SITE CONDITIONS

The subject property faces east on 3rd Street, with its northern boundary next to Deye Alley, a one-way street from 2nd Street. Under Article III, front yards must face public roadways, with setbacks of 15 feet for front yards, 10 feet for side yards, and 20 feet for rear yards. The side yard is adjacent to the property line facing 796 3rd Street, while the rear yard is at the western property line. The property has two front yards (frontages along Deye Alley and 3rd Street), one side yard, and one rear yard (see Figure 2).

Accessory uses must be set back at least twenty (20) feet from the main building and located in the rear or side yard, with a minimum distance of ten (10) feet from any lot line. The Shermantown Zoning District (R-4) aims to preserve the historic character of the neighborhood. The nearby property at 796 3rd Street is closer to the southern lot line, so the proposed shed's proximity to property lines and structures should be carefully considered. Staff suggest using vegetation to screen new accessory buildings from the road.

Attachments/Exhibits:

Case Report for 798 Third Street – Special Use Permit

- 8.18.2025 Planning Commission (PC) Agenda
- Public Notice

Requested Action:**STAFF RECOMMENDATION**

Staff recommend **APPROVAL** for Special Use Permit 798 Third Street (Parcel ID: 18 074 12 012) to allow a shed in rear yard in accordance with Section 6-8(A), (C) (D) (1,3-6) and Section 5-4.3(4) of the Stone Mountain Code of Ordinances with the following conditions:

1. The accessory building is set back at least twenty (20) feet from each lot line.
2. A vegetative buffer strip at least 15 feet wide but no more than 75 feet wide; the final recommendations in terms of size will be subject to review by the Planning Commission and final approval by the Mayor and City Council. The vegetative buffer should extend along the existing side yard to screen views of the accessory structure from 796 3rd Street. This buffer strip should include a variety of shrubs approved for use, per Section 8-2.2(2) of the Stone Mountain Code of Ordinances.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommend **APPROVAL** for Special Use Permit 798 Third Street (Parcel ID: 18 074 12 012) to allow a shed in rear yard in accordance with Section 6-8(A), (C) (D) (1,3-6) and Section 5-4.3(4) of the Stone Mountain Code of Ordinances with the following conditions:

1. The accessory building is set back at least twenty (20) feet from each lot line.
2. A vegetative buffer strip at least 15 feet wide but no more than 75 feet wide; the final recommendations in terms of size will be subject to review by Mayor and City Council. The vegetative buffer should extend along the existing side yard to screen views of the accessory structure from 796 3rd Street. This buffer strip should include a variety of shrubs approved for use, per Section 8-2.2(2) of the Stone Mountain Code of Ordinances.

PLANNING COMMISSION VOTING RECORD

Matt McConnell moved to approve the agenda as presented; seconded by Meron Tadesse. Vote: Approved Unanimously 4-0;

330-502317 10/23,10/30
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY)

Vehicle Make: HONDA Year: 2003 Model: CIVIC Vehicle ID #: 2HGES15583H582084 Vehicle License #: PQW4623 State: GA Person who left vehicle at facility: SOFIA VICENT MORALES Any information relating to owner: 500 MAXHAM RD APT 5 AUSTELL GA 30168

You are hereby notified, in accordance with OCGA 40-11-19(b)(2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at: 3400 SHALLOWFORD RD CHAMBLEE, GA 30341

Anyone with an ownership in this vehicle should contact the following business immediately: Business Name: SAN ANTONIO AUTO SALES, LLC Address: 3400 SHALLOWFORD RD CHAMBLEE, GA 30341 Telephone #: 678-724-0590

++HONDA Year: 2003 Model: CIVIC Vehicle ID #: 2HGES15583H582084++
330-502386 10/23

NOTICE OF INTENT TO TABULATE EARLY FOR THE NOVEMBER 4, 2025, MUNICIPAL GENERAL & SPECIAL ELECTION

Notice is hereby given that, pursuant to O.C.G.A. § 21-2-386(a)(3), the DeKalb County Board of Registration and Elections will begin ++tabulation of advance voting ballots starting at 1 p.m. on Tuesday, November 4, 2025++, in the Tabulation Room at 4380 Memorial Dr., Suite 300, Decatur, GA, 30032. All observers will be sequestered during this process until the closing of the polls at 7 p.m. Observers are prohibited from bringing any photographic or other electronic monitoring or recording devices, cellular telephones, or computers into the room.

This 23rd day of October 2025, Keisha L. Smith Executive Director DeKalb County Voter Registration and Elections

330-502387 10/23
NOTICE OF COMPUTATION & CANVASSING FOR THE NOVEMBER 4, 2025, MUNICIPAL GENERAL & SPECIAL ELECTION

Notice is hereby given, according to O.C.G.A. §21-2-492, that ++computation and canvassing of votes in DeKalb County for the November 4, 2025++, Municipal General and Special Election will take place in the office of Voter Registration and Elections, located at 4380 Memorial Drive, Suite 300, Decatur, GA 30032, beginning at 7:00 p.m. on November 4, 2025.

Upon completion of computation and canvassing, which may include unsealing paper ballots to reconcile or explain discrepancies in the ballot count in detail, the results shall

be available in the office of Voter Registration and Elections at 4380 Memorial Drive in Decatur.

This 23rd day of October 2025, Keisha L. Smith Executive Director DeKalb County Voter Registration and Elections Website

330-502388 10/23,10/30
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (TOWING OR STORAGE COMPANY)

You are hereby notified, in accordance with OCGA 40-11-19 (a) (2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at 326 Bert Day Road, Winder, GA 30680. The vehicle is subject to liens as stated above are identified as:

Vehicle Make: BMW Year: 2004 Model:7 Series Vehicle ID #:WBAGN63594DS51914 License #: LEAK State GA Initially removed from 8000 Rockbridge Rd SW, Lithonia, GA 30058.

Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Business Name: All County Towing Address: 326 Bert Day Road Winder, GA 30680 Telephone #: 6784255771 ++BMW 2004 Model:7 Series Vehicle ID #:WBAGN63594DS51914++

330-502389 10/23,10/30
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

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

++Chevrolet 2014 CRUZE 1G1PC5SB2E7465596++ TAG# <unknown>

Nissan 2007 Murano JN8AZ08TX7W512269 TAG# C0138817 GA

Dodge 2012 Charger 2C3CDXCT77CH300817 TAG# CVZ4018 GA

Ford 2011 EDGE 2FMDK3GC3BBA93512 TAG# P3558121 GA

Nissan 2012 Maxima 1N4AA5AP1CC857303 TAG# SDY2540 GA

Jeep 2011 Compass 1J4NF1FB0BD240268 TAG# TDW9361 GA

Chevrolet 2008 Cobalt 1G1AL58F387186548 TAG# QFJ9357 GA

Toyota 2006 Corolla 2T1BR32E26C572663 TAG# <unknown>

Ford 2006 E350 1FBSS31L16DA87619 TAG# XGA738 GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery 2481 Old Covington Hwy SW Conyers GA 30012

330-502390 10/23,10/30
Public Notice

You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 3896 E FAIRVIEW RD, STOCKBRIDGE GA 30281 The vehicles subject to liens as stated above are identified as:

++BMW 2012 328 WBA3A5C59CF257865++ TAG#

INFINITI 2016 Q50 JN1EV7AR4GM345230 TAG#

TOYOTA 1999 COROLLA 2T1BR12E1XC134352 TAG# BZ97BD FL

FORD 2014 FUSION 3FA6P0HDXER319352 TAG#

330-502391 10/23
City of Doraville Notice to the Public

The City of Doraville Mayor & Council will hold the initial public hearing regarding the ++2026 comprehensive Plan Update++ at 2421 Van Fleet Circle, Suite 200, Doraville, GA 30360 on Wednesday, November 12, 2025, at 6 p.m. The purpose of this hearing is to brief the community on the process to be used to develop the plan, opportunities for public participation in development of the plan, and to obtain input on the proposed planning process. All interested persons may attend and be heard relative thereto. A virtual option is available by visiting www.doravillega.us and accessing the agendas and minutes page. Questions should be directed to the Department of Planning & Community Development by calling (770) 451-8745 option 4 or e-mailing planning@doravillega.us.

330-502392 10/23
Spill Notice

ATLANTA – On Thursday, October 9, 2025, at 1:27 p.m., a sanitary sewer spill of an estimated 54,300 gallons occurred near ++1300 Constitution Road, SE, resulting in sewage flowing into a tributary of Intrenchment Creek++.

First response crews contained the spill on Thursday, October 9, 2025, at 10:30 p.m. Cleaning and disinfection, and stream water quality sampling in the affected area have taken place.

The Georgia Environmental Protection Division was promptly notified. Commissioner City of Atlanta Department of Watershed Management

330-502393 1/23,10/30,11/6
CITY OF BROOKHAVEN NOTICE TO THE PUBLIC OF PROPOSED AMENDMENT TO SECTION 2.10(a) OF THE CHARTER OF THE CITY REGARDING QUORUM FOR MEETINGS OF CITY COUNCIL

PLEASE TAKE NOTICE pursuant to O.C.G.A. § 36-35-3 that the City Council for the City of Brookhaven will hear and consider a proposed amendment to the Charter of the City at 6:30 p.m. on November 5 and 6:30 p.m. on November 18, 2025, at Brookhaven City Centre Council Chambers, 4001 Peachtree Road, Brookhaven, Georgia 30319, to amend Section 2.10(a) of the Charter of the City of Brookhaven ++to change who may be counted towards quorum for City Council meetings so that three councilmembers, or two councilmembers and the mayor (or mayor pro tempore in the mayor's absence), shall constitute a quorum++. A copy of the proposed Amendment is available for viewing and consideration by the public at City Centre by contacting Municipal Clerk Sandra Bryant and is also on file with the Clerk of the Superior Court of DeKalb County as required by O.C.G.A. § 36-35-3(b).

330-502394 10/23,10/30,11/6
CITY OF BROOKHAVEN NOTICE TO THE PUBLIC OF PROPOSED AMENDMENT TO ARTICLE IV, SECTIONS 4.01 AND 4.02 OF THE CHARTER OF THE CITY TO PERMIT THE PRESIDING JUDGE OF THE MUNICIPAL COURT TO APPOINT VISITING JUDGES AS NEEDED TO ENSURE ALL MATTERS BEFORE THE MUNICIPAL COURT ARE TIMELY HEARD BY A QUALIFIED JUDGE

PLEASE TAKE NOTICE pursuant to O.C.G.A. § 36-35-3 that the City Council for the City of Brookhaven will hear and consider a proposed amendment to the Charter of the City at 6:30 p.m. on November 5 and 6:30 p.m. on November 18, 2025, at Brookhaven City Centre Council Chambers, 4001 Peachtree Road, Brookhaven, Georgia 30319, to amend Article IV, Sections 4.01 and 4.02 of the Charter of the City of Brookhaven ++to authorize the presiding judge of the Municipal Court to appoint a visiting judge with certain qualifications++. A copy of the proposed Amendment is available for viewing and consideration by the public at City Centre by contacting Municipal Clerk Sandra Bryant and is also on file with the Clerk of the Superior Court of DeKalb County as required by O.C.G.A. § 36-35-3(b).

330-502395 10/23,10/30,11/6
CITY OF BROOKHAVEN NOTICE TO THE PUBLIC OF PROPOSED AMENDMENT TO SECTION 1.03(b)(37)(A) OF THE CHARTER OF THE CITY TO AMEND THE MILLAGE CAP RATE

PLEASE TAKE NOTICE pursuant to O.C.G.A. § 36-35-3 that the City Council for the City of Brookhaven will hear and consider a proposed amendment to the Charter of the City at 6:30 p.m. on November 5 and 6:30 p.m. on November 18, 2025, at Brookhaven City Centre Council Chambers, 4001 Peachtree Road, Brookhaven, Georgia 30319, to amend Section 1.03(b)(37)(A) of the Charter of the City of Brookhaven ++to remove the millage cap for ad valorem taxes on real property to fund General Operations and Maintenance of the City++. A copy of the proposed Amendment is available for viewing and consideration by the public at City Centre by contacting Municipal Clerk Sandra Bryant and is also on file with the Clerk of the Superior Court of DeKalb County as required by O.C.G.A. § 36-35-3(b).

330-502396 10/23,10/30,11/6
CITY OF BROOKHAVEN NOTICE TO THE PUBLIC OF PROPOSED AMENDMENT TO SECTION 2.03(a) OF THE CHARTER OF THE CITY TO CLARIFY THE EXPECTATIONS REGARDING ATTENDANCE OF ELECTED CITY OFFICIALS FOR MEETINGS OF THE CITY COUNCIL

PLEASE TAKE NOTICE pursuant to O.C.G.A. § 36-35-3 that the City Council for the City of Brookhaven will hear and consider a proposed amendment to the Charter of the City at 6:30 p.m. on November 5 and 6:30 p.m. on November 18, 2025, at Brookhaven City Centre Council Chambers, 4001 Peachtree Road, Brookhaven, Georgia 30319, to amend Section 2.03(a)(3) of the Charter of the City of Brookhaven ++to clarify the expectations regarding attendance of elected City Officials for meetings of the City Council++. A copy of the proposed Amendment is available for viewing and consideration by the public at City Centre by contacting Municipal Clerk Sandra Bryant and is also on file with the Clerk of the Superior Court of DeKalb County as required by O.C.G.A. § 36-35-3(b).

330-502416 10/23,10/30
PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, November 18, 2025, at 6:30 p.m. in order to discuss and to hear public input on a special use permit to allow a shed at ++798 Third Street (parcel ID: 18 074 12 012)++. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

Public Sale

340-502222 10/16,10/23
STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
2661 BRIARCLIFF RD NE, ATLANTA, GA 30329 : ++November 6, 2025 @ 12:00 PM++

• 1160 Mark Larson- rug cleaners

• 1217 Cheyenne Boykins- bins, totes, household

• 180 Jaala Jackson- furniture, appliance,

• 2061 Semajae Jewell- Clothes shoes electronics

• 2219- Marcus Thomas- Furniture

• 2339 Tajjah king- Furniture, boxes, clothes

• 506 Prince Lansana - California king size bed , 3-seater couch

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-502223 10/16,10/23
STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
6434 Covington Hwy Lithonia, GA 30058 ++10/31/2025 at 11:30 AM++

Theodore Robinson A1059 Household Goods, Furniture, Boxes

Lendria Fredrick A1152 Household Goods, Furniture, Boxes, TVs

Sherrod Terry A1244 Household Goods, Furniture, Appliances, TV/Stereo Equipment, Tools

Latasha Ellis A1333 Clothes, Shoes

Natasha Foster A1337 Household Goods, Furniture, Toys

Sabrina Pollard A1503 Event Rental Equipment

Tiffany Prince A1505 Household Goods, Furniture

Donnie Granger A1506 Household Goods, Furniture

Marshall Lewis A1532 Household Goods

Tamara McKenzie A2000 Household Goods, Furniture

Felones Smalls A2098 Toys, Clothes

Lexus Clark A2189 Clothes

Tarkeshia Smith A2220 Household Goods

Cheyenne Bogle A2334 Household Goods, Furniture, Boxes, TVs

Tonya Dekle B104 Household Goods, Furniture, Boxes, TVs, Wall Art

Diana Crosby B128 Household Goods, Furniture

Paul Charles B142 Household Goods, Furniture, Boxes, Pool Table

Daphne Hayes C105 Household Goods

Tiara Ponds E113 Household Goods

The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

340-502224 10/16,10/23
STORAGE TREASURES AUCTION

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

2329 Panola Rd Lithonia, GA 30058 ++10/31/25 at 1:00 PM++

Vance Bryant 111 Household Goods, Boxes, Totes, Bags, Clothes

Christopher T. Knowles Jr. 1133 Household Furniture, Boxes, Totes, Bags

Donal Zackary 145 Household Furniture, Boxes, Totes, Bags, TV

Ayannah Charles 1524 Household Goods, Boxes, Totes, Bags, Clothes

Douglas Champion 1709 Household Furniture, Boxes, Totes, Bags, TV

Ebony Monique Brown 191 Household Goods, Boxes, Totes, Bags, Clothes

Jayda A. Curtis 2002 Household Furniture, Boxes, Totes, Bags

Gwendolyn Jacobs 248 Household Goods, Boxes, Totes, Bags, Clothes

Tashomea Williams 334 Household Furniture, Boxes, Totes, Bags, TV

Ebony Brown 545 Household Goods, Boxes, Totes, Bags, Clothes

Angel Carter 548 Household Furniture, Boxes, Totes, Bags

Angel ortiz 274 Household Goods, Boxes, Totes, Bags, Clothes

The auction will be listed and advertised on www.storagetreasures.com



PLANNING COMMISSION MINUTES
Monday, September 15, 2025 @ 6:30 pm
Regular Meeting
Welcome Center, 922 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Meeting called to order at 6:34pm.

DETERMINATION OF QUORUM

Present: Meron Tadesse, Grace Kelly, Matt McConnell, and Chountelle Hudson
 Absent: Andrew Zonneveld. Alex Brennan

APPROVAL OF THE AGENDA

Matt McConnell moved to approve the agenda as presented; seconded by Meron Tadesse.
 Vote: Approved Unanimously 4-0;.

APPROVAL OF MEETING MINUTES

1. **April 21, 2025**
2. **June 16, 2025**

Matt McConnell moved to approve the agenda as presented; seconded by Meron Tadesse.
 Vote: Approved Unanimously 4-0;.

COMMISSION ANNOUNCEMENTS

1. **City Council Approvals with Conditions. July 15, 2025**
 6804 James B Rivers Memorial Drive (Parcel ID: 18 089 02 016)
 Special Use Permit to allow for short-term lodging, vacation home facility
2. **City Council Approvals with Conditions. August 5, 2025**
 1008B Main Street (Parcel ID: 18 090 02 010)
 Special Use Permit to allow for a tatoo studio

OLD BUSINESS

1. Withdrawn Applications.
 6552 JBR Memorial Drive (18 074 12 012)
 Variance to expand front deck
 Reason: Requested variance would increase non-conformity

NEWBUSINESS

1. 798 3rd Street (Parcel ID: 18 074 12 012)
Request – Special Use Permit to allow for a shed

Matt McConnell moved to approve the agenda as presented; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0;.

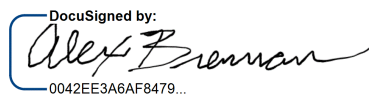
2. 5329 Mimosa Drive (Parcel ID: 18 089 05 011) - **Application Withdrawn**
Request – Special Use Permit to allow a religious institution at 5329 Mimosa Drive

PUBLIC COMMENTS

Eileen Smith: Special Use Permit (SUP) for the CSX Rail Property to allow parking was only approved on the western portion of the property. If the applicant occupies the south side of the property, the SUP should be corrected.

ADJOURNMENT

Matt McConnell moved to approve the agenda as presented; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0;.

DocuSigned by:

0042EE3A6AF8479...

Alex Brennan, Chair

Signed by:

6177EA426CBC4C4...

Tamaya Huff, Secretary



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

STAFF ANALYSIS AND REPORT

OWNER: Derin Pekin

APPLICANT: Derin Pekin

LOCATION: 798 3rd Street

CURRENT ZONING: Shermantown Residential (R-4)

REQUEST: Special use to permit an accessory building in rear yard

ZONING/ADJACENT LAND USE:

North	Shermantown Residential (R-4)
South	Shermantown Residential (R-4)
West	General Commercial (GC)
East	Shermantown Residential (R-4)

COMPREHENSIVE PLAN:

Future Land Use Designation: Shermantown Residential

MEETING INFORMATION:

Planning & Zoning Commission:	8/18/2025 – 6:30 P.M.
1 st Read – City Council	9/5/2025 – 6:30 PM
Public Hearing – City Council	11/5//2025 – 6:30 P.M

RECOMMENDATION: Staff recommend Approval of the Special Use Permit to allow a shed with Conditions.

I. SUMMARY

The applicant has requested a special use permit to install a gable roof storage building (shed) measuring 12 feet by 8 feet, totaling 96 square feet, in the rear yard of the property located at 798 3rd Street (Parcel ID 18 074 12 012). This proposal seeks to allow the incidental use of the accessory building at the back of the property. According to Section 5-4.3 of the City of Stone Mountain Code of Ordinances, accessory uses that are not garages within the Shermantown Residential (R-4) District require a special use permit. The regulations state that such uses must not create any nuisance or hazards, must not exceed 400 square feet in size, and if they exceed 200 square feet, the exterior finish must match that of the primary building.

II. ZONING HISTORY

The subject property is currently zoned Shermantown Residential (R-4) and encompasses approximately 0.25 acres. The primary building or residence has 576 square feet of heated living space, along with an 80-square-foot front porch. According to the DeKalb County, Georgia Property Appraiser database, the building was constructed in 1950, which predates the codification of the Stone Mountain Code of Ordinances in 1976. Zoning records from the City of Stone Mountain show that there have been no rezoning cases associated with this property since the 1976 Code of Ordinances was enacted.

III. EXISTING SITE CONDITIONS

The USGS Topo Map, provided as Figure 1 for the property, features a gentle slope from the east (principal structure) to the west (rear yard), with an average elevation increase of 0.91 feet from the primary building to the rear yard. The subject property faces east and fronts 3rd Street, while its northern boundary is adjacent to Deye Alley, a one-way residential street that provides vehicle access from 2nd Street to 3rd Street. According to the City of Stone Mountain Code of Ordinances, Article III defines alleys as streets—whether public or private—that serve only as secondary access to adjacent properties and are not intended for general traffic circulation. At the time this report was prepared, there were no records available to indicate whether Deye Alley is designated as private. This distinction is important because the subject parcel borders two streets, which affects the classification of front yards. Per Article III, front yards only face public roadways. The setback requirements for front yards, as stated in Section 5-4.3, are set at 15 feet, while side and rear yard setbacks are 10 feet and 20 feet, respectively. No records were discovered establishing Deye Alley as a private street. As a result, 798 Third Street is classified as a multi-frontage lot per Article III of the Stone Mountain Code of Ordinances.

According to Article III, the side yard is located between the main building and the side lot line, which is at 796 Third Street. The rear yard is defined as the end of the lot opposite the front yard, which corresponds to the western lot line. Therefore, the subject property has (2) two front yards, (1) one side yard and (1) one rear yard (**Figure 2**).

IV. ZONING AND DEVELOPMENT STANDARDS

The applicant provided a site plan that presented the dimensions of the parcel located at 798 3rd Street. The following is a summary of applicable District Development Regulations in accordance with 5-4.5 Shermantown Residential (R-4) and Section 6-8 Accessory Uses of the City of Stone Mountain Code of Ordinances as it applies to accessory structures.

STANDARD	REQUIRED	PROPOSED	EXISTING	STANDARDS MET?
Accessory Building Max Size ((Sec 5-4.3(4)) and Sec 6-8(D)(2))	No more than 400 SF/576 SF	96 SF	None	YES
Max Lot Coverage ((Sec 5-4.5(13))	50 percent/10 percent parking 5,445 SF	696 SF	576 SF	YES
Minimum Yard (Abutting a Public Street) ((Sec.5-4.4a))	15 feet detached residential	20 feet – Deye Alley	20 feet – Deye Alley	YES
Minimum Side Yard ((Sec.5-4.5a))	10 feet	10 feet	10 feet	YES
Minimum Rear Yard ((Sec.5-4.6a))	20 feet	20 feet	20 feet	YES
Accessory In Rear or Side Yard ((Sec.6-8A))	Side of Rear	Rear	None	YES
Max 2 Accessory Buildings ((Sec.6-8C))	No more than 2 Accessory Buildings	1 Accessory Building	None	YES
Height Accessory Building ((Sec6-8(D)(5))	Not to Exceed 15 Feet	Not Provided	None	YES

STANDARD	REQUIRED	PROPOSED	EXISTING	STANDARDS MET?
Accessory Setback ((Sec6-8(D)(1))	Not to less than 10 Feet from Lot Line(s)	Front: 39 feet Side: 55 feet Rear: 20 feet	None	YES
Distance from Principal Structure	Not to less than 10 Feet	29 feet	None	YES

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.

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

Accessory uses, as delineated in Section 6-8(A) and (D), must have a minimum setback of twenty (20) feet from the primary building and be designated within either the rear yard or the side yard. Additionally, these structures should be at least ten (10) feet from any lot line. Per Section 5-4.1, the intent of the Shermantown Zoning District (R-4) is to protect the "historic Shermantown Neighborhood.". After reviewing the DeKalb County Property Appraiser records, the parcel directly to the south, located at 796 3rd Street, appears to be positioned slightly closer to the southern lot line of the subject property, which would emphasize the need to consider the proposed shed's proximity to adjoining property lines and structures. Chapter 4.8 Historic District Design Guidelines for New Accessory Structures recommend screening the new accessory building from the road's view with vegetation, by policy 4.8.2, to preserve the historic character of the site.

The applicant shares property lines with 801 2nd Street to the west and 796 3rd Street to the south. It is encouraged to preserve the character of the neighborhood; the accessory building be at least twenty (20) feet away from the rear and side lot lines and be screened with vegetation. This distance and screening of the structure not only considers that all primary structures on the subject and adjoining lots are skewed in proximity to the existing lot lines but also preserves separation along lot lines that are shared by adjacent landowners, whether the shed is positioned in the rear yard or the side yard. These specified recommendations will also provide a deliberate separation from the traffic along Deye's Alley, the second front yard, by creating a spatial buffer between the applicant's shed and the adjoining property line of 796 3rd Street.

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

The proposed use is compatible with the surrounding activities in the neighborhood. Accessory uses are permitted following receipt of recommendations from the planning commission on the proposed special use where neighborhood impacts are addressed, a public hearing is held, and a special use

permit is granted by the mayor and council.

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

Upon placing the proposed accessory building at least twenty (20) feet away from all lot lines and limiting the shed to the rear or single yard only, any adverse impacts to surrounding property owners are potentially reduced.

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

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

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

No additional traffic or parking is expected to be generated by the installation of an accessory building intended for storage.

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

The request for one accessory building is appropriate, given the size of the lot and the size of the proposed accessory building.

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

There were no similar documented permitted uses identified in proximity to this proposed accessory building, at the time this report was created.

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

Not applicable

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

Not applicable.

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

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 it is consistent with the Comprehensive Plan.

The proposed special use for an accessory building is consistent with the comprehensive plan.

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 use is compatible with the surrounding activities in the neighborhood. The subject property is zoned Shermantown Residential (R-4) which is reflective of the properties in the surrounding area. Accessory uses are permitted in the Shermantown Residential (R-4) zoning district following receipt of recommendations from the planning commission on the proposed special use where neighborhood impacts are addressed, the accessory building's location complies with Zoning District Regulations, a public hearing is held, and a special use permit is granted by the mayor and council.

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

The special use permit for the accessory building will not negatively affect the existing uses of adjacent or nearby properties.

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

The property is currently zoned Shermantown Residential (R-4) and allows for the use of a single-family house as 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;

The intensity of use, such an increase in residential or commercial structures intended to increase trip generation is not planned for this property as part of this application. Therefore, the zoning 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.

Approval of the proposed special use permit application may restrict the placement of future accessory buildings, driveways, or other additional parking spaces, due to the available space

on the lot. As the current restrictions within the Stone Mountain Code of Ordinances limit the locations of accessory structures, the applicant may be limited to additional accessory structures in the future, though a maximum of two accessory structures are permitted per Section 6-8 of the Stone Mountain Code of Ordinances.

VI. STAFF RECOMMENDATION:

Staff recommends APPROVAL of the special use permit in accordance with Section 6-8(A), (C) (D) (1,3-6) and Section 5-4.3(4) of the Stone Mountain Code of Ordinances with the following conditions:

1. The accessory building is set back at least twenty (20) feet from each lot line.
2. A vegetative buffer strip at least 15 feet wide but no more than 75 feet wide; the final recommendations in terms of size will be subject to review by the Planning Commission and final approval by the Mayor and City Council. The vegetative buffer should extend along the existing side yard to screen views of the accessory structure from 796 3rd Street. This buffer strip should include a variety of shrubs approved for use, per Section 8-2.2(2) of the Stone Mountain Code of Ordinances.

VII. SITE PHOTOS

FROM DEYE ALLEY (FRONT YARD)



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT
FROM 3RD STREET (FRONT YARD)



FROM DEYE ALLEY (FRONT YARD)



SITE ADDRESS: 798 3RD STREET
REQUEST: SPECIAL USE PERMIT
PARCEL ID: 18 074 12 012

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT
FROM 3RD STREET FRONT YARD



SIDE YARD FROM 3RD STREET



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

FIGURE 1. USGS TOPO MAP

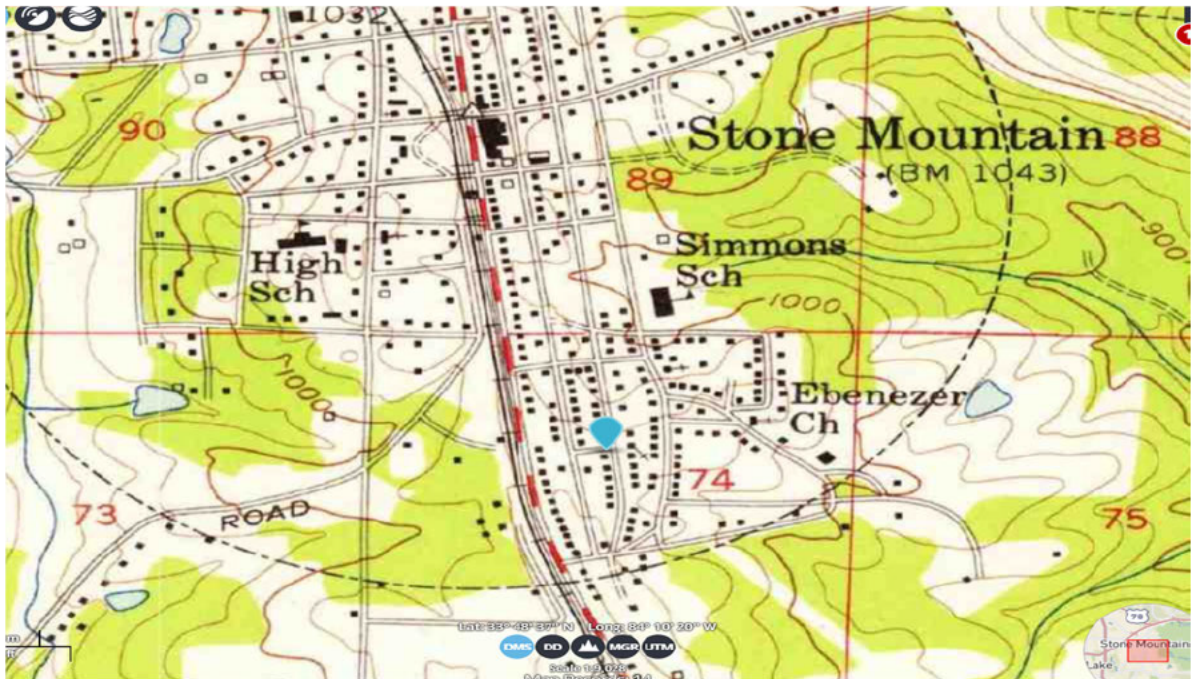
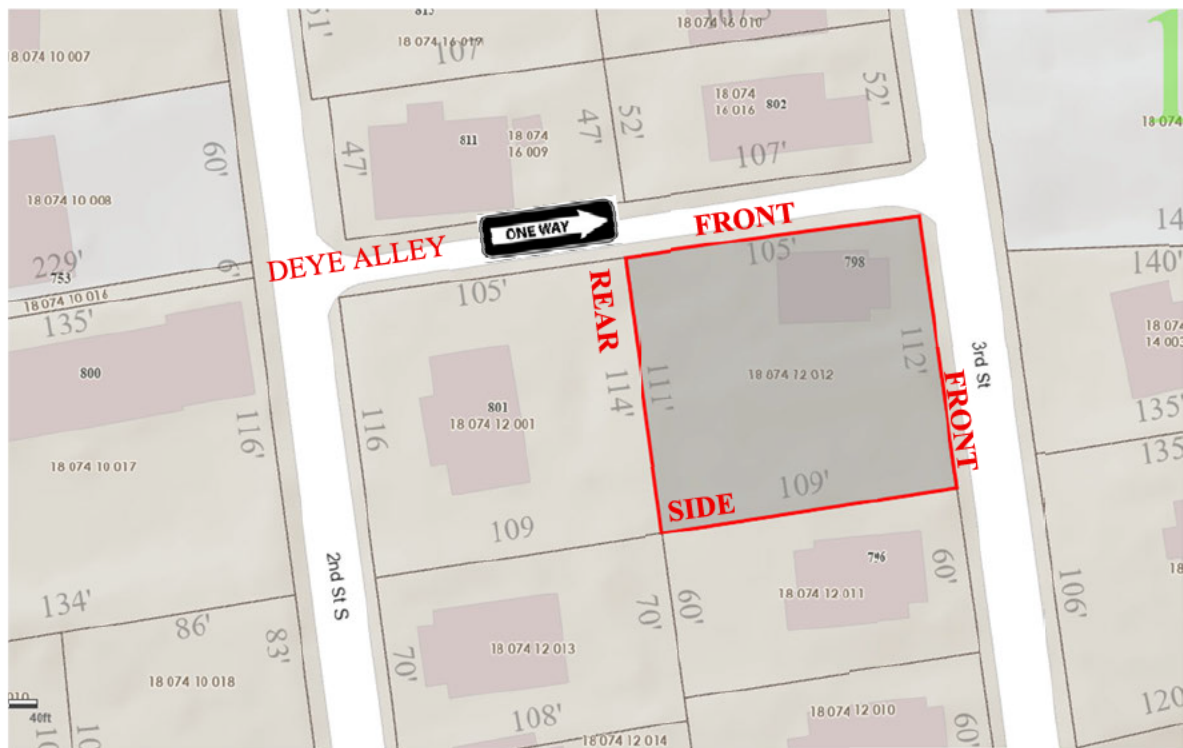


FIGURE 2. DEKALB COUNTY PROPERTY APPRAISER MAP



SITE ADDRESS: 798 3RD STREET
REQUEST: SPECIAL USE PERMIT
PARCEL ID: 18 074 12 012

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

FIGURE 3. CITY OF STONE MOUNTAIN ZONING MAP

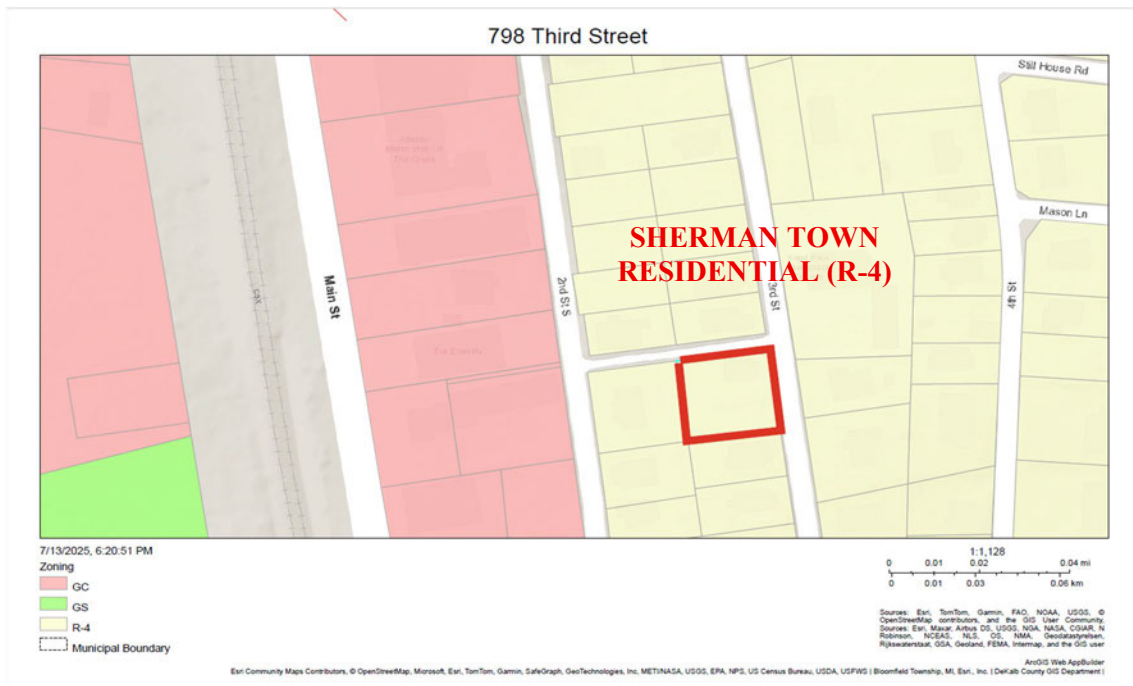
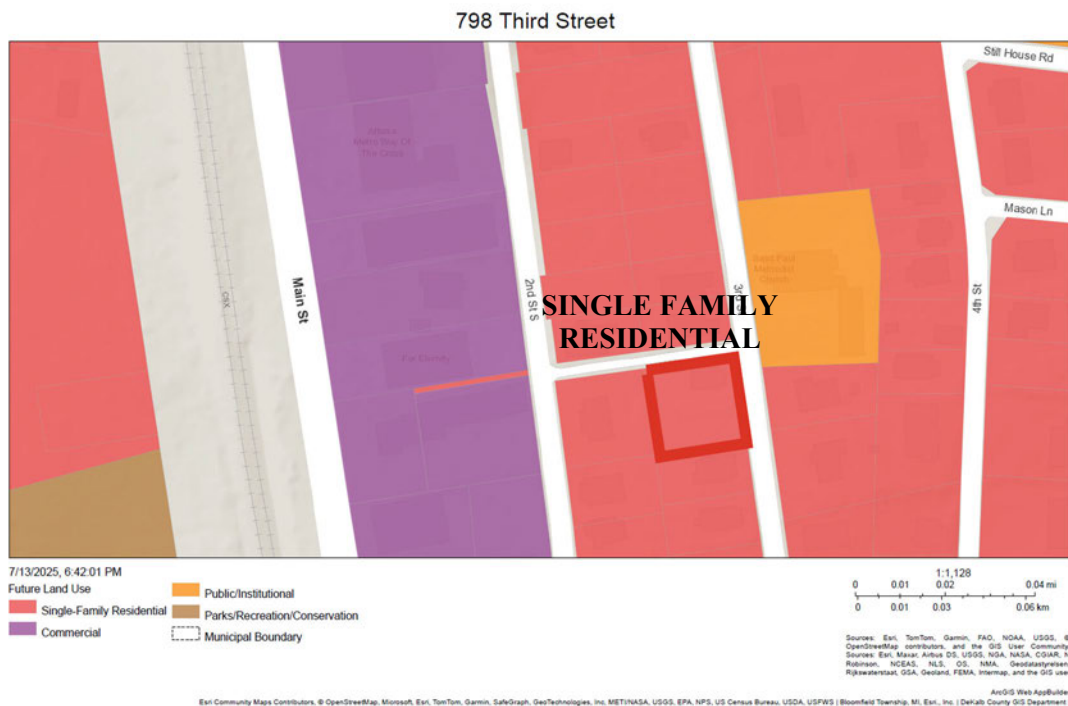


FIGURE 4. FUTURE LAND USE MAP



Property Appraisal Home Real Estate Search Personal Property Search Advanced/Sales Search Map Search

Real Property Profile**Personal Property Profile****Value History****Appeals History****Appeal by Year****Current Values****Commercial****Detached Improvements****Land****Map****Pictometry****Permits****Photos****Residential Structure****Sales****Sketch****Exemptions**

PARID: 18 074 12 012
Tax Dist: 84-STONE MTN
PEKIN DERIN

798 3RD ST

1 of 1

Land

Land Type	G - SITE
Land Code	2 - SITE VALUE
Square Feet	10,890
Calculated Acres	.25
Deeded Acres	.25
Parcel ID	18 074 12 012
Address	798 3RD ST
Unit	
City	STONE MOUNTAIN
Zip Code	30083-3730
Neighborhood	0720
Class	R3 - RESIDENTIAL LOT
Land Use Code	101-Residential 1 family
Super NBHD	
Zoning	R100 - SF RES DIST

Actions

Printable Summary

Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dcalbcountyga.gov

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Property Appraisal Home Real Estate Search Personal Property Search Advanced/Sales Search Map Search

Real Property Profile

Personal Property Profile

Value History

Appeals History

Appeal by Year

Current Values

Commercial

Detached Improvements

Land

Map

Pictometry

Permits

Photos

Residential Structure

Sales

Sketch

Exemptions

PARID: 18 074 12 012
Tax Dist: 84-STONE MTN
PEKIN DERIN

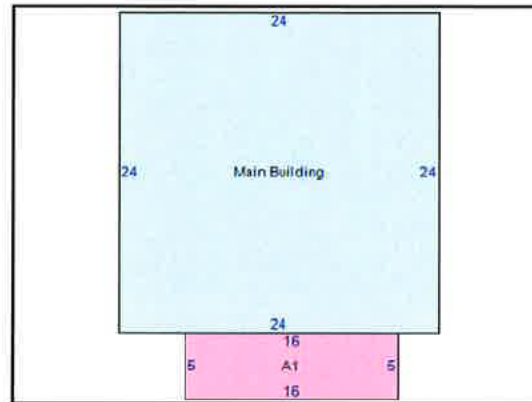
798 3RD ST

1 of 1

Actions

 Printable Summary

 Printable Version



Options 

Type	Line #	Item	Area
Dwelling	0	Main Building	576
Dwelling	1	A1 - 86-SCREEN PORCH	80

Click on an item to display it independently.



1300 Commerce Drive Decatur, GA 30030



404-371-2000



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Real Property Profile

Personal Property Profile

Value History

Appeals History

Appeal by Year

Current Values

Commercial

Detached Improvements

Land

Map

Pictometry

Permits

Photos

Residential Structure

Sales

Sketch

Exemptions

PARID: 18 074 12 012
Tax Dist: 84-STONE MTN
PEKIN DERIN

798 3RD ST

1 of 1

Residential Structure

Building #	1
Land Class	R3 - RESIDENTIAL LOT
Stories	1
Construction	1 - FRAME
Style	02 - RANCH
Living Area	576
Quality Grade	003
Condition	PR
Year Built	1950
Remodeled Year	
Effective Year	
Bedrooms	2
Full Baths	1
Half Baths	0
Total Fixtures	5
Fireplaces	0
AC	3 - CENTRAL
Basement	1 - SEE ADDITIONS
Unfinished Area	
Finished Basement Living Area	
Functional Obsolescence	
Economic Obsolescence	
% Complete	100

Additions

Addition Number	Description	Area
0	---	576
1	-SCREEN PORCH-	80

Actions

Printable Summary

Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



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XII. SPECIAL USE APPLICATION



APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Derin Pekin
Address: 1090 Forrest Ave. Stone Mountain, GA 30083
Phone: [REDACTED] Cell: _____ Fax: _____
Email Address: [REDACTED]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____
Address: _____
Phone: _____ Cell: _____ Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 798 Third st. Stone Mountain, GA 30083
Parcel ID#: 18 074 12 012 Land Lot: _____ District: 84 - Stone Mtn

CURRENT ZONING: R100- Residential 1 Family Tax District: 84 Stone MTN

USE PERMIT REQUEST: _____

Name (print) Derin Pekin

Signature: [Signature] Date: 07/07/2025



Item # 4.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name DERIN PEKIN

Company 1090 FOREST AVE STONE MOUNTAIN GA

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

Primary Phone # Alternate Phone #

PROJECT SUMMARY

Address of Project 798 THIRD STREET

Name of Project SHED

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other) SPECIAL USE PERMIT (ACCESSORY Bldg)

Total Project Acreage 0.25 acres

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

576 HEATED SQ. FOOT PRIMARY
STRUCTURE ON EXISTING LOT
SEEK 96-98' SF SHED AT REAR
OF PROPERTY IN SHERMANTOWN
RESIDENTIAL (R-4) ZONING DISTRICT

[Signature]

Applicant Signature

Date: 07, 14, 2025

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

For Internal Use Only:

7/14/2025

Pre-Application Meeting Date: _____

Staff Printed Name: Tamaya Huff

Signed: Tamaya Huff



DISCLOSURE REPORT

Office use only:

USE PERMIT PETITION #: _____ CITY COUNCIL MEETING DATE: _____

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

CHECK ONE: ☐ YES ☒ NO

If the answer is YES, proceed to sections 1 through 4.

If the answer is NO, complete only section 4.

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

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

If in opposition, proceed to sections 3 and 4 below.

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) Derin Pekin

Signature: De Pekin Date: 07/07/2025



APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

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

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

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

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
No it will not
9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
There's no economic use intended, the shed is only going to be used for storage.
10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools? No it will not
11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map? Yes
12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal? It should be approved.
13. What is the impact upon the appearance of the city? It will make it look better and does not adversely affect appearance.
14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services? None
15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl? None
16. What is the anticipated impact upon thoroughfare congestion and traffic safety? None
17. What measures are being taken to protect the property against blight and depreciation? Anti-mold Measures



USE PERMIT CONSIDERATIONS

Applicant: Desim Pekin

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

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? Yes compatible
2. What is the extent to which property values are diminished by their particular zoning restrictions? There are values are not diminished
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? No possible reduction of property values
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? No harm
5. What is the suitability of the subject property for the zoning proposed? suitable
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes

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:

- If you are the sole owner of the property and not the petitioner complete Part 1.
- If you are the petitioner and not the sole owner of the property complete Part 2.
- If you are the sole owner and petitioner complete Part 1.
- 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.

Derin Pekin
 TYPE OR PRINT OWNER'S NAME
1090 Forrest Ave.
 ADDRESS
Stone Mountain, GA 30083
 CITY & STATE ZIP CODE
Derin Pekin
 OWNER'S SIGNATURE
 [REDACTED]
 EMAIL ADDRESS

Sworn to and subscribed before me this the

Day of July 2025

NOTARY PUBLIC

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").

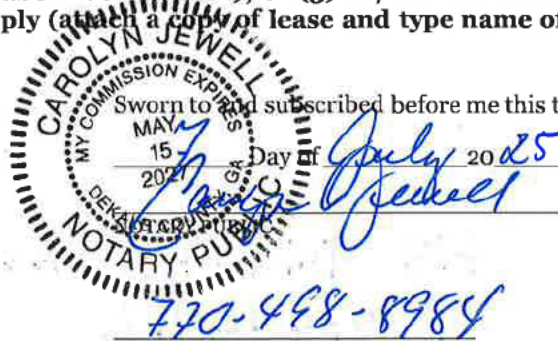
Derin Pekin
 TYPE OR PRINT PETITIONER'S NAME
1090 Forrest Ave.
 ADDRESS
Stone Mountain 30083
 CITY & STATE ZIP CODE
Derin Pekin
 PETITIONER'S SIGNATURE
 [REDACTED]
 EMAIL ADDRESS

Sworn to and subscribed before me this the

Day of July 2025

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



APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Derin Pekin
Address: 1090 Forrest Ave. Stone Mountain, GA 30083
Phone: [REDACTED] Cell: _____ Fax: _____
Email Address: [REDACTED]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____
Address: _____
Phone: _____ Cell: _____ Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 798 Third st. Stone Mountain, GA 30083
Parcel ID#: 18 074 12 012 Land Lot: _____ District: 84 - Stone Mtn

CURRENT ZONING: _____

USE PERMIT REQUEST: _____

Name (print) _____

Signature: _____ Date: _____



DISCLOSURE REPORT

Office use only:

USE PERMIT PETITION #: _____ CITY COUNCIL MEETING DATE: _____

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

CHECK ONE: ☐ YES ☒ NO

If the answer is YES, proceed to sections 1 through 4.

If the answer is NO, complete only section 4.

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

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

If in opposition, proceed to sections 3 and 4 below.

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) Derin Pekin

Signature: De Pekin Date: _____

SITE PLAN CHECKLIST

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

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

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

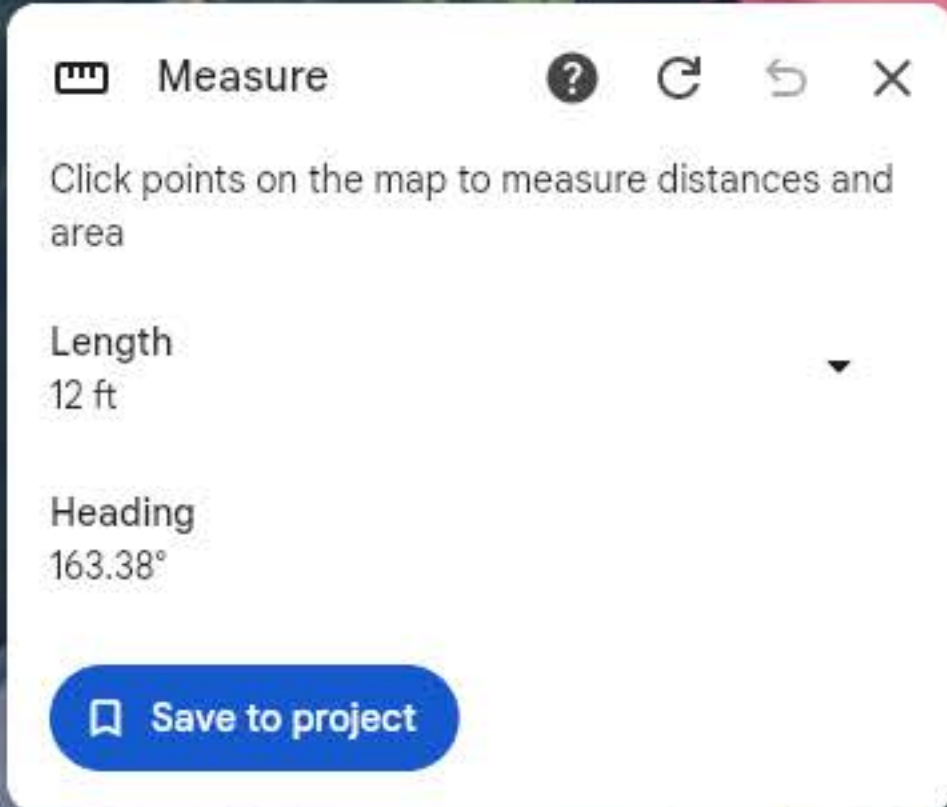
Staff printed name: _____

FEE SCHEDULE

SPECIAL USE PERMIT	\$400 each
CONDITIONAL USE PERMIT	\$400 each

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

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)



COUNTY OF DEKALB

Item # 4.

This Indenture, made this 14 day of June, 2013, between N. BAHAR PEKIN, the first part, and DERIN PEKIN, party of the second part,

WITNESSETH:

N. BAHAR PEKIN, for and in consideration for LOVE and AFFECTION and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quitclaim unto DERIN PEKIN, his heirs, successors and assigns, the following described property to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90, 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING IN THE CITY OF STONE MOUNTAIN, THE SAME BEING ONE LOT AND PART OF ANOTHER IN BLOCK NO. 1 OF JAMES R. PEDGETT SUBDIVISION, SAID LOT BEING NO. 15 AND PART OF 14 IN SAID BLOCK; SAID LOTS FRONTING ON FORREST AVE. ON THE EAST SEVENTY-ONE FEET; TURNING THENCE WEST OF FORREST AVE., ALONG AN ALLEY BEING BOUNDED BY SAID ALLEY ON THE NORTH, ONE HUNDRED NINETY-FIVE FEET (195) FEET TO A CORNER WHICH WAS FORMERLY AN ALLEY TO LINE OF W.M. LANFORD, THENCE RUNNING SOUTH SEVENTY-FIVE (75) FEET ALONG SAID LINE TO W.M. LANFORD TO ESTABLISH CORNER TO W.M. LANFORD; THENCE RUNNING TWO HUNDRED FEET (200) EAST TO FORREST AVE., THE BEGINNING, AS WILL BE SHOWN BY PLAT OF SUBDIVISION ON RECORD; EXCEPT A TEN FOOT ALLEY ON THE WEST SIDE WHICH HAS BEEN DISCONTINUED AND FIVE FEET ADDED TO THE WEST SIDE OF THIS PROPERTY KNOWN AS 1090 FORREST AVENUE, (FORMERLY KNOWN AS NO. 20 FORREST AVENUE) STONE MOUNTAIN, GEORGIA, PROPERTY ADDRESS: 1090 FOREST AVENUE, STONE MOUNTAIN, GEORGIA 30083.

SUBJECT TO ANY RIGHT OF WAY DEEDS OR OTHER ESEMENTS OF RECORD.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto the party of the second part, her heirs, successors and assigns, FOREVER IN FEE SIMPLE.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Musa Dan Fodio
Witness

D. Pekin (LS)
N. BAHAR PEKIN

Audrey P. Lyall
Notary Public
State of Georgia
MY COMMISSION EXPIRES August 14, 2015







Agenda Item

Meeting Date: December 2, 2025

SUBJECT: MOTION TO APPROVE THE RENAMING OF MACKIN STREET TO WILLIAM WOODSON MORRIS STREET

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff Planning Manager

Summary:

Staff is requesting City Council make a motion to approve the renaming of Mackin Street to William Woodson Morris Street.

STAFF RECCOMENDATION:

Staff have reviewed the proposed street name change in accordance with Section 26-75 and found no duplicate or similarly named streets in the area. Of the 13 parcels that border Mackin Street, only one parcel is officially addressed on Mackin Street. This parcel is located at the intersection of 2nd Street and Mackin Street. According to the DeKalb Property Appraiser, the lot known as 5393 Mackin Street is currently vacant and measures 0.24 acres. The zoning designation for this property is Shermantown Residential (R-4).

PLANNING COMMISSION RECCOMENDATION

On October 20, 2025, the City of Stone Mountain Planning Commission (PC), during a regular public meeting, voted 4-0 to recommend approval for the Street Name Change from Mackin Street to William Woodson Morris Street.

Resource Impact:

None

Attachments/Exhibits: None

-
- (1) **Requested Action:** CITY COUNCIL AND MAYOR TO APPROVE THE RENAMING OF MACKIN STREET TO WILLIAM WOODSON MORRIS STREET



Agenda Item

Meeting Date: December 2, 2025

SUBJECT: Consideration of an action on a request to obtain a sworn statement from the custodian of records at Truist Bank attesting to the unmanipulated authenticity of the logon audit logs provided, including the full native logs, a description of the system that generated them, and documentation of the bank's standard audit-log retention procedures. The request also includes obtaining all versions of the logs, whether native or converted, all emails to and from Truist regarding the request, any internal communications concerning the extraction, handling, or transmission of the logs, and any system metadata associated with the creation or export of these records related to the Truist subpoena

Item: Action Item

Department: City Council

Presented By: Council Member Gil Freeman

Summary:



Gil Freeman



Reply

Reply All

Forward



To Shavala Ames; Angela Couch; Mayor Beverly Jones; Anita Bass;
 Mark Marianos; Ryan Smith; Shawnette Bryant; Teresa Crowe
Cc Miglena Dimov; Beth Bedingfield

Wed 11/26/2025 12:33 AM

You forwarded this message on 11/26/2025 7:40 AM.

Greetings Ms. Ames

From the email thread, I am requesting a consideration of action for the requests below:

In light of the **irregularities identified** in the records provided by Truist Bank, which include among other things- **completely missing the month of March (2025), missing IP data, absence of failed logon events, and potential alteration or conversion of native files**, this request also serves as a formal instruction to ensure preservation of all related records, including but not limited to:

- All versions of the logs, whether native or converted,
- All emails to/from Truist regarding the request,
- Any internal communications concerning the extraction, handling, or transmission of these logs, and
- Any system metadata associated with the creation or export of these records.

In addition to an appearance before council by the custodian of records, please request the following:

- 1) A sworn statement by the custodian of records for the unmanipulated authenticity of the logon audit-logs provided
- 2) Full native logs
- 3) description of the system that generated them
- 4) Documentation showing normal audit-log retention procedures

If the custodian of records is not available to appear before council, the City Attorney is directed to request that the custodian of these records for Truist be available for a sworn deposition.



Agenda Item

Meeting Date: December 2, 2025

SUBJECT: Cemetery Moratorium

Item: Action Item

Department: City Clerk

Presented By: City Clerk Shavala Ames

Summary:

Currently, the City of Stone Mountain's cemetery records are not up to date, making it difficult to accurately determine which burial plots are available for sale. This lack of accurate information has created challenges in processing new plot purchases.

It is also important to note that interment requests must be issued by the City before a burial takes place. Recent reviews have shown that this procedure has not always been followed, and staff are working to correct this moving forward.

To ensure accuracy and improve operations, the City of Stone Mountain is proposing a temporary pause on all applications for the purchase of new burial plots. This moratorium will allow staff to thoroughly review and update cemetery records and determine whether a formal land survey is required. The moratorium will remain in place until June 1, 2026, unless the Mayor and Council take action to shorten it by resolution.

Based on guidance from industry professionals, staff recommend conducting a comprehensive land survey that includes drone imaging and data matching and ground penetrating radar to verify the true conditions of existing burial plots. Staff also recommend exploring an innovative cemetery management system to improve efficiency, strengthen record-keeping practices, and enhance the overall experience for staff, the community, and families.

Please note that individuals who have already purchased cemetery plots may continue with burial requests as usual, provided they present proof of ownership, such as a deed.

Attachments/Exhibits: Proposed Resolution for a Cemetery Moratorium

Requested Action: Approve Resolution 2025-34

**STATE OF GEORGIA
COUNTY OF DEKALB**

RESOLUTION 2025-34

**A RESOLUTION IMPOSING A TEMPORARY MORATORIUM ON THE
ACCEPTANCE OF APPLICATIONS FOR PERMITS FOR CITY CEMETERY LOTS**

WHEREAS, the Mayor and City Council of the City of Stone Mountain are authorized to adopt ordinances for the purpose of protecting and preserving the public health, safety, and welfare of the City of Stone Mountain and its citizens; and

WHEREAS, pursuant to this authority, the City regulates all cemeteries owned by the City; and

WHEREAS, pursuant to its cemetery regulations, the City is required keep full and complete records of the ownership of all municipal cemetery lots; of the burial capacity of each lot, sold and unsold; of the location of each grave and the names of the persons buried therein and the date of burial of each; and

WHEREAS, the Mayor and Council is aware that such records are not complete and up-to-date; and

WHEREAS, City staff is currently reviewing the records to determine whether there are any locations of burial lots remaining and available for permitting and whether a formal survey is needed regarding same; and

WHEREAS, any person who has already purchased a burial lot and who can provide proof of same will be able to use said plot in accordance with the City regulations; and

WHEREAS, the Mayor and Council deem it is in the best interest of the citizens of the City that no applications for permits for any burial lot be accepted by the City while the City conducts this review; and

WHEREAS, at this time, the Mayor and Council expect this process will require a period of 180 days. **NOW, THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Stone Mountain, that the City shall not accept any applications for permits for any burial lots from the date of execution of this Resolution through and including June 1, 2026 or the date the Mayor and Council pass a subsequent Resolution shortening the period of the moratorium, whichever occurs first.

SO RESOLVED this _____ day of December 2025.

[Signatures on the next page]

CITY OF STONE MOUNTAIN, GEORGIA

Dr. Beverly Jones, Mayor

ATTEST:

Shavala Ames, City Clerk

[Affix City Seal]

APPROVED AS TO FORM:

Angela Couch, City Attorney