



Mayor and City Council Work Session
Tuesday, January 20, 2026 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

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

Staff: Maggie Dimov - 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.** Initial Public Hearing 2026 Comprehensive Plan, requested by Planning Manager Tamaya Huff

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 January 6, 2026 meeting minutes, requested by City Clerk Shavala Ames

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. Committee Discussion Items

- 1.** Stone Mountain Community Garden
- 2.** Planning Commission
- 3.** Historic Preservation Commission

XI. Staff Reports

- 1.** Public Safety- Police Chief- James Westerfield Jr
- 2.** Financials Update - Finance Consultant, Angelia Adediran

XII. City Manager's Report

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

XIII. Council Policy Discussion Topics

XIV. Unfinished Business

XV. New Business

- 1.** Consideration of an action on a request to approve the Variance Application for 1082 New Gibraltar Square, requested by Planning Manager Tamaya Huff
- 2.** Consideration of an action on a request to approve Mardi Gras as a city wide event, requested by Interim City Manager Maggie Dimov
- 3.** Consideration of an action on a request to approve the 2026 Special Events Calendar, requested by Interim City Manager
- 4.** Consideration of an action a request to reallocate funds for (1) new position, Tourism Manager; and (1) previous position Communications Specialist, requested by Interim City Manager
- 5.** Consideration of an action on a request to approve Engineering Services with LBG Associates, requested by Interim City Manager Maggie Dimov
- 6.** Consideration of an action on a request to approve an Intergovernmental Agreement with Downtown Development Authority (DDA) and the City of Stone Mountain, requested by Interim City Manager Maggie Dimov
- 7.** Consideration of an action on a request to initiate a comprehensive review and research of HB 581 to evaluate its potential impacts and benefits for the citizens of Stone Mountain, requested by Mayor Pro Tem Ryan Smith

XVI. New Ordinances and Resolutions

- 1.** First Read Ordinance 1008B Main Street, requested by Planning Manager Tamaya Huff

XVII. Remarks of Privilege

XVIII. Announcements by The Mayor

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

1. Litigation

XX. Adjournment



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: Initial Public Hearing – 2026 Comprehensive Plan

Item: Action Item
Department: Planning and Zoning Department
Presented By: Tamaya Huff

Summary:

The City of Stone Mountain will hold an initial public hearing to kick off the update of the 2026 Comprehensive Plan. The purpose of this hearing is to inform the community about the process for developing the plan, outline opportunities for public participation, and gather feedback on the proposed planning process. Public comments will be handled according to the adopted public comment guidelines as required by section 36-66-5, which outlines the Adoption of Hearing Policies, Procedures, and Standards for Exercising Zoning Power. Printed copies of the public comment guidelines will be available for distribution to the public. Each speaker will be allowed a maximum of 2 minutes to address the podium, and the total time allocated for public comments is 10 minutes. Following the initial hearing on the 2026 Comprehensive Plan, the City Council will continue with its scheduled agenda.

Requested Action: None.



2026 Comprehensive Plan Update

Initial Public Hearing

Stone Mountain City Council Meeting

January 20, 2026

Agenda

- Why plan?
- State requirements
- Approach and roles
- Next steps

Why plan?

- Develop and refine community vision
- Promote understanding of local issues
- Preserve and improve quality of life
- Protect private property rights
- Strategically support community needs
- Coordinate decision-making and resource allocation
- Look beyond day-to-day services
- Guide growth and development

...and in Georgia...

- Because the state requires it
 - Compliance with DCA Local Planning Rules → Qualified Local Government (QLG) Status
 - QLG Status → Access to certain Funding and Assistance Programs



Required Plan Elements

Required for all plans



Required for some plans

Asterisk = Required for Stone Mtn*



Underlined = Required to be updated every 5 years

Per pp.7-12 of DCA rules at Chapter 110-12-1-.03

Optional Plan Elements

TARGET
AREAS

PUBLIC
SAFETY

GREENSPACE
OR RECREATION

EDUCATION

HUMAN
SERVICES

NATURAL
RESOURCES

INTER-GOVT
COORDINATION

SOLID WASTE
MANAGEMENT

INFRASTRUCTURE
& FACILITIES

COMMUNITY
SUSTAINABILITY

HISTORIC &
CULTURAL
RESOURCES

DISASTER
RESILIENCE

Elements RC is Required to Assist With*

- Needs and Opportunities
- Broadband
- Vision/Goals
- Report of Accomplishments (ROA)
- Community Work Program (CWP)

**Per p.6 of DCA rules at Chapter 110-12-1-.03(7)(b)*

**These items are required of the RC, but ARC's scope of work includes more*

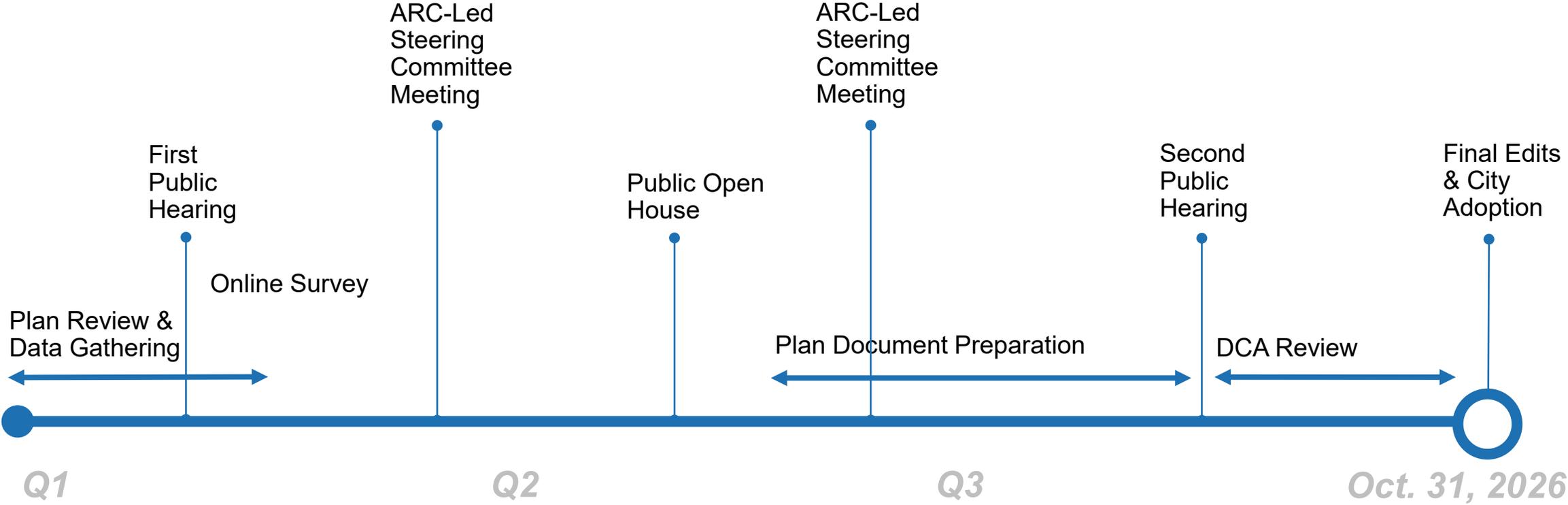
Approach – ARC Roles

- Support DCA-required public hearings (like this one)
- Develop/manage online public engagement portal and survey
- Facilitate two Steering Committee meetings
- Facilitate one general public engagement event
- Use input gather to update key elements and produce draft plan
- Implement any revisions required by DCA following state review
- Provide final plan and other documents

Approach – City Roles

- Host ARC on tour of community
- Provide key information
- Manage Steering Committee
- Manage public awareness for events and meetings
- Provide locations for in-person meetings
- Conduct additional engagement beyond ARC scope, if desired

Next Steps – Tentative Schedule



Note 1: Final dates will be publicized on Project Website (will link to City Website) as they are confirmed

Note 2: City staff will lead additional Steering Committee meetings during Q1

Helpful Resources for Local Planning

DCA Main Page

<https://dca.georgia.gov/community-assistance/coordinated-planning/local-planning>

DCA Governing Statutes and Regs (incl. Local Planning Rules)

<https://dca.georgia.gov/community-assistance/coordinated-planning/governing-statutes-regulations-and-guidance>

DCA Due Dates, Status, and Other Resources

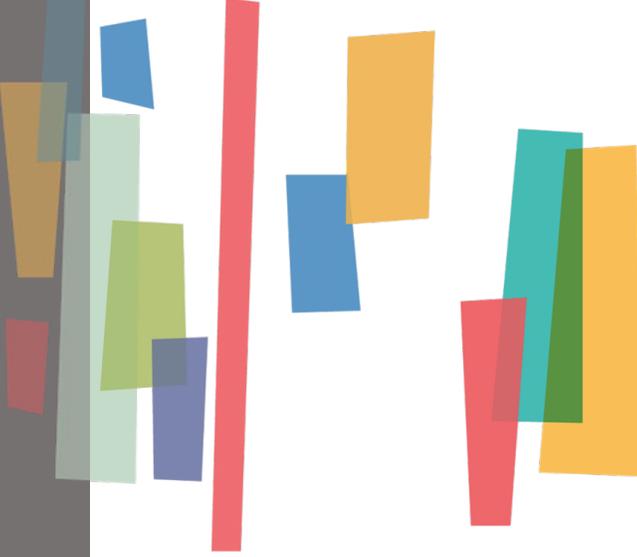
<https://apps.dca.ga.gov/dcacommunity/default.aspx/default.aspx>



Questions?

Ranata Mattison

RMattison@atlantaregional.org

A large, stylized letter 'A' is formed by several overlapping, semi-transparent rectangular blocks in various colors (red, blue, orange, teal, green, purple).

**ONE
great
REGION**



Mayor and City Council Work Session

Tuesday, January 6, 2026 at 6:30 PM

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

Minutes

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

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

**Organizational Meeting – Swearing In Ceremony
Call to Order: 6:33 p.m. by City Clerk Shavala Ames**

Newly Elected Officials sworn in: Kay Nunez - Council Member Post 4, Hub Jordan - Council Member Post 5, Elaine Vaughn - Council Member Post 6, and Jelani Linder – Mayor
Judge Tracey Mora administered the newly elected officials oaths of office.

Adjourn Organizational Meeting – 7:11 P.M.

Public Hearing was called to order at 7:11 p.m.

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

I. Public Hearing

- 1. Public Hearing on 1082 New Gibraltar

Planning Manager Tamaya Huff provided a general overview of the Public Hearing as outlined in the provided city council packet.

The applicant came forward to speak regarding the property. The owner, Jean- Claude Mondesir, stated that it has been almost a year since the purchase of the home. The applicant expressed a desire to add value to the neighborhood and noted that they have developed strong relationships with neighbors.

Public Hearing comments

Public Comment 1: Nolan Joss – Expressed that he has met the owner and understands their desire to improve the property’s interior and exterior; however, he does not support the use of the property as an Airbnb rental.

Public Comment 2: Theresa Thomas – Thanked Council Member Jordan for speaking on behalf of the community and expressed concern that the residence had not been occupied for over a year without code enforcement visiting the property. She stated that short-term renters often park on lawns or block neighboring driveways and noted that she does not support the use of the property as an Airbnb.

Public Comment 3: Eileen Smith – Expressed that the property is part of a larger issue in Stone Mountain, noting that construction on the home had already been completed before violations were identified. She stated that the City is not doing an adequate job with code enforcement and identifying issues before they reach this point.

II. **Adjournment** – 7:30 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 7:30 P.M

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 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED (UNANIMOUSLY)

III. **Call to Order**

Mayor Linder called the meeting to order at 7:31 P.M

IV. **Determination of Quorum**

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

V. **Invocation and Pledge**

Mayor Linder led a 60-second moment of silence, followed by the Pledge of Allegiance

VI. **Citizen Comments/Including comments from public/stakeholders**

Citizen Comment 1: Theresa Thomas – Congratulated the new Council members, reminded them of their oath of office, and urged them to uphold their sworn responsibilities. She encouraged the Council to vote against the comprehensive plan, noting that the prior Council voted against citizen oversight, while the County has a citizen oversight board in place. She questioned why the Council voted against measures that included citizen input and stated that she was speaking on behalf of the entire city, not just herself.

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

- 1. Consideration of an action on a request to approve the December 16, 2025 Meeting Minutes

ACTION: MOTION TO APPROVE DECEMBER 16, 2025 MEETING MINUTES, WITH CORRECTIONS

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 Kay Nunez, Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

MOTION PASSED UNANIMOUSLY

VIII. **Reading of Communications** – None

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IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED TO INCLUDE RESOLUTION 2026-01 – TRUIST BANKING RESOLUTION TO NEW BUSINESS ITEM #1

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

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

MOTION PASSED (UNANIMOUSLY)

X. Council Policy Discussion Topics – None

XI. Unfinished Business – None

XII. New Business

1. Consideration of an action on a request to approve Resolution 2026-01 – Truist Banking Resolution

Attorney Couch came forward to explain the parameters of the resolution and stated that new signatories must be designated for the signing of checks moving forward. Interim City Manager Maggie Dimov clarified that the current ordinance requires the Mayor to be a designated signatory. The Council also designated Mayor Pro Tem Ryan Smith and Council Member Post 5, Hub Jordan, as additional signatories.

ACTION: MOTION TO APPROVE RESOLUTION 2026-01 – TRUIST BANKING RESOLUTION
Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member: Post 4 Kay Nunez

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

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to adopt Public Comment Guidelines - Written procedures are to be provided for Zoning Public Hearings for Comprehensive Plan (Initial Public Hearings) and Zoning Public Hearings per Rule 110-12-1-.04 Procedures and GA Code § 36-66-5 (2024).

ACTION: MOTION TO APPROVE A REQUEST TO ADOPT PUBLIC COMMENT GUIDELINES - WRITTEN PROCEDURES ARE TO BE PROVIDED FOR ZONING PUBLIC HEARINGS FOR COMPREHENSIVE PLAN (INITIAL PUBLIC HEARINGS) AND ZONING PUBLIC HEARINGS PER RULE 110-12-1-.04 PROCEDURES AND GA CODE § 36-66-5 (2024) AND TO INCLUDE THE HISTORIC PRESERVATION COMMITTEE

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

City Attorney Couch clarified that the City Council may not have the legal authority to require the Historic Preservation Commission to adopt specific public comment policies and procedures, noting that the Commission operates with a degree of autonomy established by ordinance and governing law.

MOTION WITHDRAWN

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ACTION: MOTION TO APPROVE A REQUEST TO ADOPT PUBLIC COMMENT GUIDELINES - WRITTEN PROCEDURES ARE TO BE PROVIDED FOR ZONING PUBLIC HEARINGS FOR COMPREHENSIVE PLAN (INITIAL PUBLIC HEARINGS) AND ZONING PUBLIC HEARINGS PER RULE 110-12-1-.04 PROCEDURES AND GA CODE § 36-66-5 (2024)

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

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

MOTION PASSED (UNANIMOUSLY)

- 3. Consideration of an action on a request to approve the HPC Appeal for 6444 James B. Rivers Memorial Drive thereby rejecting the decision of the Historic Preservation Commission.

The applicant came forward to state her case and explained that she was unaware the home was located within a historic district until after renovations had begun, including the installation of board-and-batten siding on the exterior and new interior flooring. She stated that she was later penalized by code enforcement and was unable to obtain permits due to the Historic Preservation Commission’s decision, requiring her to wait for an appeal before the City Council.

The Council discussed how much of the project had been completed prior to being stopped by code enforcement. Council Member Nunez shared that she had experienced a similar situation and stated that the process should be amended to ensure buyers are informed when a home is located within a historic district.

ACTION: MOTION TO APPROVE THE HPC APPEAL FOR 6444 JAMES B. RIVERS MEMORIAL DRIVE THEREBY REJECTING THE DECISION OF THE HISTORIC PRESERVATION COMMISSION.

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

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

MOTION PASSED (UNANIMOUSLY)

- 4. Consideration of an action on a request to approve the Stakeholder Committee, incorporating the Interim City Manager’s revisions to include the Public Works Director and the City Clerk.

ACTION: MOTION TO APPROVE THE STAKEHOLDER COMMITTEE, INCORPORATING THE INTERIM CITY MANAGER’S REVISIONS TO INCLUDE THE PUBLIC WORKS DIRECTOR AND THE CITY CLERK.

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

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

MOTION PASSED (UNANIMOUSLY)

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XIII. **New Ordinances and Resolutions**

1. Resolution 2025-09 - 798 Third Street - Second Read

ACTION: MOTION TO APPROVE RESOLUTION 2025-09 - 798 THIRD STREET - SECOND READ

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

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

MOTION PASSED (UNANIMOUSLY)

XIV. **Remarks of Privilege**

1. Mayor Pro Tem Smith expressed concerns regarding building permits and emphasized that buyers should be informed when a property is located within a historic district, where renovations require prior approval. He suggested the City consider an ordinance requiring formal notice to property owners upon purchase.
2. Council Member Marianos stated that he looked forward to working with the new Council members and expressed excitement for the next two years.
3. Council Member Jordan thanked everyone, stated that he was honored to serve the City of Stone Mountain, and expressed that he looked forward to the next four years.
4. Council Member Vaughn thanked all who voted for her, including those who did not, expressed gratitude for the opportunity to serve, and informed Mayor Pro Tem Smith that prior to leaving the HPC there had been discussions about implementing measures to identify historic districts.

XV. **Announcements by the Mayor**

1. The Mayor thanked the Council, staff, and community for being present and staying through the meeting. He expressed hope for the progress of the City Council, emphasizing the importance of working together to move the city forward.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 8:31 P.M. TO DISCUSS REAL ESTATE, LITIGATION, AND PERSONNEL

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

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

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 9:39 P.M.

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

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

MOTION PASSED (UNANIMOUSLY)

XVII. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING 9:39 P.M.

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 6 Elaine Vaughn

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

MOTION PASSED (UNANIMOUSLY)

Mayor/ Mayor Pro Tem

Shavala Ames, City Clerk

JANUARY 20, 2026, COMMITTEE REPORT TO CITY COUNCIL

STONE MOUNTAIN COMMUNITY GARDEN AT VFW PARK



SMCG - BEGINNING A NEW YEAR

Committee Members:

COLUMBUS BROWN, CHAIR
CHAKIRA JOHNSON, VICE CHAIR
JULIANA TAYLOR, SECRETARY
JACKIE MARSHALL, MEMBER
TOM ZIMMERMAN, MEMBER

OVERVIEW

Stone Mountain Community Garden at VFW Park (SMCG) is an all volunteer effort and has been operating continuously since March 2011, as a partnership between the City of Stone Mountain and the Dekalb County/University of Georgia Extension Service (Extension Service). **“We Grow Community.”** So far, the SMCG has donated over 17,040 pounds of fresh produce to the Stone Mountain Ecumenical Food Pantry (Food Pantry) for distribution to local families with food insufficiencies — providing healthy and nutritious food for over 4,260 families to date. Last year, the SMCG contributed over 1,200 pounds of fresh vegetables, fruits and herbs to the Food Pantry — helping over 300 families. Thus far this year, we have delivered over 50 pounds of fresh produce to the Food Pantry (see photo below). Current crops include: arugula, bok choy, broccoli, cabbage, carrots, collard greens, fennel, garlic, green onions, kale, leeks, mustard greens, parsley, rosemary, sage, thyme, turnip greens and Swiss chard.



The SMCG provides 54 spaces for individuals in the community to grow their choices of vegetables, fruits and flowers throughout the year. We maintain an apiary with three active honey bee hives, a butterfly/pollinator garden, four composting systems, herb garden, children’s garden, grape arbor, two vertical gardens and a newly added greenhouse. Pesticides are not used at the SMCG.

Master Gardeners continue to support the Community Garden through the Extension Service. They play an important role in the community by providing gardening and environmental education — through workshops, classes and technical assistance onsite.

At least one Master Gardener is on duty every Saturday morning and there is a Community Workday on the second Saturday of each month.

RECENT SMCG EVENTS

December 16, 2025 Hosted Food Well Alliance Volunteer Pop Up Group

UPCOMING EVENTS AT SMCG

January 19, 2026 Quarterly Community Garden Committee Meeting at 6:30pm (ZOOM)

RECENT ACCOMPLISHMENTS

1. Meadow Cleared of Dead Plants
2. Large Mammal Excluder Area Planted
3. Wood Chips Replenished by Public Works

IMMEDIATE NEEDS FROM CITY

1. Handicap Accessibility to Garden and Bathrooms—Problems Persist
2. Remedy Drainage Problem Along Gordon Street and Entrance to Community Garden
3. Additional Funding for Interior of New Greenhouse and Community Garden
4. Relocate Storage Shed from Georgia Military College Site to Community Garden
5. Resolve Electrical Problems in Storage Building and Bathrooms
6. Replace Third Picnic Bench Under Kiosk
7. Replenish Compost in Stall and Remove Weed Pile from Stall

MEDIA EVENTS

Food Well Alliance - What Growers Have to Say June 18, 2025 - <https://us9.campaign-archive.com/?u=a0e6e9dd6a052a57e2be9f86e&id=9e92df56bd>

Food Well Alliance Summer Campaign, June 18, 2025 <https://mailchi.mp/foodwellalliance/june-2025-newsletter-updates-8346492?e=7cfe561612>

Third Annual Faith and Blue Event at SMCG on City Of Stone Mountain Website
https://www.stonemountaincity.org/news_detail_T3_R356.php

Faith and Blue Event at SMCG on FOX News, October 12, 2024
<https://www.facebook.com/share/v/CGsdZKhqoGVzRYtb/?mibextid=K35XfP>

Caston's Blog Dekalb County Extension 2024
<https://site.extension.uga.edu/dekalb/2024/07/master-gardener-site-spotlight-stone-mountain-community-garden/>

Food Well Alliance April 2024 Instagram
<https://www.instagram.com/reel/C5USbu7uiS0/?igsh=MWJ4d3M1cnV5MHQ1cw==>

Stone Mountain Community Garden - Facebook
<https://www.facebook.com/StnMtnCommunityGarden/>

AIB TV 2024 Documentary on SMCG
<https://www.youtube.com/watch?v=DeVQI5Q-l34&t=1s>

11 Alive TV 2024 Documentary on SMCG
<https://www.11alive.com/video/news/local/gardeners-grow-for-the-hungry-in-stone-mountain/85-2bd50dc4-d5f6-42b0-8af8-14bc12bed901>

FOX 5 ATL 2024 Documentary on SMCG
<https://www.fox5atlanta.com/video/1435657>

Food Well Alliance Just Picked! Blog
<https://www.foodwellalliance.org/blog/columbus-brown-stone-mountain-community-garden>

Georgia Grown 2022 Article, Page 32
<https://editions.mydigitalpublication.com/publication/?i=759283>

Georgia Bulletin Article 2021 Re: SMCG
<https://georgiabulletin.org/news/2021/04/corpus-christi-parishioners-join-community-effort-to-garden-with-love/>

Dekalb County Extension How to Build a Raised Bed
<https://www.facebook.com/UGAExtensionDeKalbCounty/videos/build-a-raised-bed/1117166168664185/>

Georgia Bulletin Article 2016 re SMCG
<https://georgiabulletin.org/news/2016/12/community-garden-grows-tons-good/>

Georgia Bulletin Article 2013 re SMCG [parishes-find-vitality-in-caring-for-creation](#)

**CITY OF STONE MOUNTAIN
POLICE ACTIVITY STATISTICS**

December 1, 2025-December 31,2025

ACTIVITY	A-SHIFT (DAY)	B-SHIFT (DAY)	C-SHIFT (NIGHT)	D-SHIFT (NIGHT)	TOTALS
Calls	37	57	31	25	150
Arrest	2	3	5	3	13
Citations	3	41	49	38	130
Warning Citations	3	73	5	30	111
DUI	0	0	0	0	0
VSCSA	0	0	1	0	1
Parking Citations	3	0	7	0	7
TOTALS	48	174	98	96	412
Incident Reports	150			Domestic 19 Accident 10	

POLICE RECORDS STATS

DECEMBER 2025

Open Records Requests answered	1+JustFOIA
Law Enforcement/Military/Security Clearance Pre-Employment Records Checks	30
Records and Media provided to prosecutors for criminal court cases	39



Overview

This report provides an overview of the financial health of the City of Stone Mountain based on the unaudited revenue and expense report for the period ending December 31, 2025.

The analysis includes the FY2025 YTD revenue performance, expenditure management, and overall budget utilization across various departments and funds.



General Fund Revenue

- **Original Budget:** **\$5,986,280**
- **Year-to-Date Revenue:** **\$5,274,641**
- **Remaining Revenue Target:** **\$711,639**

The city has achieved 88.11% of its General Fund revenue target for the year.

The City operates on a calendar year (January – December). As such and the majority of its tax income is currently collected between September and December, allowing a strong starting position for the beginning of its fiscal year.

- **Licenses and Permits:** Projected at \$122,000 exceeded budgeted revenue by \$74,611
- **Internal Governmental:** Projected at \$74,473 exceeded budgeted revenue by \$220,560
- **Fines & Forfeitures:** Projected is \$412,000, collected at 93.20%
- **Investment Income:** Year-to-date revenue is \$14,000, which is only 23.33% of the budgeted \$60,000, indicating underperformance in this category.

General Fund	Revenues	FY2025 Adopted/Amended Budget	FY2025 YTD	Variance
	Taxes	\$ 5,260,278	\$ 4,411,963	\$ 848,315
	Licenses and Permits	\$ 122,004	\$ 196,614	\$ (74,610)
	Intergovernmental Revenues	\$ 74,473	\$ 295,033	\$ (220,560)
	Charges For Services	\$ 13,236	\$ 18,121	\$ (4,885)
	Fines and Forfeitures	\$ 412,000	\$ 383,973	\$ 28,027
	Investment Income	\$ 60,000	\$ 14,000	\$ 46,000
	Contributions - Priv Sources	\$ -	\$ -	\$ -
	Miscellaneous Revenue	\$ 40,685	\$ (59,020)	\$ 99,705
	Other Financing Sources	\$ 3,605	\$ 13,954	\$ (10,349)
	Total GF Revenues	\$ 5,986,281	\$ 5,274,638	\$ 711,643

General Fund Total Expenditures:

- **Original Budget:** **\$5,986,280**
- **Year-to-Date Expenditures:** **\$5,032,788**
- **Remaining Budget:** **\$933,678**

The city has utilized 84.4% of its budgeted expenditures, which aligns with the percentage of the year completed (100%).



General Fund	Expenditures	FY2025 Amended Budget	FY2025 YTD	Variance	% Remaining
	Freeman	\$ 19,848	\$ 12,226	\$ 7,622	38.40%
	Crowe	\$ 19,848	\$ 7,535	\$ 12,313	62.04%
	Jones	\$ 37,966	\$ 25,298	\$ 12,668	33.37%
	Smith	\$ 19,848	\$ 11,027	\$ 8,821	44.44%
	Bryant	\$ 19,848	\$ 13,075	\$ 6,773	34.12%
	Bass	\$ 19,848	\$ 11,294	\$ 8,554	43.10%
	Marianos	\$ 19,848	\$ 8,290	\$ 11,558	58.23%
	Administration	\$ 1,421,601	\$ 1,052,604	\$ 368,997	25.96%

General Fund	Expenditures	FY2025 Amended Budget	FY2025 YTD	Variance	% Remaining
	Buildings	\$ 127,950	\$ 223,124	\$ (95,174)	-74.38%
	General Government	\$ 860,261	\$ 670,468	\$ 189,793	22.06%
	Court	\$ 354,430	\$ 318,833	\$ 35,597	10.04%
	Public Safety	\$ 1,972,708	\$ 1,811,552	\$ 161,156	8.17%
	Public Works	\$ 867,091	\$ 703,125	\$ 163,966	18.91%
	Parks	\$ 24,200	\$ 26,298	\$ (2,098)	-8.67%
	Debt Service	\$ 200,986	\$ 138,038	\$ 62,948	31.32%
	Total GF Exp	\$ 5,986,281	\$ 5,032,787	\$ 953,494	15.93%

General Fund Key Observations

Revenue Performance:

While the city has achieved 88.11% of its General Fund revenue target, certain categories, such as investment income, are underperforming significantly. The city may benefit from engaging a financial advisor and diversifying the entities where its accounts are held.

Expenditure Management:

Overall expenditure utilization is aligned with the percentage of the year completed.



FUND 02	Revenues	FY2025 Amended Budget	FY2025 YTD	Variance	% Remaining
VISITORS CENTER	Taxes (HMT)	\$ 27,500	\$ 32,003	\$ 4,503.00	16.37%
	Lic & Permits	\$ 15,000	\$ 47,750	\$ 32,750.00	218.33%
	Misc Rev	\$ 1,000	\$ 1,071	\$ 71.00	7.10%
	Other Fin Sources	\$ 127,575	\$ -	\$ (127,575.00)	-100.00%
		\$ -	\$ -	\$ -	0.00%
	Total Visitors Center Revenues	\$ 171,075	\$ 80,824	\$ (90,251)	

FUND 02	Expenditures	FY2025 Amended Budget	FY2025 YTD	Variance	% Remaining
VISITORS CENTER	Personnel	\$ 53,825	\$ 30,783	\$ 23,041.61	42.81%
	Purchased/Contracted Services	\$ 39,250	\$ 23,442	\$ 15,808.21	40.28%
	Supplies	\$ 3,000	\$ 810	\$ 2,190.08	73.00%
	Capital Outlay	\$ -	\$ -	\$ -	0.00%
	Other Costs	\$ -	\$ -	\$ -	0.00%
	Other Financing Uses	\$ 75,000	\$ 63,323	\$ 11,677.00	15.57%
	Total Visitors Center Exp	\$ 171,075	\$ 118,358	\$ 52,716.90	30.82%
	OVER/UNDER	\$ -	\$ (37,534)		

General Fund Key Observations

Revenue Performance:

Total Visitors Center Revenues	\$ 171,075	\$ 80,824
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Expenditure Management:

Total Visitors Center Exp	\$ 171,075	\$ 118,358
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Required GF Transfer Due to Fund 02 = \$37,534.



Presented by:
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Director of Finance/CFO
(Consultant)

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<u>FUND 03</u>	<u>Revenues</u>	<u>FY2025 Amended Budget</u>	<u>FY2025 YTD</u>	<u>Variance</u>	<u>% Remaining</u>
CEMETERY FUND	CHARGES FOR SVC	\$ -	\$ 300.00	\$ (300.00)	0%
		\$ -	\$ 300.00	\$ (300.00)	
	<u>Expenditures</u>	<u>FY2025 Amended Budget</u>	<u>FY2025 YTD</u>	<u>Variance</u>	<u>% Remaining</u>
		\$ -	\$ -	\$ -	0%

Required GF Transfer Due to Fund 03 = \$ -

FUND 06	Revenues	FY2025 Amended Budget	FY2025 YTD	Variance	% Remaining
CONFISCATED ASSETS	CONTINGENCIES	\$ 500	\$ -	\$ (500.00)	0%
		\$ -	\$ -	\$ -	
	Total Revenues	\$ 500	\$ -	\$ (500.00)	
	Expenditures	FY2025 Amended Budget	FY2025 YTD	Variance	% Remaining
		\$ 500	\$ -	\$500	0%
		\$ -	\$ -	\$ -	
	Total Expenditures	\$ 500	\$ -	\$ -	

FUND 08	Revenues	FY2025 Amended Budget	FY2025 YTD	Variance
STORMWATER	CHARGES FOR SVC	\$ 103,500	\$ 143,120	\$ (39,620.33)
	Total Revenues	\$ 103,500	\$ 143,120	\$ (39,620.33)

	FY2025 Amended Budget	FY2025 YTD
Expenditures		
PRSNL SVC/EMPL BEN	\$ 92,006	57098
PRCH SVC CONTR SVC	\$ 5,000	76020
SUPPLIES	\$ 2,800	641
CAPITAL OUTLAY	\$ -	2263
OTHERE COSTS	\$ 3,694	\$ -
Total Expenditures	\$ 103,500	\$ 136,022

FUND 09 - SPLOST I

(Now expired)

Revenues	FY2025 Amended Budget	FY2025 YTD
INTERGOV REV	\$ -	\$ -
Expenditures	FY2025 Amended Budget	FY2025 YTD CARRY FORWARD
PRCH SVC CONTR SVC	\$ -	\$ 76,994
CAPITAL OUTLAY	\$ -	\$ 899,664
OTHER COSTS	\$ -	\$ -
	\$-	\$ 976,659
OVER/UNDER	\$ -	(\$ 976,659)

**Requires Approval of Use of Fund Balance for SPLOST I. and GF Transfer:
 Restricted Fund Balance SPLOST 1 Fund – \$823,437
 Transfer of expenses to the General Fund - \$153,222**

FUND 14 - SPLOST II	Revenues	FY2025 Amended Budget	FY2025 YTD	Variance
SPLOST II	INTERGOV REV	\$ 1,151,594	\$ 3,005,564	\$ (1,853,970)
	Total Revenues	\$ 1,151,594	\$ 3,005,564	\$ (1,853,970)
	Expenditures	FY2025 Amended Budget	FY2025 YTD	Variance
	PRCH SVC CONTR SVC	\$ -	\$ 54,971	\$ (16,707.00)
	CAPITAL OUTLAY	\$ -	\$ 1,683,087	
	OTHER COSTS	\$ 1,151,594.00	\$ 12,578	\$ 1,139,016.14
		\$ 1,151,594.00	\$ 1,750,636	\$ 1,122,309.14
	OVER/UNDER	\$ -	\$1,254,928	

**SPLOST II Funds remaining are budgeted in FY2026 - 1.2M in FY2026
Recommend moving to Project Fund Accounting for SPLOST II**

FUND 20	Revenues	FY2025 Amended Budget	FY2025 YTD	Variance
DDA	INTERFUND TRANSFER	\$ 175,750	\$ 254,055	\$ (77,955)
	MISC REV		-\$ 350.00	
		\$ 175,750	\$ 253,705	\$ (77,955)
	Expenditures	FY2025 Amended Budget	FY2025 YTD	Remaining Budget
	PRSNL SVC/EMPL BEN	\$ -	\$ -	\$ -
	PRCH SVC CONTR SVC	\$ 60,750	\$ 33,211	\$ 27,539
	SUPPLIES	\$ -	\$ -	\$ -
	OTHER COSTS	\$ 100,000	\$14,993	\$ 85,007
	OTHER FIN USES	\$ 15,000	\$ -	\$ 15,000
		\$ 175,750	\$ 48,204	\$ 127,546
	OVER/UNDER	\$ -	\$ (205,500)	





- September - October PBC submissions to Audit Firm
- November 10 Update Meeting held with auditors to discuss submissions and schedule
- November 20-21 Introductions to Staff, Review of Workflows, and Onsite Testing
- November 2025 – January 2026 On-site Testing; Financial Institution Verifications; Process Observations
- Annual Audit Engagement - adjusted to provide Single Audit as required due to 2024 ARPA Funding

Next Steps:

Draft Report - Exit Interview



Presented by:
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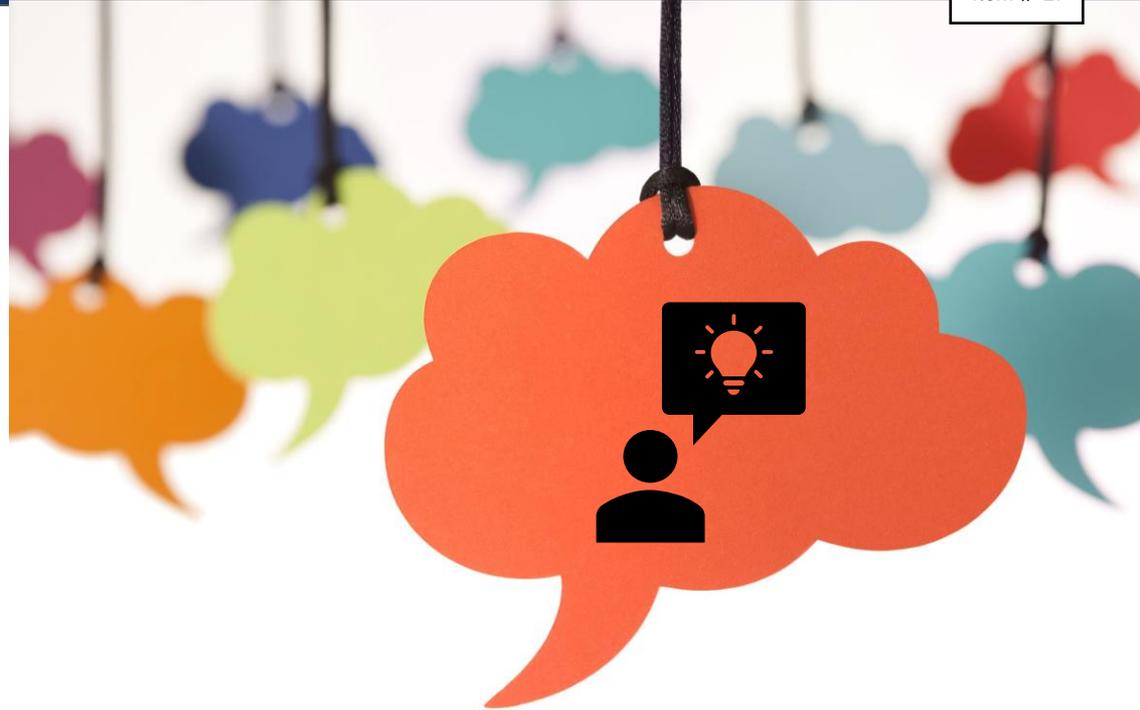


- W-2's in production for 2025 (must be issued by January 31, 2026)
- DOAA - Immigration Report Completed
- SPLOST II Expenditure report completed
- FY2026 Budget Book DRAFT Completed - Under ICM Review
- 1099's in progress and will be mailed by January 31, 2026
- End of year reports to closing and rollover in progress.



THANK YOU FOR YOUR TIME AND
CONSIDERATION

THOUGHTS/QUESTIONS?



CITY OF
STONE
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Operations Report

Presented by: Interim City
Manager, Maggie Dimov

Time Period:
December 16, 2025 - January 16, 2026

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.

New Hire

Public Works Director/ Mike Helton

The City is pleased to announce the hiring of Mr. Mike Helton as the new Public Works Director.

Mr. Helton brings more than 35 years of experience in local government, including executive-level leadership across municipal operations. Most recently, he served the City of Lilburn for five years as Assistant City Manager and Director of Public Works, where he provided strategic and operational oversight of essential city services and infrastructure. His professional background includes extensive experience in public works management, city administration, emergency management, and public safety. In Stone Mountain, Mr. Helton will oversee facilities management, stormwater operations, parks and trails, special projects, emergency management, and contracted services, while supporting citywide projects and operations. Helton's proven leadership, problem-solving skills, collaborative approach will be a valuable asset as he assumes responsibility for City's Public Works Department.

JustFOIA (Open Records Requests)

- 49 various requests completed for the City of Stone Mountain (December 11, 2025 - January 15, 2026)

Governing Body Updates:

- 4 new elected officials sworn in on January 6, 2026
- 7 elected officials registered for the Georgia Municipal Association City Summit Conference
- Mini Retreat held on January 16, 2026 in Lithonia, GA
- 7 invitations sent to city and state officials to attend the City's MLK Day event - Mayor Linder requested

Human Resources

- On December 16, 2025, City staff were celebrated at the Holiday Employee Luncheon. The event was a tremendous success, made possible by the generous support of our sponsors, partners, and contributors, including Buddy's Market; Carothers & Mitchell; A&S Paving, Inc.; SafeBuilt; POND; Stillwell's Emporium; Newborn Permit Service; MCCi; 5380 Studios; Commissioner Chakira Johnson; and Preferred Parking Service.
- The City launched its inaugural Human Resources staff newsletter on January 12, 2026. Appropriately titled HR Connects, the newsletter is designed to keep city staff informed on the latest news, celebrate employee milestones, and add a playful spark to the day-to-day work routine. HR Connects will be distributed monthly during the first week of each month.

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:** The Public Works Department completed pothole repairs at multiple locations as part of ongoing roadway maintenance efforts. Work was performed in December 2025, at the following locations: Ridge Avenue at JBR Memorial Drive; Forest Avenue at West Mountain Street; Forest Avenue at JBR; and Mimosa Street at V.F.W. Additional paving was completed on January 8, 2026, at Stillhouse Road at 4th Street.
- All paving work was completed successfully and restored roadway surfaces to safe and serviceable conditions.

Code Enforcement

Department Head: T.D. Johnson

Code Issues addressed: 10

Junk Vehicles: 3

Open Storage/Debris :3

Occupational Taxes: 1

Bldg Permit Matters: 1

Court Summons Issued: 2

*** Court Date: Jan Feb 12: New Court Cases Scheduled: 25

Cases continued from previous calendar: 22

Current Total of Stop Work Orders: 2

Storm Water

Department Head: Mike Vasquez, Stormwater Administrator

- **MS4 Inspection and Maintenance**

Stormwater structure inspections were completed in Zones 4 and 5, covering roadside ditches, ponds, pipes, culverts, and catch basins. The inspections evaluated overall condition, sediment buildup, blockages, erosion, and identified any necessary maintenance.

Capital Projects:

Item # 1.

- **New City Hall Parking Lot**

Phase 1 of the bio-retention pond installation has been completed. This phase included installation of the PVC underdrain system with filter stone, as well as placement of geotextile fabric along the pond slopes. Parking lot striping has also been completed. The remaining step to finalize the project is installation of the fence, which will occur following final stabilization of the bio-retention pond.

- **Street Paving**

The City should consider approval of a change order for the SPLOST 2025 paving project (for Ridgemere and Zachary Ct) to address necessary scope and cost adjustments identified during construction. The proposed change order reflects conditions encountered in the field and is required to ensure the project is completed in accordance with design standards and operational needs. The City Engineer has reviewed the change order and recommends approval to allow the paving project to proceed without delay and be completed successfully.

- **HVAC at City Hall**

The HVAC project at City Hall has been successfully completed. All work has been performed in accordance with the project scope and requirements. The City is now submitting the necessary documentation to GEFA and formally requesting reimbursement for eligible project costs.

- **JBR/Memorial at Forest Avenue**

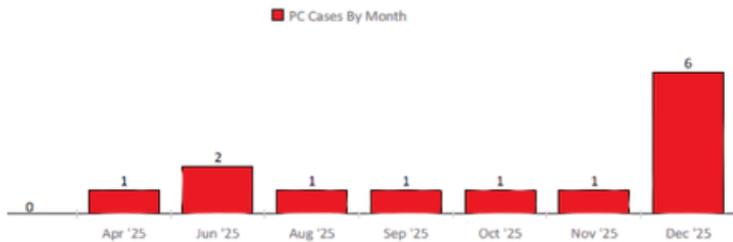
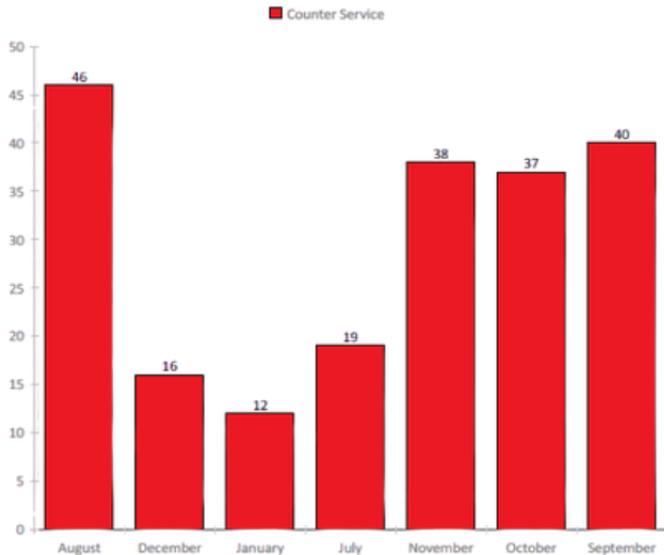
Quotes are now being received for several upcoming stormwater projects planned for 2026. One of the priority projects involves the collapsed stormwater pipe located beneath JBR/Memorial Drive at Forest Avenue.

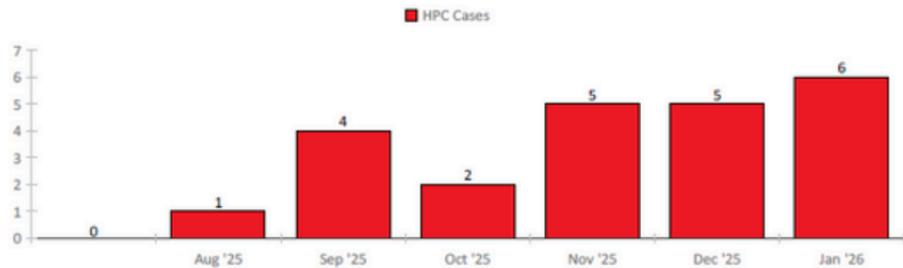
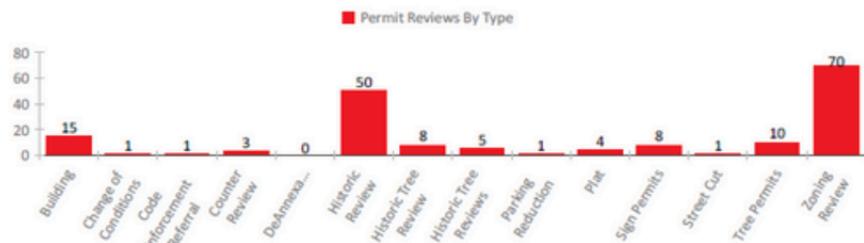
Initial quotes have been received, and the remaining two proposals are expected within the next few days. Once all quotes are in, staff and the City Engineer will evaluate and provide Council with recommendation for approval.

Planning Manager

Department Head: Tamaya Huff, Planning Manager

Report for the Month of November 2025





Special Events

- **Swearing-In Ceremony:**

The City of Stone Mountain successfully hosted a Swearing-In Ceremony to formally install newly elected and appointed officials into office. The ceremony marked an important milestone in the city's governance and reaffirmed a commitment to public service, leadership, and community engagement. Family members, city staff, and community stakeholders were in attendance as the oath of office was administered, symbolizing the officials' dedication to upholding the responsibilities entrusted to them. The event reflected the city's continued focus on transparency, civic pride, and collaboration.



o **MLK Community Service Day & City Weekend Schedule :**

The City of Stone Mountain will host an MLK Community Day of Service Event on Saturday to honor the legacy of Dr. Martin Luther King Jr. The event will bring residents and volunteers together for a day of service focused on community impact, unity, and civic engagement.



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: 1082 New Gibraltar Square (Parcel ID: 18 089 18 022) Variance for Lot Coverage, Rear and Side Yard

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

PROJECT SUMMARY

The applicant is submitting a request for a variance pertaining to the property located at 1082 New Gibraltar Square (Parcel ID 18-089-18-022). The request includes increasing the maximum lot coverage to 57%, a reduction of the side yard along the northern property line to 4.55 feet, a reduction of the side yard along the southern property line to 2.05 feet, and a reduction of the rear yard to 14.85 feet. The purpose of this variance is to enable the expansion of the existing rear deck and new addition in the backyard.

ZONING HISTORY

The property is zoned R-2 Traditional Residential and measures approximately 0.1 acres. Built in 1986, it was originally classified as R-100, allowing a rear yard setback of 15 feet and a side yard setback of 5 feet, as shown in the attached survey. On December 2, 2008, the City of Stone Mountain rezoned the property to R-2. Under Section 6-1.2(4), existing legal structures can continue to operate as long as they are not "enlarged, extended, or relocated," unless the use changes to one allowed in the new zoning district. Any modifications must comply with the current yard, buffer, height, and dimensional requirements of the R-2 Zoning District. Thus, the applicant must ensure the new addition and deck meet these current requirements or seek a variance for potential relief under the Stone Mountain Code of Ordinances.

GENERAL STANDARDS FOR APPLICATION APPROVAL

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

- 1) There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.
- 2) The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.
- 3) Such conditions are not the result of any actions of the property owner; and
- 4) Relief if granted would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance

STAFF RECOMMENDATION

Item1: The parcel is rectangular and situated on a steep slope, resulting in a high rear yard

and a narrow front yard, creating a broad but shallow rear backyard. Prior to the City-wide zoning change, the yard setbacks established under the R-100 Zoning increased the setbacks of an already shallow back yard from 15 feet to 30 feet. Consequently, staff deems the current lot configuration an exceptional condition that was exacerbated by the city-wide change from R-100 to R-2.

Item 2: The property has a unique hardship due to the narrow rear yard being imposed with a 30-foot setback requirement. The proposed addition would further reduce the rear yard to 15.20 feet, still falling short of this standard. Currently, the lot coverage is 57%, above the 40% limit for the R-2 Zoning District. The development plan aims to lower this to 54% by removing patios and replacing a deck. This minor reduction will not worsen the property's non-conformity and is deemed reasonable.

Item 3: The original lot configuration was approved under the R-100 Zoning District. The definition of a rear yard is the minimum horizontal distance between the rear lot line and the rear of the main building or any projections. Due to the addition, the rear yard attainable with the addition is 15.15 feet, requiring 14.85-foot yard reduction from the 30-foot yard standard. As the lot is formerly zoned R-100, and the minimum rear yard is 15 feet, the proposed 15.20-foot setbacks would not increase the nonconformity, and which was not created by the property owner, but a change in Zoning District regulations that resulted between 1986 and 2008.

Item 4: In accordance with Section 5-2.1, properties and structures are required to conform to the established characteristics of the neighborhood, thereby ensuring continuity and adherence to the intents of the zoning regulations. However, this concern is mitigated upon a review of the surrounding structures which indicates that each adjacent parcel contains buildings situated more than 15 feet from the property lines surrounding 1082 New Gibraltar Square. The applicant intends to establish adequate separation through the installation of an 8-foot-high fence for the side and rear yards, and the improvement will reduce the non-conformity of the lot coverage from 54 percent to 57%. Moreover, considering the unique attributes of the parcel, the evolution of zoning regulations over time, and the absence of any proposal to increase nonconformity, staff expresses support for the proposed reductions in yard for the replacement deck, addition, and proposed lot coverage. These requests are deemed reasonable in light of the exceptional conditions of the property, the minimal potential impacts to surrounding property, which are inherently limited in nature.

Staff recommend **APPROVAL** of the following variances in accordance with Sections 5-2.5 of the R-2 Traditional Zoning District.

- **Side Yard Setback (North Lot Line): 4.55 feet**
- **Side Yard Setback (South Lot Line): 2.05 feet**
- **Rear Yard Setback: 14.85 feet**
- **Lot Coverage that does not exceed 54 %**

Planning Commission recommend APPROVAL of the following variances in accordance with Sections 5-2.5 of the R-2 Traditional Zoning District

Approved Unanimously 5-0 during the November 17, 2025 Planning Commission.

Requested Action: Public Hearing was held on January 6, 2026. Request to Approve Variance for 1082 Gibraltar Square With Conditions.



PLANNING COMMISSION MINUTES
Monday, November 17, 2025 @ 6:30 pm
Regular Meeting
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Meeting called to order at 6:31pm.

DETERMINATION OF QUORUM

Present: Alex Brennan, Rachel Isley, Grace Kelly, Raina Willson, and Chountelle Hudson
Absent: Meron Tadesse, Matt McConnell

APPROVAL OF THE AGENDA

Grace Kelly moved to approve the agenda as presented; seconded by Rachel Isley.
Vote: Approved Unanimously 5-0.

APPROVAL OF MEETING MINUTES

1. October 20, 2025

Motion to Amend the Minutes. Grace Kelly moved to approve the agenda as amended;
seconded by Rachel Isley. Vote: Approved Unanimously 5-0;.

COMMISSION ANNOUNCEMENTS

1. Planning Commission Appointments.

Rachel Isley and Raina Wilson were appointed by City Council on November 5, 2025, and sworn in by Mayor Pro Tempore Ryan Smith on November 17, 2025, before the regularly scheduled Planning Commission Meeting.

2. Steering Committee Development

Planning Manager requested Planning Commission to appoint two (2) representatives for the Comprehensive Plan Steering Committee by December 17, 2025.

3. City Council Agenda – November 18, 2025

- 798 Third Street – Public Hearing for a Special Use Permit to allow a shed
- Chountelle Hudson - Request for reappointment

OLD BUSINESS

None.

NEW BUSINESS

1. 1082 New Gibraltar Square (Parcel ID: 18 089 18 022)

Request – Application to request variances for reducing rear and side yards, as well as lot coverage, to allow for the construction of an expanded deck and new addition.

Grace Kelly moved to approve; seconded by Raina Wilson. Vote: Approved Unanimously 5-0;

PUBLIC COMMENTS

Theresa Thomas requested more transparent minutes and requested the planning commission disclose a list of candidates selected for consideration for the Planning Commission, the reasons candidates were not selected, and to be considered for the Comprehensive Plan Steering Committee.

ADJOURNMENT

Grace Kelly moved to adjourn; seconded by Rachel Isley. Vote: Approved Unanimously 5-0;



Alex Brennan, Chair

Tamaya Huff, Secretary

Grace Kelly moved to approve; seconded by Raina Wilson. Vote: Approved Unanimously 5-0;

PUBLIC COMMENTS

Theresa Thomas requested more transparent minutes and requested the planning commission disclose a list of candidates selected for consideration for the Planning Commission, the reasons candidates were not selected, and to be considered for the Comprehensive Plan Steering Committee.

ADJOURNMENT

Grace Kelly moved to adjourn; seconded by Rachel Isley. Vote: Approved Unanimously 5-0;

Alex Brennan, Chair

Tamaya Huff, Secretary



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

STAFF ANALYSIS AND REPORT

OWNER : Jean-Claude Mondesir

APPLICANT : William Perry

LOCATION: 1082 New Gibraltar Square

PARCEL: **18 089 18 022**

CURRENT ZONING: Traditional Residential (R-2)

REQUEST: 4.55-foot Variance for Northern Side Yard
2.05-foot Variance for Southern Side Yard
14.85-foot Variance for Southern Rear Yard

ZONING/ADJACENT LAND USE:

North	Traditional Residential (R-2)
South	Traditional Residential (R-2)
West	Traditional Residential (R-2)
East	Traditional Residential (R-2)

COMPREHENSIVE PLAN:

Future Land Use Designation: Single Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	11/17/2025 – 6:30 P.M.
1 st Read City Council:	12/16/2025 – 6:30 P.M.
City Council Public Hearing:	01/06/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL

I. SUMMARY

The applicant seeks a variance to increase the maximum lot coverage to 57%, reduce the side yard setback along the northern property line to 4.55 feet, reduce the side yard setback along the southern property line to 2.05 feet and the rear yard setback to 14.85 feet at the subject property located at 1082 New Gibraltar Square (Parcel ID 18-089-18-022). The applicant is requesting this variance to facilitate the expansion of the existing rear deck and the construction of a new addition in the backyard.

II. ZONING REQUIREMENTS

The subject property is zoned Traditional Residential (R-2). Per Section 5-2.1 the intent of the zoning district is to:

- Preserve the historic integrity of Stone Mountain's residential neighborhoods.
- Restrict uses to low-density single-family residences.
- Maintain consistent densities with existing neighborhoods.
- Protect established areas from incompatible development.

The district development regulations per Sec 5-2.5 include:

- Minimum Side Yard :10 feet
- Minimum Rear Yard :30 feet
- Maximum lot coverage:40 percent, including off-street parking.

III. ZONING HISTORY

The subject property is presently zoned R-2 and encompasses an area of approximately 0.1 acres. According to the DeKalb County Property Appraiser database in Georgia, the structure was constructed in 1986. At that time, it was classified under the DeKalb County Zoning District as R-100, which permitted a rear yard setback of 15 feet and a side yard setback of 5 feet, as illustrated by the accompanying survey and plat included in the appendix of this report. On December 2, 2008, the City of Stone Mountain officially adopted its zoning map, resulting in the rezoning of the property to the R-2 Zoning District. Consequently, in accordance with Section 6-1.2(4) regarding General Rules for Nonconforming Use Continuance, land and structure uses that were legal prior to the amendments to the zoning ordinance may only continue if they are not “enlarged, extended, or relocated,” except when the use is changed to one that is permitted within the zoning district in which the property is located. In such instances, any expansion, enlargement, or relocation of buildings or structures must comply with the yard, buffer, height, and other dimensional requirements pertinent to the underlying zoning district. Therefore, the applicant intending to construct a new addition and deck must ensure that the proposed modifications conform to the current dimensional requirements of the R-2 Zoning District.

IV. EXISTING SITE CONDITIONS

The primary structure is a single-family detached residence with a total area of 4,356 square feet, of which 2,076 square feet is classified as heated living space. Furthermore, the property features an exterior rear deck measuring 112 square feet, excluding the 48-foot overhang. Per the DeKalb County Property Appraiser, the current rear deck measures approximately 14 feet by 8 feet. The staff measured the proposed rear deck dimensions at 11.56 feet by 19.63 feet, yielding an area of 226.92 square feet. The applicant provided that the proposed

CITY OF STONE MOUNTAIN
 PLANNING AND ZONING DEPARTMENT

deck dimensions are 240 square feet, and the addition is 240 square feet. Staff completed calculations that indicate the new addition will expand the heated floor space by 4.82 feet into the rear yard if expanded to 226 square feet.

The property is characterized by a gentle slope originating from the principal structure, which is situated at an elevation of 982 feet and descends toward the eastern property line, where there is a nominal elevation decrease of 4 feet. At present, the northern boundary of the lot measures 79 feet and adjoins 1086 New Gibraltar Square. Conversely, the southern property line has a length of 65 feet, resulting in a 14-foot differential between the front and rear boundary lines, which yields an elongated rectangular configuration of the lot. The rear boundary to the west, which faces 1083 and 1073 Rankin Street, also measures 65 feet, while the eastern boundary is 57 feet, further enhancing the distinct rectangular shape of the parcel.

The lot is currently enclosed by a fence, which is positioned outside the property line, thus encroaching upon the northern boundary of the adjacent parcel at 1086 New Gibraltar Square, as well as the southern boundary at 1078 New Gibraltar Square. The applicant, acting as the representative of the property owner, has submitted an application that is currently under review by the Planning and Zoning Department. This application proposes the removal of the existing fence and aims to position a new fence within the property boundaries, with an elevation of 8 feet along the rear and side lot lines.

IV. VARIANCE REQUEST(s)

Plans presented by the applicant propose the following variances, as depicted in Table 1.

Table 1. Applicant Proposed Variance Request

Location	Measured in Feet		
	Proposed Yard	Requirement Per Sec 5-2.5	Variance
Replacement Deck			
Side Yard (North)	8	10	2
Addition			
Rear Yard	16	30	14

Staff reviewed the applicant’s submittal and noted the scale did not depict a ratio of 20 feet per 1 inch but rather 2.10 inches per 20 feet. Calculations based on the appropriate scale are shown in Table 2, where applicable.

Table 2. Staff Analysis of Variance Request

Location	Measured in Feet		
	Proposed Yard	Required Yard	Variance Needed
Replacement Deck			
Side Yard (North)	5.45	10 .00	4.55
Addition			
Side Yard (South)	7.95	10.00	2.05
Rear Yard	15.15	30 .00	14.85

Lot Coverage		
Existing Lot Coverage	Proposed Lot Coverage	Requirement
57%	54%	40% Maximum

V. GENERAL STANDARDS FOR APPLICATION APPROVAL

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

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

The current parcel is shaped like a rectangle and is located on a steep slope. This results in a significantly elevated rear yard and a narrower front yard, creating a broad but shallow rear yard. The rear yard on the south side of the lot is narrower than on the north side, which limits the available space for expanding the structure at the southwest corner of the parcel. Therefore, staff believe that the existing configuration of the lot presents an exceptional condition.

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

The property is confronted with a unique and undue hardship due to the tapering of the rear yard, which decreases in width from the northern lot line to the southern lot line. This configuration presents significant challenges for the applicant seeking to construct an addition while complying with the required rear yard setbacks, specifically the 30-foot setback mandated from the northern half to the southern half of the rear yard. In accordance with the regulations established for the R-100 Zoning District, the parcel is authorized to maintain a rear yard of 15 feet. The proposed construction of the addition will result in a rear yard of 15.15 feet, which constitutes a reduction of 14.85 feet from the mandated standard of 30 feet R-2 Zoning Requirements. This request will not alter the existing non-conformity status of the property.

At present, the lot coverage area stands at 57%, surpassing the R-2 base zoning district requirement of 40%, as delineated in Section 5-2.5(13). This calculation incorporates the existing house, driveway, and patios. The proposed development plan entails the removal of the patios, the construction of an addition, and the replacement of the deck, which is projected to reduce the lot coverage to 54%. A strict interpretation of the zoning code would prohibit any expansion of the primary structure within its existing footprint, thereby maintaining the lot coverage at the current level of 57%. Consequently, the proposed reduction in lot coverage to 54% is unlikely to exacerbate non-conformity. Therefore, the staff is of the opinion that this proposed reduction in lot coverage is justifiable as it reduces the non-conformity and is reasonable.

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

The original lot configuration was approved under the R-100 Zoning District. The definition of a rear yard is the minimum horizontal distance between the rear lot line and the rear of the main building or any projections. Due to the addition, the rear yard attainable with the addition is 15.15 feet, requiring a 14.85-foot yard reduction from the 30-foot yard standard. As the lot is formerly zoned R-100, and the minimum rear yard is 15 feet, the proposed 15.20-foot setback would not increase the nonconformity and were not created by the property owner, but a change in Zoning District regulations that resulted between 1986 and 2008.

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

A variance provides the opportunity for adjustments to existing zoning regulations, specifically concerning yard requirements, provided that such modifications do not significantly diverge from the standards established for the underlying zoning district. For instance, a proposal to reduce the rear yard setback to 15 feet would fall short of meeting the requirements set forth for the In-Town Neighborhood (R-3) District and would considerably contradict the stipulations applicable to the R-2 Zoning District. Such a deviation from the rear yard specifications articulated for the R-2 Traditional Zoning District would not fulfill the intent of the zoning ordinance. This situation raises concerns regarding compatibility with adjoining land uses and may adversely impact neighboring properties, particularly given the property's location within a subdivision. The proposed reduction of the rear yard along the southern lot line would position the structure in closer proximity to Parcel 1078, New Gibraltar Square. In accordance with Section 5-2.1, properties and structures are required to conform to the established characteristics of the neighborhood, thereby ensuring continuity and adherence to the intents of the zoning regulations. However, this concern is mitigated upon a review of the surrounding structures which indicates that each adjacent parcel contains buildings situated more than 15 feet from the property lines surrounding 1082 New Gibraltar Square. The applicant intends to establish adequate separation through the installation of an 8-foot-high fence for the side and rear yards, and the improvement will reduce the non-conformity of the lot coverage. Moreover, considering the unique attributes of the parcel, the evolution of zoning regulations over time, and the absence of any proposal to increase nonconformity, staff expresses support for the proposed reductions in yard for the replacement deck, addition, and proposed lot coverage. These requests are deemed reasonable in light of the exceptional conditions of the property, the minimal potential impacts to surrounding property, which are inherently limited in nature.

VI. STAFF RECCOMENDATION

Staff recommend APPROVAL of the following variances in accordance with Sections 5-2.5 of the R-2 Traditional Zoning District.

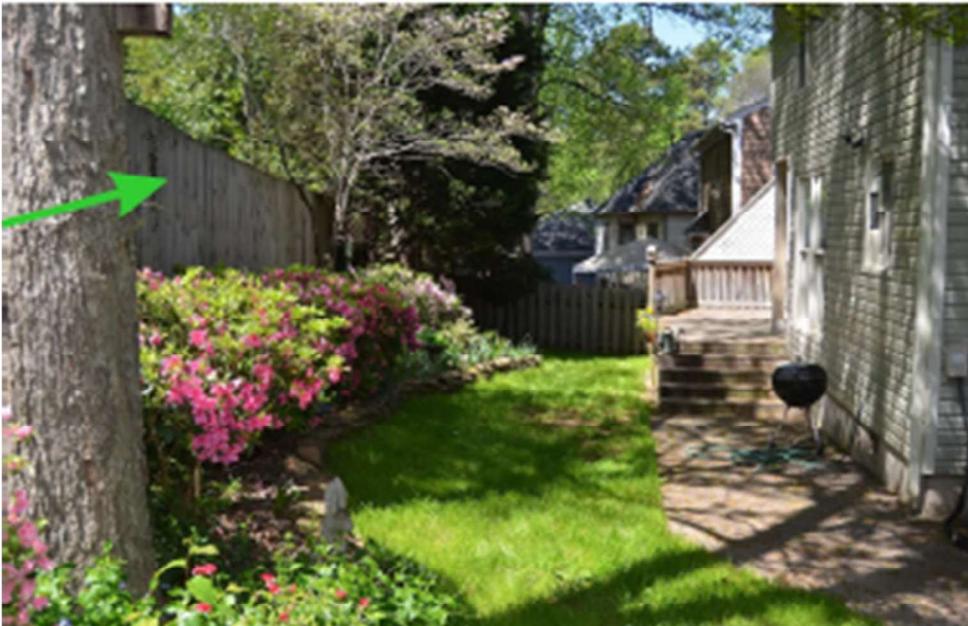
- Side Yard Setback (North Lot Line): 4.55 feet
- Side Yard Setback (South Lot Line): 2.05 feet
- Rear Yard Setback: 14.85 feet
- Lot Coverage that does not exceed 54%

VII. SITE PHOTOS

FRONT OF PROPERTY



REAR OF PROPERTY FACING SOUTHERN LOT LINE



REAR OF PROPERTY FACING NORTH LOT LINE

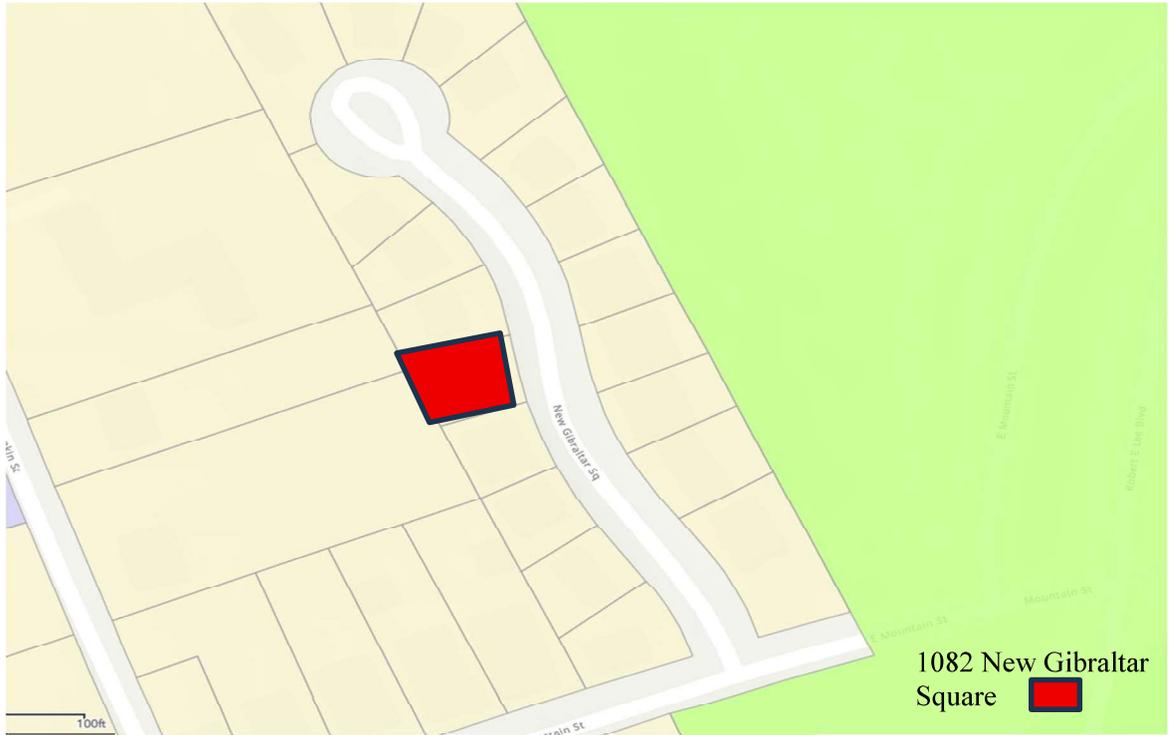


VIII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



SITE ADDRESS: 1082 GIBRALTER SQUARE
REQUEST: VARIANCE
PARCEL ID: 18 089 18 022

IX. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



X. FIGURE 3. FUTURE LAND USE MAP



XI. SPECIAL USE APPLICATION



VARIANCE APPLICATION



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 checked="" type="checkbox"/>
2.	Application Form	<input checked="" type="checkbox"/>
3.	Site Plan Checklist	<input checked="" type="checkbox"/>
4.	Site Plan/Survey	<input checked="" 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"/>

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

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

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

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

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

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

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

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

hours of operation, and number and use of playing fields.

- ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.11 Variance Standards and Procedures.
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant’s representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be checked and Section 4 of the form completed.
- ITEM 3. **APPLICATION FEE:** A \$400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

MEETINGS AND PUBLIC HEARINGS:

- A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.
- C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

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

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

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

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



APPLICATION FOR VARIANCE

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

Date Received: _____

PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William Perry

Address: 3379 Peachtree Road NE (Buckhead), Suite 655 Atlanta, GA 30326

Phone: [REDACTED] Cell: [REDACTED] Fax: _____

Email Address: [REDACTED]

OWNER INFORMATION (If different from Applicant)

Owner Name: Jean-Claude Mondesir

Address: 1082 New Gibraltar Square Stone Mountain, GA 30058

Phone: [REDACTED] Cell: _____ Fax: _____

Email Address: [REDACTED]

PROPERTY INFORMATION

Address: 1082 New Gibraltar Square Stone Mountain, GA 30058

Parcel ID#: 1808918022 Land Lot: _____ District: _____

Office use only:
CASE # _____

Applicant signature: William Perry

Date: 10/29/2025

SECTION II

OWNER/PETITIONER

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

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

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

Jean-Claude Mondesir
 TYPE OR PRINT OWNER'S NAME
 1082 New Gibraltar Square
 ADDRESS
 Stone Mountain, GA 30083
 CITY & STATE ZIP CODE
 [Signature]
 OWNER'S SIGNATURE
 [Redacted]
 EMAIL ADDRESS

Sworn to and subscribed before me this the
 20th Day of June 2025
 [Signature]
 NOTARY PUBLIC

[Redacted]
 PHONE NUMBER



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

William Perry
 TYPE OR PRINT PETITIONER'S NAME
 3379 Peachtree Road NE (Buckhead), Suite 655
 ADDRESS
 Atlanta, GA 30326
 CITY & STATE ZIP CODE
 [Signature]
 PETITIONER'S SIGNATURE
 [Redacted]
 EMAIL ADDRESS

Sworn to and subscribed before me this the
 31 Day of October 2025
 [Signature]
 NOTARY PUBLIC

ANTWANETTE WHITE
 NOTARY PUBLIC
 FAYETTE COUNTY
 STATE OF GEORGIA
 [Redacted]
 PHONE NUMBER
 COMMISSION # W-00659938 EXP. 06/27/2028

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent
 William Perry
 TYPE OR PRINT ATTORNEY / AGENT NAME
 [Signature]
 SIGNATURE OF ATTORNEY / AGENT
 3379 Peachtree Road NE (Buckhead), Suite 655
 ADDRESS
 Atlanta, GA 30326
 CITY & STATE ZIP CODE

[Redacted]
 EMAIL ADDRESS
 [Redacted]
 PHONE NUMBER
 [Signature]
 PETITIONER'S SIGNATURE

SITE PLAN CHECKLIST

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

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	<input checked="" type="checkbox"/>
2	The proposed land use classification.	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>

Office use only:

Application reviewed by: _____

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
VARIANCE	\$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)

2025051080 DEED BOOK 31956 PG 691
Filed and Recorded: 4/29/2025 7:43:00 AM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$325.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

18-089-18-022

Space Above This Line for Recorder's Use

AFTER RECORDING RETURN TO:
O'KELLEY & SOROHAN,
ATTORNEYS AT LAW, LLC
1979 LAKESIDE PKWY, SUITE 340
TUCKER, GA 30084
ATTN: CARLTON JOHNSON, ESQ.

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, made this 23rd day of April 2025, by and between SGA 1-4 RESIDENTIAL JHL, LLC, a Georgia limited liability company (herein called "Grantor") and JEAN CLAUDE MONDESIR, JR. ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said bargained premises, together with all and singular the

rights, members and appurtenances thereof, to the same being, belonging or in any wise appertaining, to the only proper use, benefit and behoof of Grantee, forever, **IN FEE SIMPLE**.

This Deed and the warranty of title contained herein are made subject to all matters of record and those matters set forth on Exhibit B, attached hereto and incorporated herein.

Grantor will warrant and forever defend the right and title to the above-described property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

Cruid Spivey
Unofficial Witness

Notary Public

(NOTARY SEAL)

GRANTOR:

SGA 1-4 RESIDENTIAL JHL, LLC

By: John H. Lantz
JOHN H. LANTZ, Manager

[COMPANY SEAL]

My Commission Expires:

7/5/25



EXHIBIT A – Limited Warranty Deed

Legal Description

All that tract or parcel of land lying and being in Land Lot 89, 18th District, DeKalb County, Georgia, being Lot 16, New Gibraltar Square Subdivision, according to plat recorded in Plat Book 77, Page 39, DeKalb County, Georgia records, reference to said plat is hereby made for a complete description of the property herein described.

For informational purposes only: 1082 New Gibraltar Square, Stone Mountain, GA 30083, Parcel ID – 18 089 18 022

EXHIBIT B – Limited Warranty Deed
Permitted Exceptions

1. Taxes and assessments for the year 2025 which are liens not yet due and payable and subsequent years not yet due and payable.
2. Any violations (and any related citations/fines/penalties) regarding any ordinances, laws, rules, regulations or restrictions of the City of Stone Mountain, DeKalb County, or any other applicable governmental entity or authority.
3. Rights of electric, gas, telephone, cable, water and any other utility companies or authorities to lay, maintain, install and repair pipes, lines, poles, conduits, cables, boxes and related equipment upon, under and above the Premises, if any.
4. The environmental condition of the Property (including without limitation, the presence of any asbestos or lead on the Property) and riparian rights incident to the Property.
5. Physical defects, latent defects, and all matters relating to the condition of the Property.
6. All matters shown in the real property records or other public records of DeKalb County, Georgia.
7. Any matters shown or described on Seller's survey of the Property, or which could be shown by a current or updated ALTA survey of the Premises.

2025051081 DEED BOOK 31956 PG 695
Filed and Recorded: 4/29/2025 7:43:00 AM
Recording Fee: \$25.00
Intangible Tax: \$675.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

18-089-18-022

After Recording Return To:
Silverton Mortgage
516 ALCOA TRAIL
MARYVILLE, TN 37804

This instrument was prepared by:
VANDERBILT MORTGAGE AND FINANCE, INC. DBA
SILVERTON MORTGAGE
1201 PEACHTREE ST NE, 2050
ATLANTA, GA 30361
855-815-0291

Document Date: April 23, 2025

Signatories: Jean Claude Mondesir, Jr

Grantee Address: VANDERBILT MORTGAGE AND FINANCE,
INC. DBA SILVERTON MORTGAGE
1201 PEACHTREE ST NE, 2050
ATLANTA, GA 30361

Map/Parcel ID Number: 18-089-18-022

Loan Amount: \$225,000.00

Maturity Date: May 1, 2055

An Intangible Recording Tax, imposed by the state of Georgia, is required on the long-term note.

The Intangible Recording Tax Amount \$ 675.00, is based upon the maximum amount of your loan.

(Space Above This Line For Recording Data)

(All or part of the purchase price of the Property is paid for with the money loaned.)

PURCHASE MONEY SECURITY DEED

MIN: 100643800043236664
SIS Telephone #: (888) 679-MERS

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

Parties

(A) "Borrower" is Jean Claude Mondesir, Jr., currently residing at 222 Newberry Street NW, Aiken, SC 29801. Borrower is the grantor under this Security Instrument.

(B) "Lender" is VANDERBILT MORTGAGE AND FINANCE, INC. DBA SILVERTON MORTGAGE. Lender is A TENNESSEE CORPORATION organized and existing under the laws of TENNESSEE. Lender's address is 1201 PEACHTREE ST NE, 2050, ATLANTA, GA 30361. The term "Lender" includes any successors and assigns of Lender.





Item # 1.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William Perry

Name
Build Permits, LLC

Company
3379 Peachtree Road NE (Buckhead), Suite 655 Atlanta, GA 30326

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

[Redacted]

Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

1082 New Gibraltar Square, Stone Mountain, GA

Address of Project
1082 New Gibraltar Square

Name of Project
Variance

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)
4,356

Total Project Acreage

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

Proposed Use	PROPOSED SQ FT
New Addition Construction: 4 Story 9'-0 and 8'-0"	FOR NEW ADDITION
Ceiling Type V (Wood-Framed) construction	1,540 SQ F
Heated Space 2,080 sq	
First Floor 1,190 sq ft	
Second Floor 396 sq ft	
Third Floor 119 sq ft	
Fourth Floor 254 sq ft	
Total sq ft, 1,959 sq ft	
Lot 4,356 sq ft	

Applicant Signature: William Perry Date: 10 / 8 / 2025

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

For Internal Use Only:
10/8/2025

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

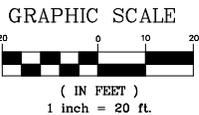
Digitally signed by Tamaya Huff
Date: 2025.11.08 23:30:28 -05'00'

SURVEYORS NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATION WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES, BEFORE EXCAVATION ARE BEGUN, CALL THE UTILITIES PROTECTION CENTER FOR ADDITIONAL INFORMATION.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENT OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
5. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
6. ALL REBARS SET ARA 1/2" REBARS UNLESS OTHERWISE NOTED.
7. THE EXISTENCE, SIZE AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
8. CONTOUR INTERVAL= 2 FEET
9. ALL DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES.

NOTE:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00'00"6" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 183,383 FEET
2. ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC. HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.
3. NO VISIBLE EVIDENCE OF A CEMETERY FOUND.
4. ZONING AND SETBACK SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.



FLOOD STATEMENT:

NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP
 PANEL # 13089C0091K DATE: 12/8/2016

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:
 EX. HOUSE/ PORCH -----1,504 SQ.FT.
 EX. CONC (BRICK) DRIVEWAY ----- 497 SQ.FT.
 EX. BRICK WALK / PATIO ----- 507 SQ.FT.
TOTAL IMPERVIOUS AREA ----- 2,508 SQ.FT.
 LOT COVERAGE 2,508 SQ.FT./ 4,375 SQ.FT. = 57%

INSTRUMENT USED:

GEOMAX ZOOM 90 ROBOTIC TOTAL STATION.
 REFERENCE USE: DEED BOOK: 31956 PAGE: 691
 REFERENCE USE: PLAT BOOK: 77 PAGE: 39

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- O.H.P. OVERHEAD POWER LINE
- P.P. POWER POLE
- L.L.L. LAND LOT LINE
- I.P.F. 1/2" IRON PIN FOUND
- I.P.S. 1/2" IRON PIN SET
- OTPF OPEN TOP PIPE FOUND
- C.L. CENTER LINE
- W.M. WATER METER
- W.M. WATER METER
- CTF CRIMP TOP FOUND
- G.M. GAS METER
- W. WATER LINE
- GL GAS LINE
- SS SEWER LINE
- EM ELECTRIC METER
- A/C AIR CONDITION

LOT AREA
 4,375. sq.ft.
 0.100 acres

ZONING: R-100

BOUNDARY SURVEY OF TOPOGRAPHIC AND EXISTING CONDITION FOR:

BUILD PERMITS, LLC

1082 NEW GIBALTAR SQ.
 STONE MOUNTAIN GA 30083
 PARCEL ID: 18 089 18 022
 LAND LOT: 89 18TH DISTRICT
 DEKALB COUNTY, GEORGIA
 DATE OF FIELD SURVEY: 7-7-2025 (R&D)
 SCALE 1"=20' DATE OF PLAT 7-10-2025
 REVISION 10-22-2025
 SHEET SIZE 11" X 17" JOB # 28851

SURVEYOR'S CERTIFICATE

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Regulation for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

7-10-2025

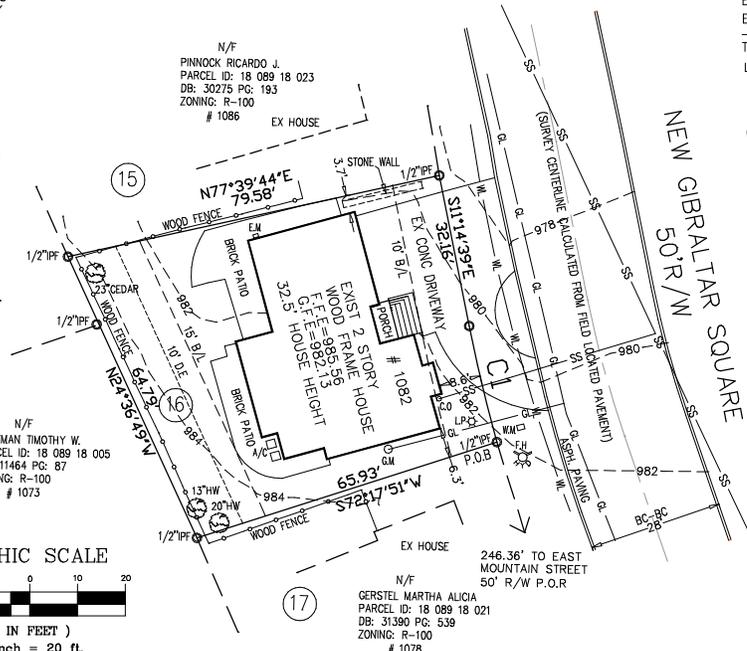
WALTER F. PRINCE Georgia RLS No. 2808 Date

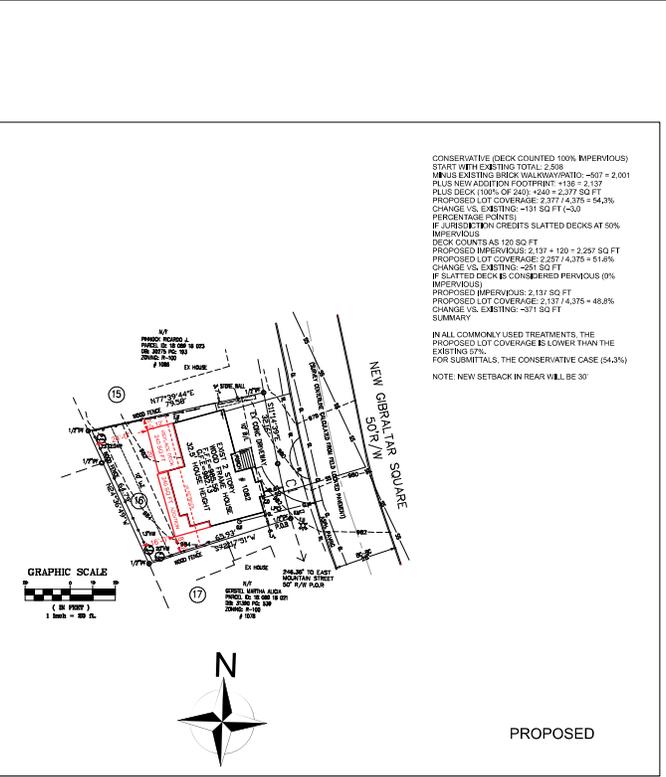
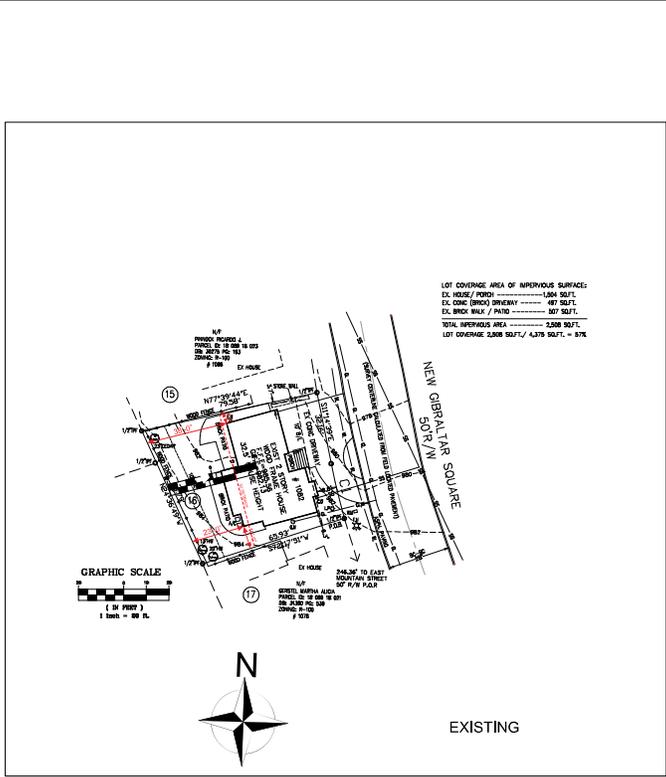


CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.01	337.50	S13°21'37"E	25.00

HURD PRINCE & ASSOCIATES, INC.

Consulting Planners & Surveyors
 110 MLK SR HERITAGE TRAIL
 STOCKBRIDGE, GEORGIA 30281-3424
 Phone (678)-593-5450 Cell (404) 372-7304





NOTE: EXISTING BUILDING WILL NEED TO BE EXTENDED
 RELOCATED TO ACCOMMODATE FOR NEW ADDITION
 THIS RELOCATION WILL BE NOTED ON THE FINAL
 SURVEY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.01	337.50	S13°21'37"E	25.00

HURD PRINCE & ASSOCIATES, INC.
 Consulting Planners & Surveyors
 110 MLK SR HERITAGE TRAIL
 STOCKBRIDGE, GEORGIA 30281-3424
 Phone (678)-593-5450 Cell (404) 372-7304

102 NEW GIBBALTAR SQUARE STONE MOUNTAIN, GA PROJECT
 1022 New Gibraltar Square Stone Mountain, GA 30083
 EXISTING AND PROPOSED FENCE LOCATION



Owner
 This drawing is the property of Hurd Prince & Associates, Inc. and shall remain confidential and shall not be reproduced without permission.

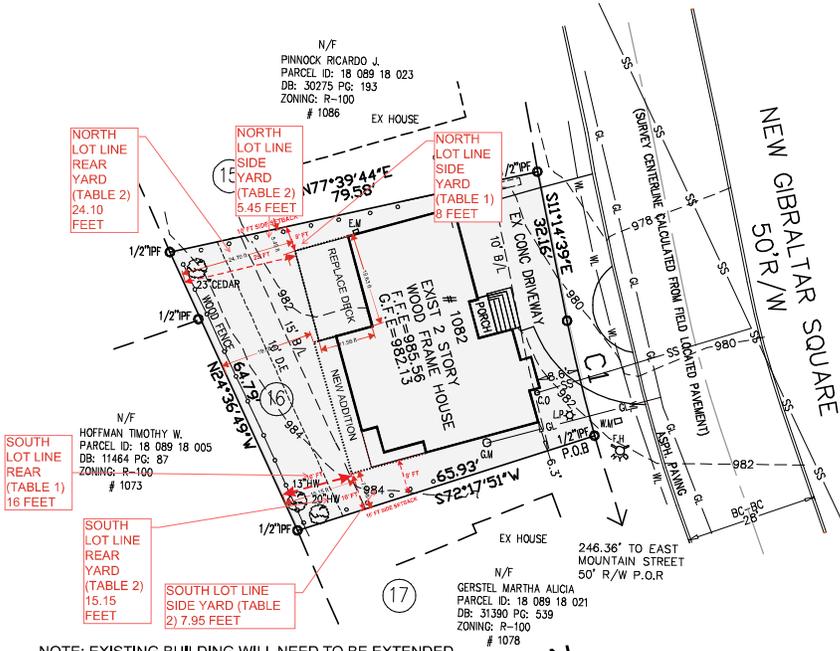
Revision No.	Date	By
1	05/20/2022	WLP

DATE: 05/20/2022
BY: WLP

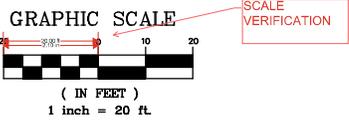
JOB NO.
 30802

SHEET NO.
 F-L3

FLOOD STATEMENT:
 NO PORTION OF THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.A. OFFICIAL FLOOD HAZARD MAP
 PANEL # 13089C0091K DATE: 12/8/2016



NOTE: EXISTING BUILDING WILL NEED TO BE EXTENDED RELOCATED TO ACCOMMODATE FOR NEW ADDITION THIS RELOCATION WILL BE NOTED ON THE FINAL SURVEY.



27 PROPOSED FENCE LOCATION
 1.959 SQ. FT. 1/4" = 1'-0" **ISSUE FOR CONSTRUCTION**

BUILDER MUST CONDUCT FIELD MEASUREMENTS

1082 NEW GIBALTAR SQUARE STONE MOUNTAIN, GA PROJECT
 1082 New Gibraltar Square Stone Mountain, GA 30083
 EXISTING AND PROPOSED FENCE LOCATION

BUILD PERMITS, LLC
 2022 Peachtree Road, NE
 Atlanta, GA 30329
 404.525.1111
 buildpermits.com

This drawing is the property of Build Permits, LLC and is not to be reproduced or used without expressed written permission.

Revision No.	Date	By

DATE PLOTTED: 08/02/2023
 WLP

JOB NO.
 30802

SHEET NO.
 F-L2



BUILD PERMITS,LLC

3379 Peachtree Road NE (Buckhead), Suite 655
Atlanta, GA 30326
[Redacted] - Direct Office
Email: admin@buildpermits.com

November 3, 2025

To:
City of Stone Mountain
Planning and Zoning Department
875 Main Street
Stone Mountain, GA 30083

Re: Letter of Intent for Variance Request – 1082 New Gibraltar Square, Stone Mountain, GA

Dear Members of the Planning and Zoning Board,

On behalf of the property owner, **Mr. Jean-Claude Mondesir**, this letter serves as the **Letter of Intent** in support of a **Variance Request** to allow the relocation of the existing rear property fence further back into the backyard at **1082 New Gibraltar Square, Stone Mountain, GA**. The property is located within the Historic District and is subject to review and approval by the City of Stone Mountain and the Historic Preservation Commission.

Purpose of Request

The purpose of this variance is to move the existing fence line back toward the rear of the property to allow adequate space for a proposed two-story addition and related site improvements while maintaining compliance with safety and design standards. The requested adjustment will not adversely impact adjacent properties and will preserve the visual and historic character of the neighborhood.

Property and Project Overview

- **Property Address:** 1082 New Gibraltar Square, Stone Mountain, GA 30087
- **Parcel Size:** Approximately 4,356 sq. ft.
- **Zoning:** [Insert zoning designation, if known]
- **Existing Structure:** Single-family residence
- **Proposed Construction:** New addition and renovation

Scope of Work

The proposed scope of work includes:

- Adjustments and replacement demolition of existing interior wood stud framing
- Addition to the rear of the existing structure
- Installation of plumbing fixtures, tile, trim, doors, and windows
- Correction of door and window headers
- Installation of Simpson ties, anchors, joist hangers, and lag bolts
- All construction to meet **IRC deck and roof construction requirements (DeKalb County GA)**
- Addition of HVAC unit, lighting, and electrical systems

New Addition Construction Details

- **Type:** New Addition – Type V (Wood-Framed Construction)
- **Number of Stories:** 4 stories
- **Ceiling Heights:** 9’-0” and 8’-0”
- **Heated Space:** 2,080 sq. ft.

Breakdown of Heated Space:

- First Floor: 1,190 sq. ft.
- Second Floor: 396 sq. ft.
- Third Floor: 119 sq. ft.
- Fourth Floor: 254 sq. ft.
- **Total:** 1,959 sq. ft.

Proposed New Addition: 1,540 sq. ft.

Justification for Variance

Due to the lot’s limited depth (4,356 sq. ft.), the existing rear yard setback restricts the ability to construct the necessary addition while maintaining proper spacing and access. Moving the fence back slightly into the rear of the property will allow for safer construction, adequate drainage, and improved structural integration with the new addition.

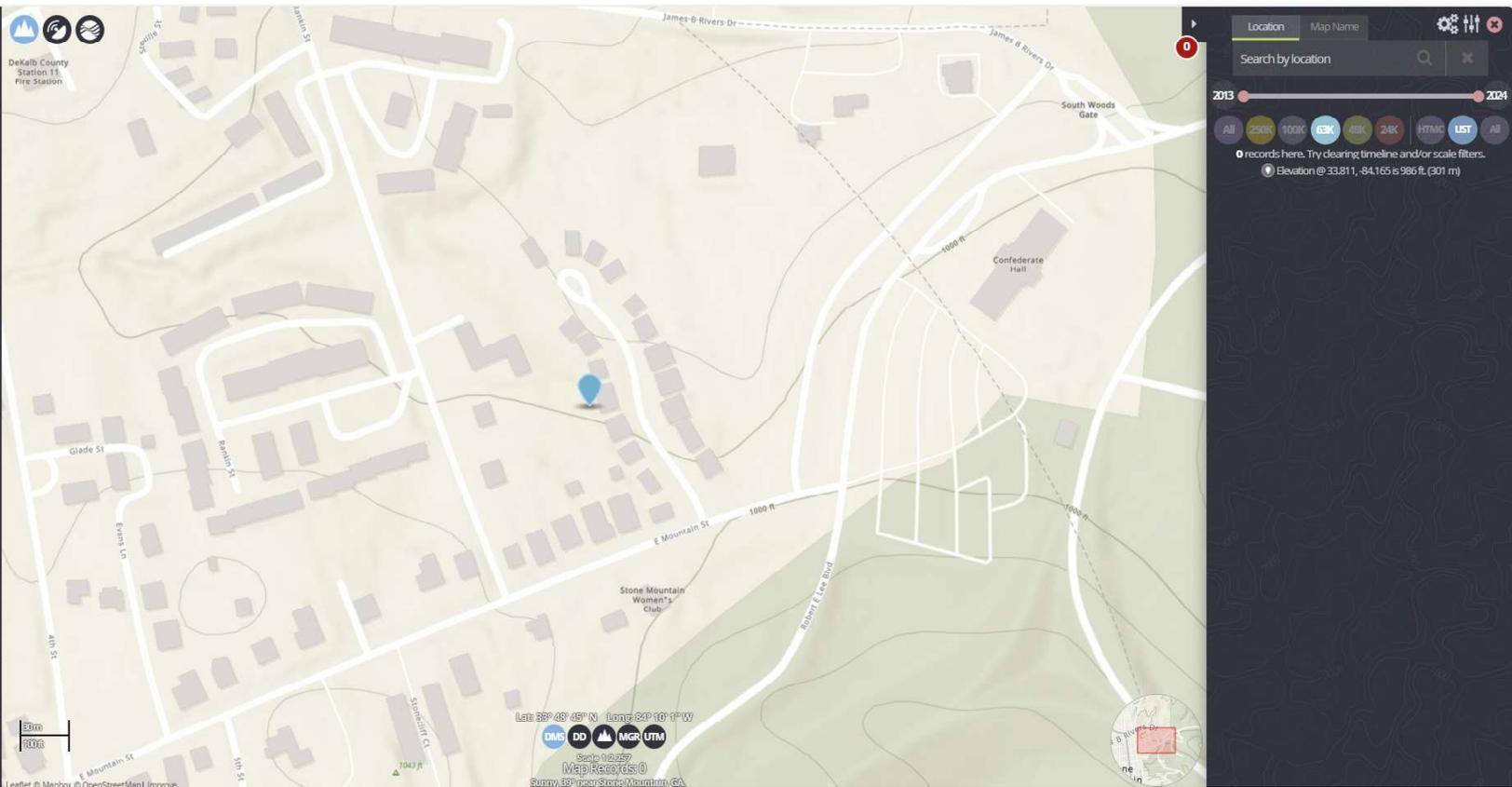
This request does not intend to alter the existing neighborhood pattern or encroach upon neighboring properties. The relocation of the fence will remain consistent with surrounding property lines and will not cause visual or structural detriment to adjacent lots.

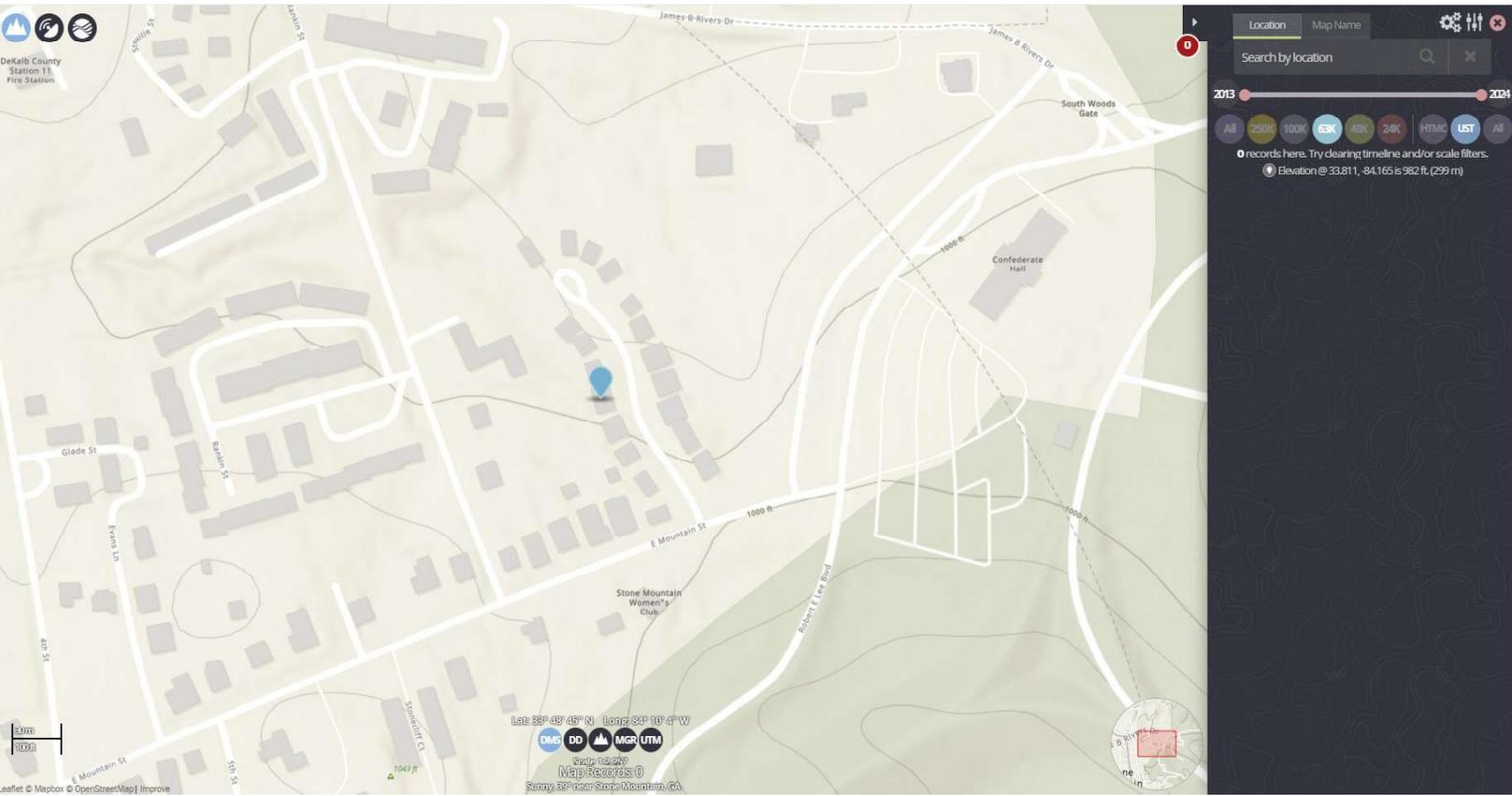
Conclusion

Granting this variance will allow the property owner to enhance the existing home’s functionality and value while preserving the architectural integrity of the Historic District. The improvements will bring the structure up to current code standards and improve overall safety, livability, and aesthetics.

We appreciate your consideration of this request and are available to provide any additional documentation or clarification required by the Planning Department or Historic Preservation Commission.

Respectfully submitted,







Agenda Item

Meeting Date: January 20, 2026

SUBJECT: Consideration of an action on a request to approve Mardi Gras as a city-wide event

Item: Discussion /Action Item

Department: Special Events

Requested By: Interim City Manager Maggie Dimov

Background: Bundos Entertainment submitted a Special Event Permit application in October 2025 to organize a Mardi Gras celebration in the City and requested City's support. Mardi Gras has historically been a signature community event, and residents are anticipating its return.

Following the application submission, the City's Special Events Committee met with Bundos Entertainment to discuss potential models for hosting the event. Three options were presented and reviewed.

Event Hosting Options Reviewed

- **Option 1: Independent Event**
- **Option 2: City-Supported Event**
- **Option 3: City Partnership / Official City Event**

Initially, Bundos Entertainment selected Option 1 (Independent Event) and provided all required supporting documentation, including a certificate of insurance, event map, and detailed event information.

More recently, Bundos Entertainment approached the City to request consideration of Option 2 (City-Supported Event).

Financial Impact: If the City chooses to sponsor or partner in the event (Options 2), the estimated cost to the City for police, public works, and waived permit fees is approximately **\$15,000.00**.

Recommended Council Action: Council to discuss the available event hosting options and provide direction on whether to:

- Proceed under an independent model (Option 3, the City produces the event).
- Provide City support (Option 2, due to limited city staff) and hire an event organizer.
- Recognize Mardi Gras as an official City event and initiate the RFP process.
- A service agreement needs to be signed between the City and the event company, outlining the event scope and details, and requirements for each stake holder.

Requested Action: Approve Mardi Gras as a city event and obtain event planning services through a RFP to execute the event



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: FY 2026 – Approval of Special Events

Item: Action Item
Department: City Manager/Finance
Presented By: City Manager

Summary: Special Events - Approval

The attached Special Events were proposed and adopted in the FY2026 Budget procedure. Staff request the review and approval by the new sitting Council as slated or with changes to enable staff to begin planning procedures for timely execution of these events.

Resource Impact:

Approval of the Special Events funded in the City of Stone Mountain’s Visitor Center’s Budget for FY 2026 Budget Beginning January 1, 2026 through December 31, 2026.

Attachments/Exhibits: FY2026 Special Events Budget

Requested Action: Staff requests the review and approval by the new sitting Council

Item # 3.

02 -VISITOR CENTER
Visitors Center

	----- 2025 -----			----- 2026 -----			
DEPARTMENTAL EXPENDITURES	2023 ACTUAL	2024 ACTUAL	CURRENT BUDGET	YEAR-TO-DATE ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	APPROVED BUDGET
<u>OTHER FINANCING USES</u>							
02.5075.61.9001 Komen 3 Day Walk	0	0	0	0	0	0	0
02.5075.61.9002 Discover DeKalb BikeTou	0	25	0	0	0	0	0
02.5075.61.9003 Tourism Development Vis	0	0	0	0	0	0	0
02.5075.61.9004 Farmer's Market Costs	0	0	0	0	0	0	0
02.5075.61.9005 Christmas Parade	9,599	9,979	7,500	3,880	0	7,500	7,500
02.5075.61.9006 Car Show Costs	505	0	0	0	0	0	0
02.5075.61.9007 Trunk or Treat Costs	146	5,202	4,000	4,574	0	4,000	4,000
02.5075.61.9008 Snack Sales	0	0	0	0	0	0	0
02.5075.61.9009 BACK TO SCHOOL	0	5,596	10,000	8,673	0	8,000	10,000
02.5075.61.9010 Farmers Market Lead Pro	0	0	0	0	0	0	0
02.5075.61.9011 Juneteenth Event	6,249	10,036	9,000	7,902	0	8,000	9,000
02.5075.61.9012 MLK Events	0	5,752	6,000	8,315	0	6,000	6,000
02.5075.61.9013 Veterans Day Program	0	917	5,000	3,869	0	2,000	5,000
02.5075.61.9014 Stone Mountain Day	0	1,286	1,500	1,410	0	1,500	1,500
02.5075.61.9015 185th Birthday Celebrat	0	0	0	0	0	0	0
02.5075.61.9016 Rockborough Back to Sch	0	22	0	0	0	2,000	0
02.5075.61.9017 July 4th Celebration	0	0	10,000	9,474	0	10,000	10,000
02.5075.61.9018 Senior Citizens Gift Ba	0	1,530	2,000	2,268	0	0	2,000
02.5075.61.9019 Mutts on Main	0	0	4,000	2,965	0	3,000	4,000
02.5075.61.9020 Music of the Souls	0	0	8,000	9,453	0	8,000	8,000
02.5075.61.9021 Carribbean Fest	0	0	8,000	540	0	8,000	8,000
02.5075.61.9022 Holiday Decor	0	10,249	0	0	0	0	0
TOTAL OTHER FINANCING USES	16,499	50,594	75,000	63,323	0	68,000	75,000
TOTAL Visitors Center	65,141	88,968	171,075	118,358	0	299,904	171,075
TOTAL EXPENDITURES	65,141	88,968	171,075	118,358	0	299,904	171,075
REVENUE OVER/(UNDER) EXPENDITURES	(30,164)	(40,482)	0	(37,534)	0	0	0



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: Consideration of an action a request to reallocate funds for (1) new position, Tourism Manager; and (1) previous position Communications Specialist, requested by Interim City Manager

Item: Discussion /Action Item

Fiscal Impact: Tourism Manager Salary range: \$55K to \$65K / Communication Specialist Salary range: \$45K to \$50K

Presented By: Maggie Dimov, Interim City Manager

Background:

The City of Stone Mountain previously budgeted for a combined Special Events & Communications Manager, and another position: Recreation Coordinator. The current Special Events & Communications Manager has announced their resignation, prompting a review of staffing needs for these critical functions.

To improve program management and organizational efficiency, staff is proposing splitting the duties into two distinct positions:

1. **Tourism Manager** - Responsible for overseeing special events, developing programs to support tourism, and implementing strategies to encourage visitation to Stone Mountain.
2. **Communications Coordinator** - Responsible for City branding, marketing initiatives, and management of digital content and communications.

Proposed Salary Ranges:

- Tourism Manager: \$55,000 – \$65,000 annually
- Communications Coordinator: \$45,000 – \$50,000 annually

Rationale: Separating these responsibilities allows staff to more effectively manage events, tourism initiatives, and communications strategies. The proposed positions will ensure the City can continue delivering high-quality programs and maintain a strong marketing presence to support economic development and community engagement.

Fiscal Impact: Funding for these positions will be allocated from the existing budget for Special Events & Communications, and the Recreation Coordinator and related personnel accounts.

Recommendation: Council is asked to consider approving the creation and funding of the Tourism Manager and Communications Coordinator positions, including authorization to begin recruitment and hiring in accordance with City policies.



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: Consideration of an action on a request to approve Engineering Services with LBG Associates, requested by Interim City Manager Maggie Dimov

Item: Discussion/Action Item
Department: Public Works
Presented By: Maggie Dimov, Interim City Manager

Dear Mayor and Council,

I would like to provide background information regarding the City's past working relationship with CPL and request Council's consideration to authorize the City Attorney to draft a formal services agreement to cover engineering services provided in 2025.

The City previously worked with CPL for planning and engineering services. That agreement was later terminated by CPL due to staffing shortages within their planning department. Despite the termination of the formal agreement, the City continued coordinating with the engineer to complete critical projects that were already underway and needed to be closed out, including the paving and parking lot improvement projects.

During this period, services were provided to the City to ensure project continuity; however, a formal partnership or services agreement between the City and the individual engineer was not finalized at that time.

To properly document and formalize the services rendered in 2025, staff is requesting Council approval to authorize the City Attorney to prepare a form of services agreement that will retroactively cover the engineering services provided.

Please let me know if you have any questions or need additional information.

Respectfully,

Miglana Dimov



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: 2026 INTERGOVERNMENTAL AGREEMENT (IGA) FOR THE CITY OF STONE MOUNTAIN AND THE DDA

Item: Action Item

Department: DDA

Fiscal Impact: \$214,000.00

Presented By: Maggie Dimov, Economic Development Director/DDA

Action Requested: Motion to Approve the Final 2026 Intergovernmental Agreement (IGA) for the City of Stone Mountain and the DDA

Summary: Intergovernmental Agreement (IGA) is a written contract required under the Georgia Law when two or more public agencies agree to jointly exercise common powers, contract for services, or enter into joint or cooperative actions.

The City of Stone Mountain Downtown Development Authority (SMDDA) is entering into an IGA for one of the six major categories, which is Contract for Services. (Contract for Services are when two or more public agencies agree to contract for services with one party paying and the other performing services or division of tasks between the parties).

Action Item: Consideration and approval of the FY2026 Intergovernmental Agreement (IGA) between the City of Stone Mountain and the Downtown Development Authority (DDA). The Agreement outlines the City's commitment to provide funding in the amount of \$214,000.00 for FY2026, consistent with the DDA's adopted budget request, as well as the provision of financial, accounting, and administrative staffing support. The IGA further defines allowable uses of City funding, including promotion and advertising, administrative expenses, contracted services, business enhancement and commercial buildout grants, mural installations, special events, and other expenditures permitted under the Downtown Development Authorities Act. Approval of this item authorizes the Mayor to execute the Agreement and related documents, subject to legal review.

Attached file: City/DDA IGA for FY2026

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT (this “Agreement”) is made and entered into as of the ____ day of _____, 2026, by and between the **CITY OF STONE MOUNTAIN, GEORGIA**, a municipal corporation of the State of Georgia (the “City”) and the **DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF STONE MOUNTAIN**, a body corporate and politic created under the laws of the State of Georgia (the “DDA”).

RECITALS

WHEREAS, pursuant to the Charter of the City of Stone Mountain, Georgia, the City may make appropriations for the support of the government of the City; to authorize the expenditure of money for any purposes authorized by the Charter and for any purpose for which a municipality is authorized by the laws of the State of Georgia; and, to exercise and enjoy all other powers, functions, rights, privileges, and immunities necessary or desirable to promote or protect the safety, health, peace, security, good order, comfort, convenience, or general welfare of the City and its residents;

WHEREAS, the 1983 Constitution of the State of Georgia, Article IX, Section III, Paragraph 1 (a) empowers the City as a municipal corporation of the State of Georgia to contract for any period not exceeding fifty (50) years with each other or with any other public agency, public corporation, or public authority such as the DDA for joint services, for the provision of services, or for the joint or separate use of facilities or equipment; but such contracts must deal with activities, services, or facilities which the contracting parties are authorized by law to undertake or provide;

WHEREAS, the DDA is a body corporate and politic of the State of Georgia pursuant to the provisions of Article IX, Section VI, Paragraph III of the 1983 Constitution of the State of Georgia, the Downtown Development Authorities Law of the State of Georgia, O.C.G.A. § 36-42-1 et seq., as amended (the “Act”), and Resolution 2006-26 adopted by the Mayor and Council of the City on September 18, 2006;

WHEREAS, the purpose of the DDA pursuant to Resolution 2006-26 is to develop, pursue, and promote the furtherance of existing and new trade, commerce, industry, and employment opportunities through revitalization and redevelopment within the downtown development area defined by Resolution 2006-26 for the public good and general welfare of the City and its residents;

WHEREAS, the DDA is authorized under the Act to make and execute contracts, agreements, and other instruments necessary or convenient to exercise the powers of the DDA or to further the public purpose for which the DDA is created that will revitalize and redevelop the City’s commercial business districts;

WHEREAS, the DDA is authorized under the Act to finance (by loan, grant, lease, or otherwise), operate, or manage projects and to pay the cost of any project from the proceeds of the DDA or any other funds of the DDA, or from any contributions or loans by persons, corporations, partnerships, or other entities, all of which the DDA is authorized to receive, accept, and use;

WHEREAS, the DDA is authorized under the Act to encourage and promote the improvement and revitalization of the downtown development area and to make, contract for, or otherwise cause to be made long-range plans or proposals for the downtown development area in cooperation with the City;

WHEREAS, the DDA is authorized under the Act to contract with the City to carry out supplemental services in the downtown development area;

WHEREAS, the DDA in pursuing its works under the Act uses the Main Street Four Point Approach that seeks (1) the promotion of the downtown development area of the City through special events and individualized marketing plans; (2) quality design supporting and enhancing the physical and visual assets of the downtown development area; (3) organization of interests, leadership, partnerships, local businesses and nonprofits, and commitments for sustainable revitalization efforts for the downtown development area; and, (4) economic development and vitality for and within the downtown development area that focuses on capital, incentives, and other economic and financial tools to assist new and existing businesses, catalyze property redevelopment, and create a supportive environment for entrepreneurs and innovators that drive the local economy;

WHEREAS, the City has determined that the revitalization and redevelopment of the downtown development area by financing the DDA to fund projects under the Act will develop and promote for the public good and general welfare trade, commerce, and industry and employment opportunities and will promote the general welfare of this City;

WHEREAS, the DDA has determined that receipt and acceptance of funding from the City will further trade, commerce, industry, and employment in the downtown development area of the City as required by and consistent with the purposes and provisions of the Act;

WHEREAS, the City and the DDA have determined that it is, therefore, in the public interest and is vital to the public welfare of the people of this City that funding should be provided to the DDA in support of its efforts, purposes, and goals to revitalize and redevelop the downtown development area;

WHEREAS, the City and DDA desire to work collaboratively together to maintain a mutually beneficial, efficient, and cooperative relationship that will promote economic development and the overall interests of the residents of the City and the trade, commerce, industry, and employment opportunities within the City; and,

WHEREAS, the City and DDA desire to enter into this Agreement to set out the parties' responsibilities and to define the relationship of staff, management of programming, and financial obligations with respect to the City and DDA for a limited term in order to accomplish these objectives.

NOW, THEREFORE, for and in consideration of the premises and undertakings as hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of

which are hereby acknowledged, the City and the DDA do hereby agree to the above recitals and as follows:

1.

Term of the Agreement. The term of this Agreement shall commence on January 1, 2026 and shall continue in full force and effect until December 31, 2026.

2.

Downtown Development Area. The service area of the DDA under this Agreement shall be the geographical area of the “downtown development area” as established by Resolution 2006-26 and constituting the “central business district” of the City as contemplated by the Act. A true and correct copy of the map of the service area is attached hereto and incorporated herein as Exhibit A.

3.

Commitment by the City of Funding, Financial & Accounting Services, and Staffing.

The City commits and agrees as follows:

- (a) To contribute and pay the monetary sum of **Two hundred fourteen thousand dollars__ and 00/100 Dollars (\$ 214,000.00)** to the DDA consistent with the *DDA Budget Request FY2026* memorandum attached hereto and incorporated herein as Exhibit B and subject to adjustment by an amendment to this Agreement pursuant to Section 6 below, including, but not limited for promotion and advertising, certain administrative expenses (i.e., legal expenses and training), contracted labor for the installation of murals, enhancement and commercial buildout grants for local businesses, special events, and for any other permissible use or expenditure allowable under the Act all of which shall be consistent with the purposes and provisions of the Act and this Agreement (the “City Funding”);
- (b) To provide, at no cost to the DDA or reduction in the City Funding, supplemental administrative support to the DDA (i.e., economic and community development, financial services and accounting, administrative) as may be necessary to assist the DDA in the performance and fulfillment of its obligations under this Agreement, including staff support for all meetings of the DDA;
- (c) To observe and implement policies and financial management controls to ensure the full accounting, reporting, and registration of the City Funding, including accounting for all revenues and expenditures, to ensure accountability and transparency consistent with the requirements of the Local Government Authorities Registration Act, O.C.G.A. § 36-80-16; submission of financial information, as required, to the Georgia Department of Community Affairs pursuant to O.C.G.A. § 36-81-8; and, as applicable,

the rules and regulations of the Georgia Department of Community Affairs and Department of Audits and Accounts;

- (d) To provide to the Treasurer and Executive Director of the DDA detailed general ledgers, balance sheets, bank statements, and annual audit findings for any DDA bank accounts maintained by the City pursuant to previous agreements between the parties and other such accounts holding or designated for DDA funds for the fiscal year of 2025;
- (e) To provide, at no cost to the DDA or reduction in the City Funding, meeting space at City Hall located at 875 Main Street, Stone Mountain, Georgia 30083, including as necessary meeting space for public meetings and executive sessions;
- (f) To participate in at least one (1) annual work review and planning session with the DDA during the term of this Agreement; and,
- (g) To support in good faith the work of the DDA consistent with the purposes and provisions of the Act and this Agreement.

4.

Disbursement of the City Funding. The City shall disburse the City Funding to the DDA for use by the DDA in its discretion subject to the Act and this Agreement in one installment payable or or before January 15, 2025. The commitment by the City of the City Funding and its disbursement to the DDA is not intended as reimbursement of costs or liabilities previously incurred by or satisfied by the DDA, but instead as an advancement of funding to the DDA for just consideration for this Agreement and for the DDA to perform and fulfill its obligations consistent with the Act and this Agreement. Portions of the City Funding remaining unspent and/or uncommitted by the DDA as of the expiration of the term of this Agreement shall continue to remain funding to and assets of the DDA subject to the purposes and goals set forth in this Agreement subject to use by the DDA consistent with the Act and this Agreement.

5.

Commitment by the DDA. The DDA commits and agrees as follows:

- (a) To conduct a minimum of one (1) monthly meeting open to the public and providing opportunity for public comment in compliance with the Act and the applicable provisions of the Georgia Open Meetings Act, O.C.G.A. § 50-14-1 et seq., and to otherwise conduct its business and work in accordance with the Act;
- (b) To diligently pursue, with time being of the essence, performance and fulfillment of its obligations owed under this Agreement for promotion and advertising, installation of murals, enhancement and commercial buildout grants for local businesses, special events, and for any other permissible use or expenditure allowable under the Act as determined by the DDA consistent with the purposes and provisions of the Act and this Agreement;

- (c) To establish minimum qualifying criteria and standards as the DDA determines necessary for the exercise of its work under this Agreement, including for promotion and advertising, approval and installation of murals, approval and issuance of grants for local businesses, and special events, to ensure compliance with the Act and this Agreement;
- (d) To adhere to governing ethics, conflict of interest policies, and financial management controls that provide transparency, avoid or mitigate conflicts of interest, and ensure the appropriate expenditure of the City Funding and other funds of the DDA consistent with the Act and this Agreement;
- (e) To not increase or add to the financial commitment of the City to cover or subsidize any expenditures or liabilities incurred by the DDA beyond the limits of the City Funding or terms of this Agreement;
- (f) To maintain separate, designated, and segregated bank accounts for the DDA for the deposits, accounting, and disbursements, including, but not limited to the City Funding, to be held and maintained as set forth in this Agreement (the “DDA Accounts”);
- (g) To observe and implement management and oversight policies and controls to ensure the full training, staffing, reporting, and registration of the DDA and its Directors to ensure accountability and transparency consistent with the requirements of the Local Government Authorities Registration Act, O.C.G.A. § 36-80-16; submission of registrations and reports, as required, to the Georgia Department of Community Affairs pursuant to O.C.G.A. § 36-81-8; Georgia Main Street Program; and, as applicable, the rules and regulations of the Georgia Department of Community Affairs and Department of Audits and Accounts;
- (h) To observe and implement policies and financial management controls to ensure the full accounting, reporting, and registration of the DDA Accounts, including accounting for all revenues and expenditures, to ensure accountability and transparency consistent with the requirements of the Local Government Authorities Registration Act, O.C.G.A. § 36-80-16; submission of financial information, as required, to the Georgia Department of Community Affairs pursuant to O.C.G.A. § 36-81-8; and, as applicable, the rules and regulations of the Georgia Department of Community Affairs and Department of Audits and Accounts subject to and conditioned upon timely satisfaction by the City of its commitments under Section 3 above;
- (i) To maintain all books and records in accordance with the *By-Laws of The Downtown Development Authority of the City of Stone Mountain* and applicable provisions of the Georgia Open Records Act, O.C.G.A. § 50-18-70 et seq. subject to and conditioned upon timely satisfaction by the City of its commitments under Section 3 above;
- (j) To provide to the Mayor and Council regular (not less than quarterly) reports, including a summary of all actions afforded by the City Funding, financial information regarding

such action, and such other information as reasonably related to the fulfillment of the obligations of the DDA consistent with this Agreement; and,

- (k) To participate in at least one (1) annual work review and planning session with the City during the term of this Agreement.

6.

Amendments. This Agreement may be modified, extended, and otherwise amended, including, but not limited to any adjustment of the City Funding and/or project scope, at any time by mutual consent of the parties evidenced in a written amendment or other instrument in writing and approved by official action of the City and DDA.

7.

Notice. All notices required or permitted under this Agreement must be in writing and shall be sent by certified mail, return receipt requested, by electronic transmission, in-person, or by nationally recognized overnight delivery service, and shall be addressed as follows:

If to the City: Miglena “Maggie” Dimov, Interim City Manager
City Hall
875 Main Street
Stone Mountain, Georgia 30083
mdimov@stonemountaincity.org

With a copy to: Angela C. Couch, City Attorney
CAROTHERS & MITCHELL, LLC
1809 Buford Highway
Buford, Georgia 30518
angela.couch@carmitch.com

If to the DDA: Miglena “Maggie” Dimov, Assistant City Manager-
Director of Economic Development & DDA
City Hall
875 Main Street
Stone Mountain, Georgia 30083
mdimov@stonemountaincity.org

Carl Wright, Chair
6439 James B. Rivers Drive
Stone Mountain, Georgia 30083
cdubs0324@gmail.com

With a copy to:

R. Kyle Williams, Esq.
 WILLIAMS TEUSINK, LLC
 The Sycamore Building
 312 Sycamore Street
 Decatur, Georgia 30030
 kwilliams@williamsteusink.com

8.

Miscellaneous.

- (a) The City and DDA acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and agreement between the parties concerning the subject matter of this Agreement, and supersede all prior oral or written agreements or understandings concerning the subject matter and for the term of this Agreement. No representation, oral or written, not incorporated in this Agreement shall be binding upon any party.
- (b) The City and DDA each warrant and represent that it has full and complete authority to enter into this Agreement, and that each person executing this Agreement on behalf of the respective party has been fully authorized to execute this Agreement on behalf of such party and that such party is bound by the signature of such person(s). Notwithstanding the foregoing, neither the City nor DDA shall be bound under this Agreement until such time as all parties have fully executed this Agreement and this Agreement has been duly approved and authorized by all necessary and appropriate official action on the part of the City and the DDA.
- (c) This Agreement is governed by the laws of the state of Georgia without regard to conflicts of law principles thereof. Should any party institute suit concerning this Agreement, venue shall be in the Superior Court of DeKalb County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one party by reason of the rule of construction that a document is to be construed more strictly against the party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.
- (d) If a court of competent jurisdiction renders any provision of this Agreement (or portion thereof) to be invalid or otherwise unenforceable, that provision or portion thereof shall be severed and the remainder of this Agreement shall continue in full force and effect as if the invalid provision or portion thereof was not part of this Agreement. No action taken pursuant to this Agreement shall be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and should not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature.

(e) This Agreement shall inure to the benefit of, and be binding upon, the City and DDA and their respective successors. This Agreement does not and is not intended to confer any rights or remedies upon any persons other than the City, DDA, and their respective successors.

(f) This Agreement may be executed in several counterparts, each of which shall be an original, and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto, acting by and through their duly authorized officers, have caused this Agreement to be executed in multiple counterparts, under seals, as of the day and year first above written.

SIGNED FOR BY THE DDA OF STONE MOUNTAIN ON THE ____ DAY OF _____, 2026:

BY: _____ (SEAL)
Carl Wright, Chairperson

ATTEST: _____
Robert Witherspoon, Vice Chairperson

Approved as to form:

R. Kyle Williams, DDA Attorney

SIGNED FOR BY THE CITY OF STONE MOUNTAIN ON THE ____ DAY OF _____, 2026:

BY: _____ (SEAL)
Jelani Linder, Mayor
Manager

ATTEST: _____
Miglana "Maggie" Dimov, Interim City

Approved as to form:

Angela C. Couch, City Attorney



Agenda Item

Meeting Date: January 20, 2026

SUBJECT: Consideration of an action on a request to initiate a comprehensive review and research of HB 581 to evaluate its potential impacts and benefits for the citizens of Stone Mountain

Item: Discussion /Action Item
Fiscal Impact: Uncertain
Requested By: Mayor Pro Tem Ryan Smith

Background:
HB 581 is a property tax reform law that caps annual taxable value increases on homestead property to inflation, while giving local governments a one-time choice to opt out. It aims to provide homeowners with more predictable property tax bills, but also affects how local services are funded

On February 5, 2025, the City of Stone Mountain adopted a resolution to opt out of the Homestead Exemption Pursuant to OCGA 48-5-44.2

RESOLUTION-2025-05

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF STONE MOUNTAIN,
GEORGIA, TO OPT OUT OF THE HOMESTEAD EXEMPTION PURSUANT TO
O.C.G.A. § 48-5-44.2**

WHEREAS, O.C.G.A. § 36-35-3(a) provides, in part, that the City Council shall have legislative power to adopt clearly reasonable ordinances, resolutions, or regulations relating to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto; and

WHEREAS, Georgia Code O.C.G.A. § 48-5-44.2, effective January 1, 2025, creates a statewide homestead exemption from ad valorem taxes levied by, for, or on behalf of the state or any county, consolidated government, municipality, or local school district in this state; and

WHEREAS, more specifically, O.C.G.A. § 48-5-44.2(i) authorizes the governing authority of any county, consolidated government, municipality, or school district to opt out of the homestead exemption otherwise granted with respect to such political subdivision through certain procedures and the adoption of a resolution by March 1, 2025; and

WHEREAS, the City Council desires to opt out of the homestead exemption otherwise granted; and

WHEREAS, the City Council has complied with the required procedures pursuant to O.C.G.A. § 48-5-44.2(i), including but not limited to, holding at least three public meetings on the intent to opt out and placing the required advertisement in a newspaper of general circulation and on its website as required.

NOW THEREFORE, BE IT RESOLVED that the City of Stone Mountain, Georgia, opts out of the homestead exemption otherwise granted by O.C.G.A. § 48-5-44.2.

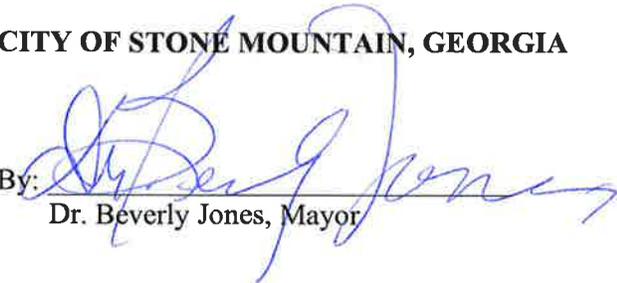
BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its approval by the City Council.

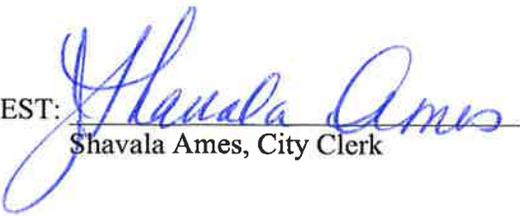
BE IT FURTHER RESOLVED, that the City Clerk Shavala Ames is hereby directed to provide a certified copy of this Resolution to the Georgia Secretary of State no later than March 1, 2025.

THIS RESOLUTION WAS PASSED AND ADOPTED by the Mayor and City Council of the City of Stone Mountain, Georgia, at a public meeting held on the 18 day of February, 2025.

[SIGNATURES ON NEXT PAGE]

CITY OF STONE MOUNTAIN, GEORGIA

By: 
Dr. Beverly Jones, Mayor

ATTEST: 
Shavala Ames, City Clerk





Agenda Item

Meeting Date: JANUARY 20, 2026

SUBJECT: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 1008B MAIN STREET TO REMOVE CONDITIONS FOR A PARKING AGREEMENT AND TO PROVIDE HOURS OF OPERATION THAT SERVICE CUSTOMERS AT LEAST 40 HOURS PER WEEK (PARCEL ID: 18 089 02 016) IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

Item: - First Read Ordinance

Department: Planning and Zoning

Presented By: Tamaya Huff, Planning Manager

Summary:

On December 15, 2025, the City of Stone Mountain Planning Commission (PC), during a regular public meeting, voted 5-0 to recommend approval for a change of condition request to remove conditions for parking agreement and provide hours of operation that service customers at least 40 hours per week (Parcel ID: 18 089 02 016).

Resource Impact: None.

Attachments/Exhibits:

- Legal Description
-

Requested Action:

None.

Record and Return to:

Lueder, Larkin & Hunter, LLC
200 Westpark Drive, Suite 230
Peachtree City, GA 30269
File No.: GA-PC-20-0113-COM

LIMITED WARRANTY DEED**Tax and Parcel ID:18 089 02 016**

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE, made this 25th day of September, 2020, between

JAY STILLS

as party or parties of the first part, hereinafter called Grantor, and

JAY STILLS AND KAREN STILLS

As Joint Tenants with Rights of Survivorship and Not as Tenants in Common

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 89 of the 18th District of DeKalb County, Georgia and being more particularly described as follows: Beginning at an iron pin located on the Westerly right of way of Main street 48.6 feet Southeasterly from the intersection of the Westerly side of Main Street (40 foot right of way) with the Southerly side of Poplar Street; thence running Southerly along the Westerly side of Main Street 37.4 feet to an iron pin found; thence Southwesterly a distance of 96 feet to an iron pin found, located on the Easterly side of the Georgia Railroad right of way; thence running Northwesterly along the Easterly side of said Georgia Railroad right of way 48 feet to an iron pin placed; thence running Easterly 108.8 feet to the point of beginning; the foregoing description is made in accordance with a survey of said property for Reina Lyon Kim and Moon G. Kim prepared by Fred E. Pitts, Registered Land Surveyor, dated January 22, 1986.

Subject to all easements and restrictions of record.