



Mayor and City Council Regular Session
Tuesday, March 04, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

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

**Staff: Shawn Edmondson - City Manager | Maggie Dimov - Assistant City Manager
DDA/Economic Development Director | Shavala Ames - City Clerk | Jeff Strickland - City
Attorney**

**City of Stone Mountain, GA Facebook page: <https://www.facebook.com/CityofStoneMtn/>
Link to join Webinar: [\[LINK\]](#)**

I. Public Hearing

- 1.** Public Hearing: Special use permit to allow for a granite fabrication shop at 973 Sheppard Road (Parcel ID: 18 074 02 052).
- 2.** Public Hearing: Special use permit to allow for a self-service laundromat at 5444 Rockbridge Road (Parcel ID: 18 037 12 007).
- 3.** Public Hearing: Rezoning request from Village Center Mixed-Use (VCM) to Traditional Residential (R-2) at 1031 Ridge Avenue (Parcel ID: 18 089 02 004).

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.

VII. Review of the Journal (City Clerk)

- 1.** Request Minutes from City Council Special Called Meeting February 8th, 2025 be approved. (City Clerk)
- 2.** Request Minutes from City Council Special Called Meeting February 13th, 2025 AT 10:00 AM be approved. (City Clerk)

3. Minutes from City Council Special Called Meeting February 13th, 2025 AT 6:30 PM be approved. (City Clerk)
4. Request Minutes from City Council Workshop Meeting February 18th, 2025 be approved. (City Clerk)

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. City Manager's Report

1. City Manager - Shawn Edmondson
2. February Employee of the Month

XI. Council Policy Discussion Topics

XII. Unfinished Business

XIII. New Business

1. Consideration of an action on a request to approve special use permit to allow for a granite fabrication shop at 973 Sheppard Road (Parcel ID: 18 074 02 052), requested by City Planner Richard Edwards
2. Consideration of an action on a request to approve special use permit to allow for a self-service laundromat at 5444 Rockbridge Rd (Parcel ID: 18 037 12 007), requested by City Planner Richard Edwards
3. Consideration of an action on a request to approve rezoning request from Village Center Mixed-Use (VCM) to Traditional Residential (R-2) at 1031 Ridge Avenue (Parcel ID: 18 089 02 004), requested by City Planner Richard Edwards
4. Consideration of an action on a request of consideration of Clint Monroe for appointment to the Planning Commission, requested by City Planner Richard Edwards
5. Consideration of an action on a request of consideration of Theresa Thomas for appointment to the Planning Commission, requested by City Planner Richard Edwards
6. Consideration of an action on a request of approval of Communication Specialist Position - request by City Manager Shawn Edmondson
7. Consideration of an action on a request to approve the 2025 Benefits Resolution, requested by Human Resources Generalist Courtney Flowers
8. Consideration of an action on a request to approve A&S paving project, requested by Economic Development Director/Assistant City Manager Maggie Dimov
9. Consideration of an action on a request for an extension of the zoning entitlements at 6803 James B River Memorial Drive (Parcel ID: 18 126 06 002), requested by City Planner Richard Edwards
10. Consideration of an action on a request to update the Historic Design Guidelines to include guidelines on the installation of solar panel, requested by City Planner Richard Edwards
11. Consideration of an action on a request to approve Kaboom! agreement, requested by Council Member Gil Freeman

XIV. New Ordinances and Resolutions

XV. Remarks of Privilege

1. Discussion: Request to change the zoning to residential for commercial property running from the intersection of Ridge Ave and Sheppard Road to the Lucky Market – Requested by Mayor Pro Tem Ryan Smith
2. Discussion: Public Works tools to do the job, Councilmember Shawnette Bryant
3. Discussion: Decorum, Requested by Councilmember Shawnette Bryant
4. Discussion: Property Taxes, Requested by Councilmember Shawnette Bryant
5. Discussion: 911 Operation Tour for Citizens, Requested by Councilmember Shawnette Bryant

6. Discussion: Pre-Planning for the 2026 Comprehensive Plan, Requested by Councilmember Anita Bass
7. Discussion: GMC building used as a Multi purpose facility, Bingo night , Work shops, Mentorship, Virtual office, Requested by Mayor Dr. Beverly Jones
8. Discussion: 1-hour parking, Requested by Councilmember Teresa Crowe
9. Discussion: DDA Discussion, Requested by Council Member Gil Freeman
10. Discussion: 2023 Audit Update, Requested by Council Member Gil Freeman
11. Discussion: SPLOST Audit I and II
12. Discussion: Removal of confederate symbols/memorials from Stone Mountain Cemetery, Requested by Council Member Gil Freeman
13. Discussion: Forensic Audit Selection, Requested by Council Member Gil Freeman

XVI. Announcements by The Mayor

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

1. Personnel

XVIII. Adjournment



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Cesar Hernandez

LOCATION: 973 Sheppard Road
(Parcel ID: 18 074 02 052)

CURRENT ZONING/USE: GC: Vacant Commercial

PROPOSED ZONING/USE: GC: Granite Fabrication Shop

REQUEST: Special Use Permit for a granite fabrication shop.

ZONING/ADJACENT LAND USE:

North	GC: General Commercial – Convenience Store
South	GC: General Commercial– Residential Vacant
West	R-2: Traditional Residential – Single-Family
East	CSX Railroad Tracks

MEETING INFORMATION:

Planning & Zoning Commission:	01/27/2025 – 6:30 P.M
Mayor & City Council 1 st Read:	02/18/2025 – 6:30 P.M.
Mayor & City Council Public Hearing:	03/04/2025 – 6:30 P.M.

RECOMMENDATION:
Staff recommends denial of the Special Use Permit.

BACKGROUND:

March 4, 2025

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, Planner

Subject: The applicant is requesting a Special Use Permit to allow for a granite fabrication shop.

Background:

This property is 0.50 acres and is zoned General Commercial (GC). There is an existing metal building on the site, and it appears that this building was used for some type of storage in the past. The DeKalb County Tax Assessor's Office describes this property as an industrial lot.

The applicant is not requesting any changes to the building. Further, the applicant has stated that they will only be using pickup trucks for service vehicles and that no large trucks will be coming on to the site.

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

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

This property falls within the Single -Family Residential Future Land Use category and is currently a vacant storage building. According to the North American Industry Classification System, granite fabrication is a form of manufacturing business. This property is adjacent to single-family homes along the western side of Sheppard Road. It is anticipated that a manufacturing use would have an impact on the neighborhood.

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

The proposed use does not appear to be compatible with the surrounding uses in the neighborhood. The area is predominantly single-family residential uses and there is a convenience store without fuel pumps to the north.

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

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

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

Adjacent property values are not anticipated to be adversely affected through the establishment of the requested use, as no new development is being proposed.

- E. Whether or not adequate provisions are made for parking and traffic considerations.**
It is not anticipated that the proposed use will cause a burden on traffic. This is an existing building with limited parking and traffic expected.
- F. Whether or not the site or intensity of the use is appropriate.**
This type of use appears to be most appropriate for the Industrial (I) zoning district. This site would not be appropriate for a manufacturing business.
- G. The location or proximity of other similar uses (whether conforming or non-conforming).**
Staff is not aware of any similar uses in the area.
- H. Whether or not adequate controls and limits are placed upon commercial deliveries.**
The applicant has stated that the only deliveries would be via pickup trucks so there is not any anticipated issues with commercial deliveries.
- I. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.**
The proposed use is within an existing development that has existing landscaping.
- J. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.**
The subject property is located within a residential neighborhood and will not produce adverse impacts on the public health, safety, and welfare of surrounding neighborhoods. There will not be an undue strain on resources (i.e.: schools, transportation, water) based on the characteristics of the proposed use.
- K. Whether it is consistent with the Comprehensive Plan.**
The existing building is within the Single-Family Residential Future Land Use Category. These categories call for a variety of residential uses including condominium residential, multi-family residential, single-family residential, and townhome/duplex residential. This use is not consistent with the Comprehensive Plan.

Recommendation:

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff recommends that the special use permit be **DENIED**.

The Planning Commission voted to unanimously recommend **DENIAL** of the special use permit for a granite fabrication shop at 973 Sheppard Road.







APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Cesar Hernandez

Address: 973 Sheppard Rd, Stone Mountain Ga 30083

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

OWNER INFORMATION (If different from Applicant)

Owner Name: 2020 Stone Mountain LLC

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 973 Sheppard Rd Stone Mountain Ga 30083

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

CURRENT ZONING: _____

USE PERMIT REQUEST: _____

Name (print) Cesar Hernandez

Signature: _____ Date: _____

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.

2020 Stone Mountain LLC
TYPE OR PRINT OWNER'S NAME

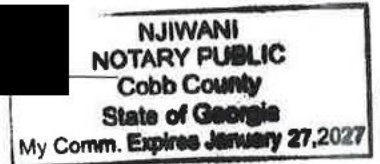
3125 Touchton Ct.
ADDRESS

Norcross, GA 30093
CITY & STATE ZIP CODE

Kareema
OWNER'S SIGNATURE

Sworn to and subscribed before me this the
10th Day of December 20 24

[Signature]
NOTARY PUBLIC



Owner

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

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

Day of 20

NOTARY PUBLIC

PHONE NUMBER

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE



USE PERMIT CONSIDERATIONS

Applicant: Cesar Hernandez

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

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? location is compatible, open by itself location, with no close neighbors
2. What is the extent to which property values are diminished by their particular zoning restrictions? I don't think it will diminish property value
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? None
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? None
5. What is the suitability of the subject property for the zoning proposed? For bus, NO new zoning is propose
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? 5 years
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes it will

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

None it will not

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

It surely has a reasonable economic use, to bring business and employment to area

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

No it should not

11. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan and future development map?

Yes it is

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

No changing conditions to development

13. What is the impact upon the appearance of the city?

Same exact building, no change on building

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

Remains the same / no changes

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

None

16. What is the anticipated impact upon thoroughfare congestion and traffic safety?

None, only using pickup truck

17. What measures are being taken to protect the property against blight and depreciation?

Keep up property in good condition, exterior / clean



DISCLOSURE REPORT

Office use only:

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

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

CHECK ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
If the answer is NO, complete only section 4.

1. CHECK ONE: Party to Petition In Opposition to Petition

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) Cesar Hernandez

Signature: Cesar Hernandez Date: 12-9-24



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Daljeet Singh

LOCATION: 5444 Rockbridge Road
(Parcel ID: 18 037 12 007)

CURRENT ZONING/USE: GC: Vacant Strip Mall

PROPOSED ZONING/USE: GC: Strip Mall with Laundromat

REQUEST: Special Use Permit for a self-service laundromat.

ZONING/ADJACENT LAND USE:

North	R-1: Single-Family Residential
South	R-100: Church & Single-Family Residential (unincorporated DeKalb County)
West	GC: Car Wash
East	R-1: Daycare Facility

MEETING INFORMATION:

Planning & Zoning Commission:	01/27/2025 – 6:30 P.M
Mayor & City Council 1st Read:	02/18/2025 – 6:30 P.M.
Mayor & City Council Public Hearing:	03/04/2025 – 6:30 P.M.

RECOMMENDATION:
Staff recommends approval of the special use permit.

BACKGROUND:

March 4, 2025

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, Planner

Subject: The applicant is requesting a Special Use Permit to allow for a self-service laundromat.

Background:

This shopping center was recently redeveloped by the applicant. The applicant is proposing that unit A be a self-service laundromat consisting of approximately 2,525 square feet of the shopping center.

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

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

This property falls within the Commercial Future Land Use category and is currently a newly renovated strip mall. It is not anticipated that this use would adversely affect the surrounding neighborhood.

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

The proposed use does appear to be compatible with the neighborhood. The self-service laundromat would be an ancillary use to the surrounding single-family residential uses.

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

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

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

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

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

It is not anticipated that the proposed use will cause a burden on traffic. This shopping center has 46 parking spaces and this use would only require 10 spaces.

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

This type of use and intensity appear to be appropriate for this site.

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

The closest laundry facility to this location is at the corner of Main Street and JBR.

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

It is not anticipated that large commercial deliveries would take place at this facility.

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

The landscaping for this project would have been addressed with the building permits for the renovations.

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

The subject property is located within a residential neighborhood and will not produce adverse impacts on the public health, safety, and welfare of surrounding neighborhoods. There will not be an undue strain on resources (i.e.: schools, transportation, water) based on the characteristics of the proposed use.

K. Whether it is consistent with the Comprehensive Plan.

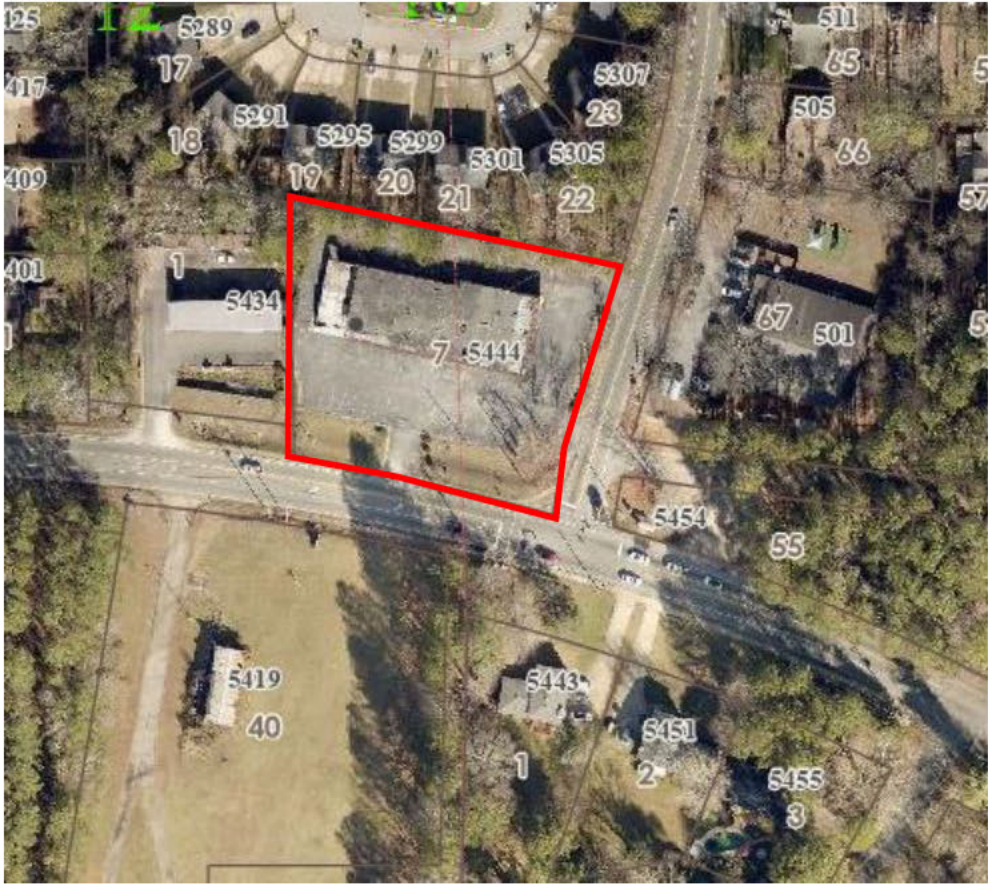
The existing building is within the Commercial Future Land Use Category and is consistent with that land use category.

Recommendation:

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff recommends that the special use permit be **APPROVED** with the following condition:

1. The square footage of the self-service laundromat use shall not exceed 2,525 square feet.
2. The hours of operation shall be limited to 7am though 11pm
3. The special use permit shall expire one year from the date of the approval, if the business has not opened by that date.

The Planning Commission unanimously voted to recommend approval of the special use permit for a self-service laundromat at 5444 Rockbridge Road with staff's conditions.



REFERENCE SITE PLAN:

Google Maps 5444 Rockbridge Rd SW

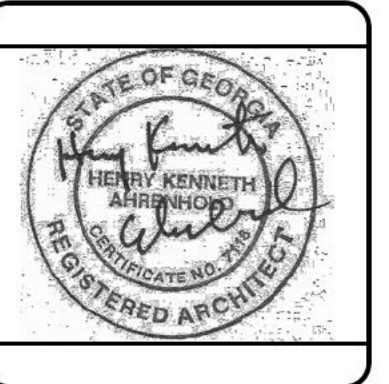


NOTE:
BARRICADE PERMANENT & TEMPORARY FENCE
& GATES ARE EXISTING & IN PLACE ON SITE.

48,143 SQ. FT.
1.105 ACRES

PROPERTY IS ZONED C2.
MINIMUM SET-BACK REQUIREMENTS:
FRONT - 75' FROM RIGHT-OF-WAY
SIDE - 20', 5' OF WHICH SHALL BE
PLANTED AND LANDSCAPED
REAR - 30'

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

Kent Ahrenhold
Architect
6851 ROSWELL RD. NE, NO. K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

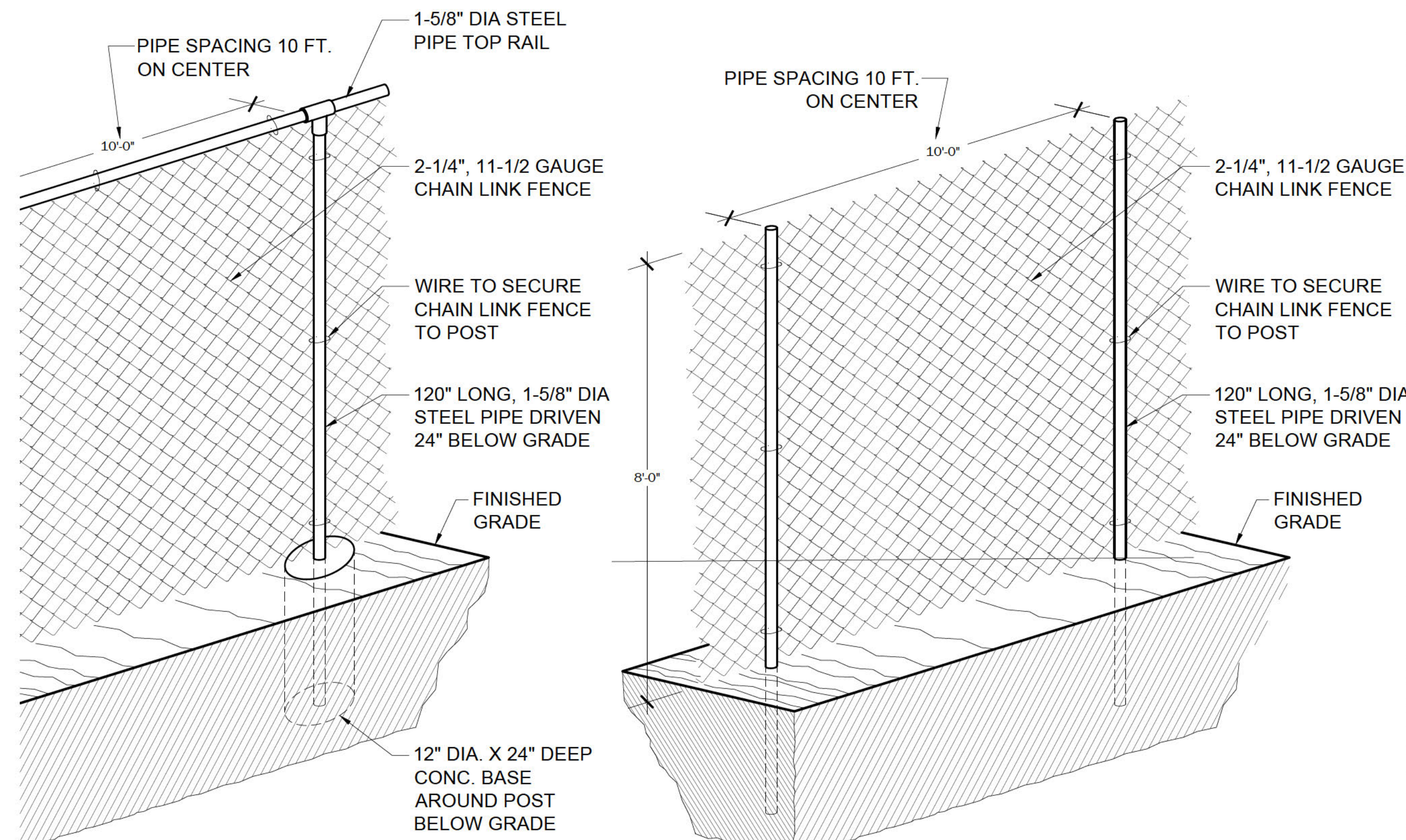
DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE

BARRICADE PLAN
& DETAILS

SHEET NO.

A-1.1

RELEASED FOR
CONSTRUCTION

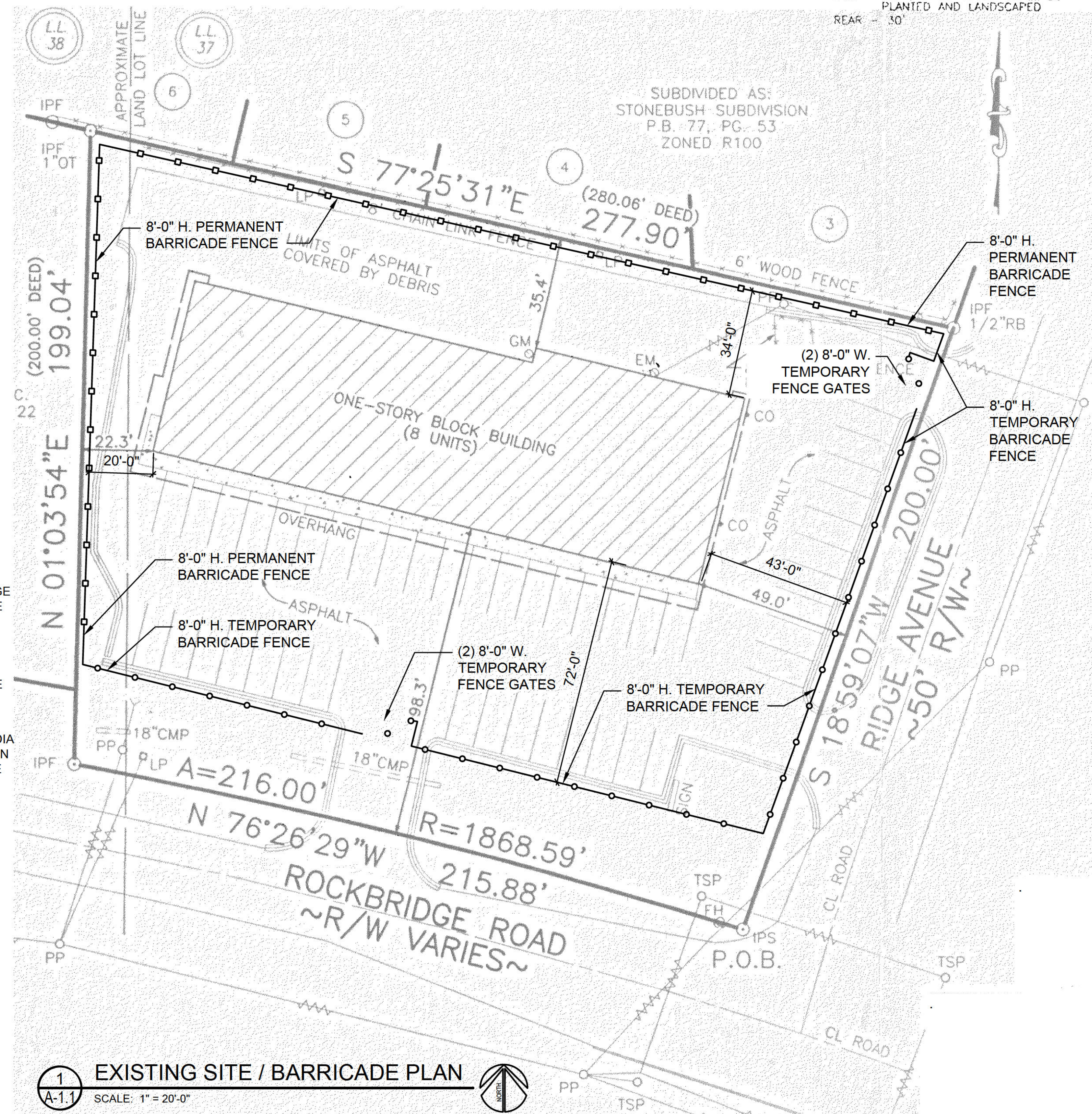


3 BARRICADE PERMANENT FENCE DETAIL

A-1.1 SCALE: 3/4" = 1'-0"

2 BARRICADE TEMPORARY FENCE DETAIL

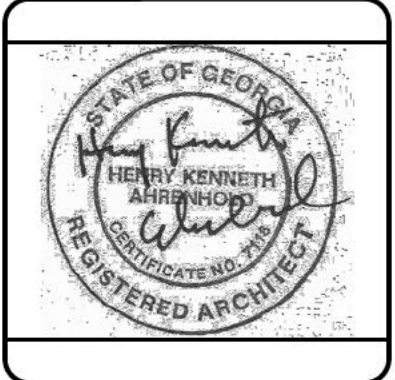
A-1.1 SCALE: 3/4" = 1'-0"



1 EXISTING SITE / BARRICADE PLAN

A-1.1 SCALE: 1" = 20'-0"

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



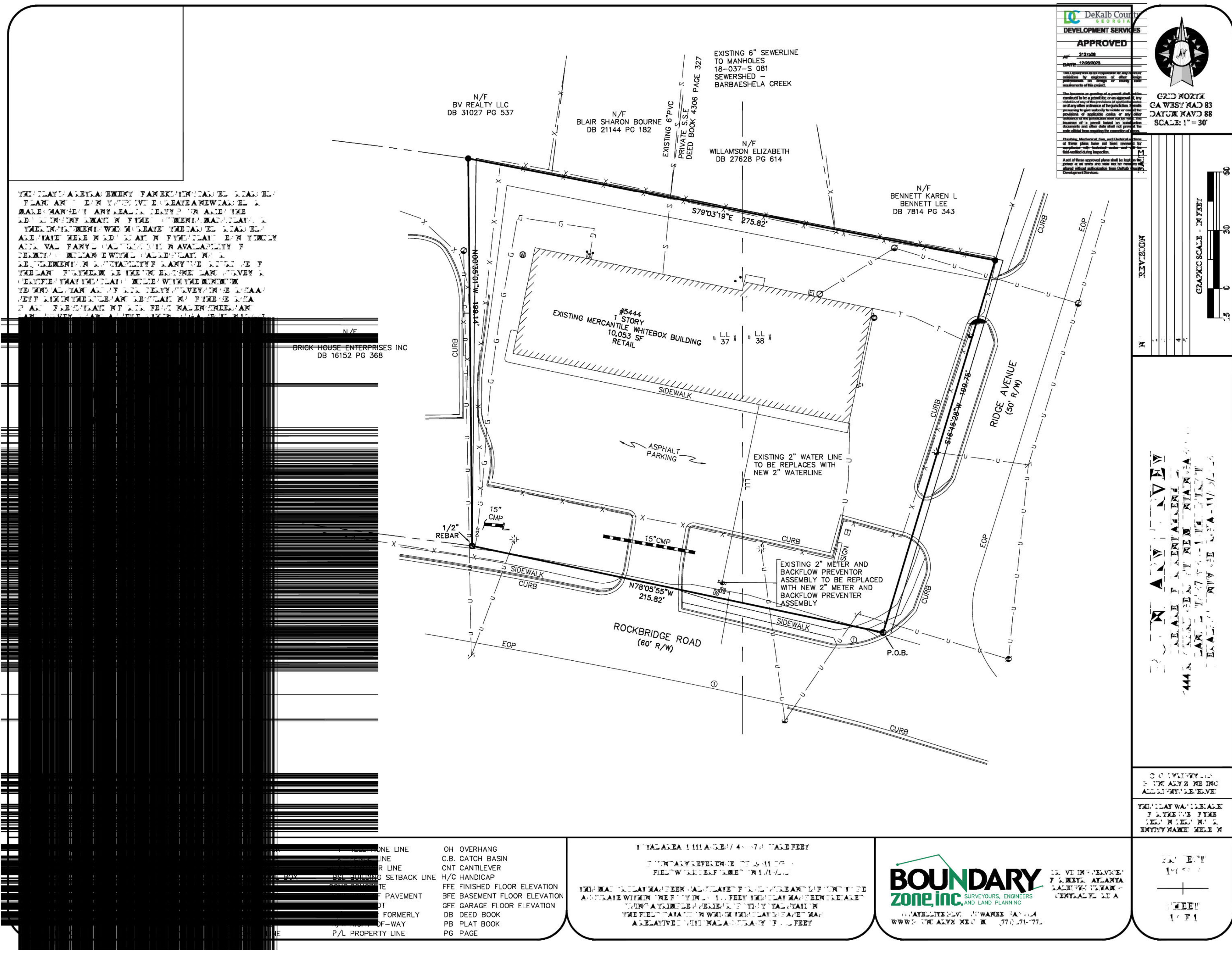
ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

Kent Ahrenhold
Architect
6851 ROSWELL RD., NE, NO. K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE

BOUNDARY
SURVEY
SHEET NO.
A-1

RELEASED FOR
CONSTRUCTION



THE PLANNING AND ENGINEERING SERVICES PROVIDED HEREIN ARE LIMITED TO THE SPECIFIC PROJECT AND SITE DESCRIBED IN THE PLANS AND ANY OTHER INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR THE RESULTS OF ANY INVESTIGATION CONDUCTED BY THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE CLIENT AGREES TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ENGINEER BY ANY THIRD PARTY AS A RESULT OF THE ENGINEER'S NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE. THIS AGREEMENT IS A CONDITION OF THE ENGINEER'S SERVICES AND IS BINDING ON THE CLIENT AND ANY SUCCESSORS, ASSIGNEES, AGENTS, OFFICERS, DIRECTORS, EMPLOYEES, AND REPRESENTATIVES OF THE CLIENT. THE CLIENT'S ACCEPTANCE OF THESE TERMS AND CONDITIONS SHALL BE DEEMED AS AN ACKNOWLEDGMENT OF THE CLIENT'S UNDERSTANDING OF THE NATURE AND SCOPE OF THE ENGINEER'S LIABILITY AND THE CLIENT'S AGREEMENT TO HOLD THE ENGINEER HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST THE ENGINEER BY ANY THIRD PARTY AS A RESULT OF THE ENGINEER'S NEGLIGENCE OR OTHER PROFESSIONAL MALPRACTICE.

OH	OVERHANG
C.B.	CATCH BASIN
ONT	CANTILEVER
H/C	HANDICAP
FTE	FINISHED FLOOR ELEVATION
BFE	BASEMENT FLOOR ELEVATION
GFE	GARAGE FLOOR ELEVATION
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE

1 BOUNDARY SURVEY PLAN
SCALE: 1" = 30'-0"





APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Daljeet Singh

Address: 1380 Lakeshore Drive Snellville GA 30078

Phone: _____ Cell: [REDACTED] Fax: _____

Email Address: [REDACTED]

OWNER INFORMATION (If different from Applicant)

Owner Name: KKR Sons LLC

Address: 1380 Lakeshore Drive Snellville GA 30078

Phone: _____ Cell: [REDACTED] Fax: _____

Email Address: [REDACTED]

PROPERTY INFORMATION

Address: 5444 Rockbridge Rd, Stone Mtn Ga 30083

Parcel ID#: 18 037 12 007 Land Lot: 37 & 38 District: 18th

CURRENT ZONING: GC

USE PERMIT REQUEST: Laundromat

Name (print) Daljeet Singh

Signature: [Signature] Date: 1/9/2025

DocuSigned by: BF8CD00D7C50498...



USE PERMIT CONSIDERATIONS

Applicant: Daljeet Singh

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

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? Very compatible.
Great number of residence needing laundromat services.
2. What is the extent to which property values are diminished by their particular zoning restrictions? _____
No diminishing of any value.
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? _____
No reductuin of any value.
on the controry, this might increase their value with access to services.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? no harm to the public as far as we forsee.
5. What is the suitability of the subject property for the zoning proposed? _____
N/a
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
over 3 years, since our ownership.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? _____
N/a

- 8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
N/a no zoning proposal

- 9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
N/a no zoning proposal

- 10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
N/a no zoning proposal

- 11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?
N/a no zoning proposal

- 12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?
N/a no zoning proposal

- 13. What is the impact upon the appearance of the city?
Our new shopping center is enhancing the appearance of this road.

- 14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
No anticipated impact since these stores replace the old ones on the old building.

- 15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
No impact. Since we do not change the population density.

- 16. What is the anticipated impact upon thoroughfare congestion and traffic safety?
No anticipated impact. since these new stores will replace the ones in the old building.

- 17. What measures are being taken to protect the property against blight and depreciation?
We are finishing and completing the new building that replaced the old one.



DISCLOSURE REPORT

Office use only:

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

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

CHECK ONE: YES X NO

If the answer is YES, proceed to sections 1 through 4.
 If the answer is NO, complete only section 4.

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

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Daljeet Singh

Name (print) ~~DocuSigned by:~~ _____

Signature: _____ Date: 1/9/2025

January 09, 2025

5444 Rockbridge Rd, Stone Mtn Ga 30083

To whom it may concern.

The reason for this letter is to present our intention to build an upscale laundromat in our new Plaza located at 5444 Rockbridge Plaza. (5444 Rockbridge rd , Stone Mountain Ga 30083)

This proposed laundromat will be located in Suite A (total of 2525 SF).

We strongly believe it will be very beneficial to the citizens of our community.

DocuSigned by:

BF8CD00D7C50498...

1/9/2025

Daljeet Singh
Owner, KKR Son's LLC





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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Richard Edwards, AICP – Planning Director

LOCATION: 1031 Ridge Avenue (18 089 02 004)

CURRENT ZONING/USE: VCM: Village Center Mixed-Use

PROPOSED ZONING/USE: R-2: Traditional Residential

REQUEST: Request to rezone 1031 Ridge Avenue (18 089 02 004) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

ZONING/ADJACENT LAND USE:

North	R-2: Traditional Residential & GC: General Commercial
South	OPI: Office/Professional/Institutional
West	R-2: Traditional Residential
East	CSX Railroad Tracks

Comprehensive Plan:
Future Land Use Designation: Single-Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	01/27/2025 – 6:30 P.M.
City Council 1st Read:	02/18/2025 – 6:30 P.M.
City Council Public Hearing:	03/04/2025 – 6:30 P.M.

RECOMMENDATION: Approval

BACKGROUND:**March 4, 2025****To: City of Stone Mountain Mayor & City Council****From: Richard Edwards, AICP****Subject: Request to rezoned 1031 Ridge Avenue (18 089 02 004) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).**

Background: The existing site is 0.49 acres and contains an existing single-family home. This property is zoned Village Center Mixed-Use (VCM), which requires commercial uses on the first floor and all residential to be above the commercial space. The zoning designation does not align with the existing use of the property as single-family residential.

The future land use map designates this site as Single-Family Residential, which best aligns with the residential zoning districts (R-1, R-2, R-3, and R-4). The adjacent residential properties are zoned Traditional Residential (R-2), which appears to be the most suitable zoning for the subject property too.

These properties are subject to Section 6-1 – Nonconforming Uses. There cannot be any enlargements or alterations in a way that would increase the nonconformity. All nonconforming structures cannot be repaired, rebuilt, or altered if damages exceed 50% of its replacement value.

The Dekalb County Tax Assessor's website has the following information on the properties for tax purposes:

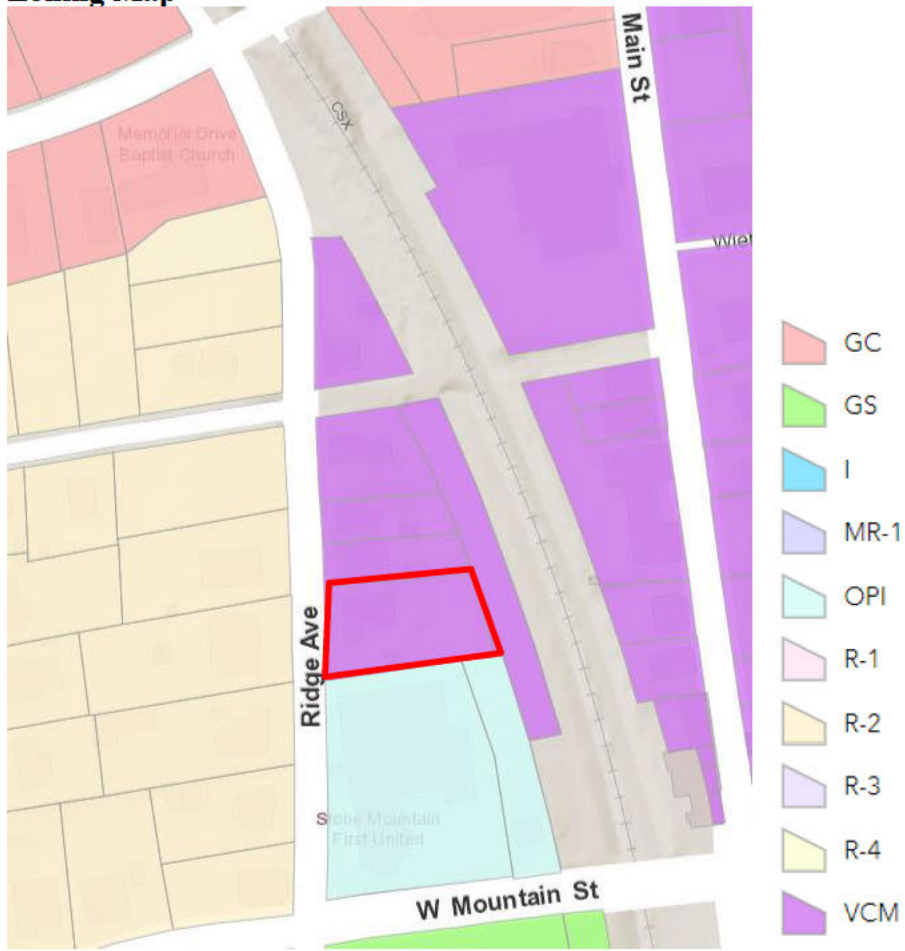
Class: R3 – Residential Lot

Land Use Code: 101 – Residential 1 Family

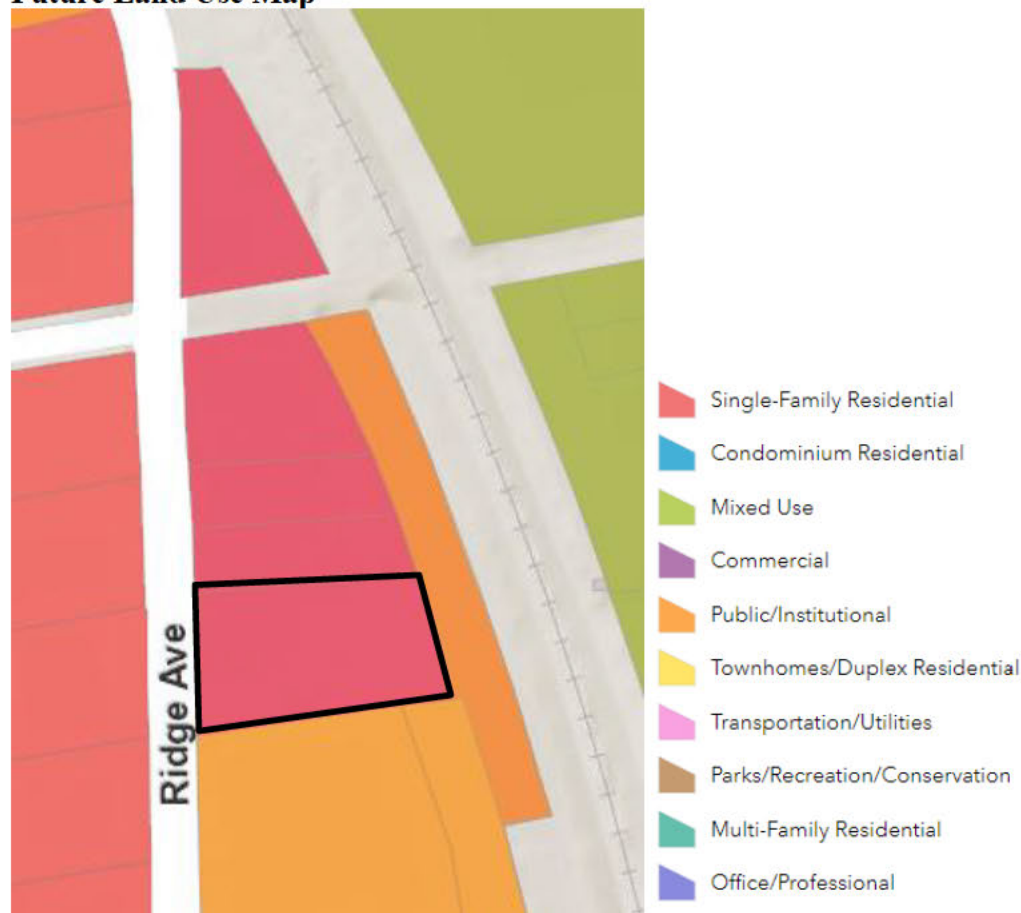
Zoning Code: R100 – Single Family Residential

These are codes and classifications that the tax assessor's office completes to inform their assessment decisions.

Zoning Map



Future Land Use Map



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

1. The existing uses and zoning of nearby property;

North: CSX Railroad Tracks

South: OPI: Office/Professional/Institutional – Stone Mountain First United Methodist Church

East: CSX Railroad Tracks

West: R-2: Single-Family Residential

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

The current zoning has a higher property value zoned as VCM. However, this is not aligned with the future land use map nor the current use of the properties. This zoning change could reduce the property taxes for the owners.

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

This proposal better aligns the existing use of the properties with the zoning code and comprehensive plan.

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

The R-2 zoning district has similar setback requirements that this lot appear to meet, which would allow for future expansion within the R-2 code requirements. Being that this is an existing lot, staff does not anticipate any issues with the nonconforming lot size.

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

The adjacent and nearby properties are low density residential homes zoned R-2 with a church to the south. The R-2 zoning proposal appears to be consistent with the adjacent and nearby development patterns.

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

Single-family residential use is not anticipated to cause any adverse effects on adjacent or nearby properties.

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

The subject property does have a reasonable economic use as currently zoned. However, the existing zoning is not aligned with the neighborhood nor the Comprehensive Plan.

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

There are no anticipated burdens on existing streets, transportation facilities, utilities, nor schools.

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

The Comprehensive Plan future land use designation for the subject properties is Single-Family Residential, which calls for a variety of single-family housing options.

The proposal would bring this parcel into compliance with the Comprehensive Plan and Future Land Use Map.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

The Planning Commission unanimously voted to recommend the rezoning from VCM to R-2.



Dear Members of the Planning Commission and Stone Mountain City Council,

I am writing to formally request the rezoning of my property located at 1031 Ridge Avenue, Stone Mountain, Ga 30083 from Village Center Mixed-Use (VCM) to R-2 (Single-Family Residential). This historic home, built around 1920, holds significant architectural and cultural value, and I believe this change in zoning designation is essential to preserve its integrity and maintain its historical relevance. I'm also concerned about potential tax and insurance issues due to the current zoning. The city initiated the original rezone request, and I am asking to opt in.

Here are the primary reasons supporting this rezoning request:

1. **Historical Preservation:** The property is an important part of Stone Mountain's history, showcasing the architectural style of the initial quarry days. Rezoning to R-2 would provide the necessary protections to ensure that the home remains a single-family residence, consistent with its original use and design. This would help prevent modifications or developments that could compromise its historic character.
2. **Community Character:** The surrounding area is predominantly residential, with well-maintained single-family homes that contribute to the charm and appeal of Stone Mountain. Allowing this property to revert to R-2 zoning would align it with the existing neighborhood fabric and reinforce the sense of community.
3. **Unsuitability for Mixed-Use Development:** Due to its age and historical significance, the home is not well-suited for the types of commercial or mixed-use developments typically encouraged under the Village Center Mixed-Use zoning designation. Structural modifications required for such uses could irreversibly alter its historical features and diminish its value to the community.
4. **Owner Intent and Stewardship:** As the current owner, my intent is to maintain the home as a single-family residence and ensure its preservation for future generations. Rezoning to R-2 would provide the stability and clarity needed to achieve this goal.

Please do not hesitate to contact me at this email if further information is needed.

Thank you for initiating and considering this request. I appreciate your commitment to preserving the unique character and history of Stone Mountain.

Sincerely,

Grace Kelly
Sole owner of 1031 Ridge Avenue, Stone Mountain, Ga 30083.

Special Called Meeting

February 8, 2025 at 9:00 AM

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



Minutes

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

5
 6 **Staff: Shawn Edmondson - City Manager | Maggie Dimov - Assistant City Manager | Shavala**
 7 **Ames - City Clerk | Jeff Strickland - City Attorney**

9 **Call to Order**

10 Mayor Jones called the meeting to order at 9:07 A.M.

12 **Determination of Quorum**

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

- 17 1. Consideration of an action on a request to designate the use of the Lawn on Main as Village
 18 Center Mixed Use (VCM), requested by Council Member Mark Marianos

19
 20 Councilmember Marianos gave reasons why Lawn on Main should be developed as Village Center
 21 Mixed Use (VCM) to allow for additional revenue in the city. Improving and diversifying the revenue
 22 is the goal. The previous surveys show that VCM fits the criteria for the Lawn on Main. If
 23 designated VCM, watershed issues will be remedied by POND. The city has a lack of revenue, and
 24 the state will come in to dictate the use if they have to provide funds to help the city due to the lack
 25 of increase our revenue. The city is not in danger of running out of money tomorrow, but we need
 26 to buy into the city.

27
 28 Council Member Crowe inquired whether the 10-minute time limit had elapsed. The Mayor stated
 29 that when time is up, the Clerk will inform the body. The governing body engaged in a discussion
 30 regarding the decorum rules, exchanging differing perspectives on the matter.

31
 32 Mayor Jones Jones stated citizens would like an amphitheater. Since the lawn has been
 33 purchased, events have taken place to draw people in.

35 **ACTION: DESIGNATE THE LAWN ON MAIN AS VILLAGE CENTER MIXED USE**

36
 37 Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 6
 38 Crowe

40 **Motion Withdrawn**

42 City Attorney Strickland gave an overview of designating a zoning change. Rezoning must follow
43 the standard format which includes public hearings; however, the city themselves can use the
44 property however they decide as the title owner.

45
46 The City Manager stated that POND is anticipated to present on March 18th regarding Lawn on
47 Main. City Manager also stated that administration is seeking guidance on the use of Lawn on Main
48 to go after specific grants.

49
50 Councilmember Freeman expressed concern regarding grants that are being pursued.

51
52 **ACTION: SEEK COUNCIL APPROVAL TO DESIGNATE THE USE OF LAWN ON MAIN AS**
53 **MIXED USE**

54
55 Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 6 Crowe

56
57 **Voting Yea:** Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem:
58 Post 3 Smith, Council Member: Post 6 Crowe

59
60 **Voting No:** Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

- 61
62 2. Discussion: Progress update/presentation of amendment to address issues with the directing of
63 staff and retaliation against staff requested by Council Member Mark Marianos

64
65 Attorney Strickland reviewed the drafted ordinance provided in the agenda packet. The City Council
66 will provide suggestions for modifying the ordinance as the presented ordinance is only the initial
67 draft. The ordinance is intended to establish a process if complaints do arise. Members of council
68 added that the HR staff member will need to be involved in the process.

69
70 City Manager addressed comments regarding claims of harassment to follow up on such
71 allegations.

72
73 Mayor Jones expressed improprieties in allegations and suggested a discussion be had in
74 executive session. Council Member Marianos began to comment regarding an allegation, Mayor
75 Jones was not finished talking a requested a police officer for decorum.

76
77 Attorney Strickland advised that if the ordinance is passed, it will be in effect for new/future claims,
78 not past ones.

- 79
80 3. Discussion: Rules of Decorum, requested by Council Member Shawnette Bryant

81
82 Council Member Bryant asked for clarity on why the decorum resolution was adopted.

83
84 Council Member Crowe confirmed that she initially requested a resolution regarding decorum due to
85 the extended meeting times and agenda items. Council Member Bryant stated her concerns with
86 the decorum resolution which included having a set time to deliberate on agenda items; and some
87 council members have abused their political powers.

88
89 Mayor Jones suggested placing a cap on the number of agenda items and spoke on meeting
90 decorum overall. Mayor Pro Tem Smith suggested that the governing body limit items that are
91 requested for the agenda. City Manager Edmondson suggested that the requested items of the
92 Mayor and City Council be placed under Remarks of Privilege to offer uniformity and efficiency of
93 the City Council agenda.

- 94
95 4. Discussion: Audio system, requested by Council Member Shawnette Bryant

96
97 Council Member Bryant asked the City Manager about the council chambers audio system; and the
98 City Manager confirmed the audio was good.
99

- 100
101 5. Discussion: Require/create a new ordinance that requires meeting minutes approved before legal
102 documents are signed to ensure city council votes in open records for Open Records Act
103 compliance, requested by Council Member Gil Freeman
104

105 Council Member Freeman expressed concerns regarding complaints he received about what was
106 passed in the meeting also the public does not have access to what was passed and information
107 provided. There is no documentation of the vote and many times the vote in the minutes are wrong.
108

109 Mayor Pro Tem emphasized that staff is doing what they think is best through the attorney. City
110 Attorney stated that he does not recommend withholding contracts until minutes are approved. A
111 contract is approved once done so in a meeting. The mayor shall execute at that time.
112

113 Mayor Jones stated that certain contracts need to be reviewed before executing. The City Attorney
114 stated the process should be where contracts are reviewed prior to consideration by City Council. If
115 approved, there will be a signature by the City Attorney the same evening, and the Mayor should
116 sign the same evening to make the process more streamlined without delay. Regarding the
117 ordinance process, an updated form has been sent out to streamline that process as well.
118

119 Council Member Freeman raised a request for the City Attorney to provide specific citation or legal
120 reference outlining the requirement that meeting minutes must be approved before any legal
121 documents are executed. In response, the City Attorney stated that he was not currently aware of
122 any legal or procedural requirement that necessitates the approval of minutes prior to the execution
123 of legal documents. However, he assured Council Member Freeman and the rest of the Council that
124 he would conduct further research into the matter to determine if such a process exists and to
125 provide a detailed response if requested.
126

127 A question was raised about adjourning the meeting due to the website calendar time. The City
128 Attorney clarified that the website calendar does not dictate the actual meeting length. There is no
129 rule in place that would limit special called meetings. The governing body can modify the decorum
130 resolution to account for special meetings on the weekend. It was again stated that the lengthy
131 agenda is why the meeting items carry over to the next meeting.
132

133 **ACTION: MOTION TO MOVE THE REMAINING AGENDA ITEMS TO THE NEXT MEETING**
134 **OF MAYOR AND COUNCIL SCHEDULED FOR FEBRUARY 18, 2025, WHICH INCLUDES**
135 **REQUEST NEW LOCAL AUDITOR TO AUDIT ALL SPLOST 1 AND 2 DISCUSSION,**
136 **DOWNTOWN DEVELOPMENT AUTHORITY DISCUSSION, AND RELOCATE THE**
137 **CONFEDERATE SIGN IN THE MIDDLE OF THE COLUMNS AT THE 5-WAY INTERSECTION**
138 **DISCUSSION**
139

140 Motion made by Council Member: Post 4 Freeman, Seconded by Council Member: Post 1 Bass
141

142 **Voting Yea:** Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem:
143 Post 3 Smith, Council Member: Post 6 Crowe, Council Member: Post 4 Freeman
144

145 Council Member: Post 5 Bryant was not present for the vote
146

147 **MOTION PASSED**
148
149

150 **Adjournment**

151
152 **ACTION: MOTION TO ADJOURN THE MEETING AT 11:09 A.M.**

153 Motion made by Mayor Pro Tem: Post 4 Freeman, Seconded by Council Member: Post 2
154 Marianos

155
156 **Voting Yea:** Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem:
157 Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council
158 Member: Post 6 Crowe

159
160 **MOTION PASSED (UNANIMOUSLY)**

161

162

163

164 _____
Dr. Beverly Jones, Mayor

_____ **City Clerk, Shavala Ames**



Special Called Meeting

February 13, 2025 at 10:00 AM

Train Depot, 922 Main Street, Stone Mountain, Georgia 30083

Minutes

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

5
 6 **Staff: Shawn Edmondson - City Manager | Shavala Ames - City Clerk**

7
 8 **Call to Order**

9 Mayor Pro Tem Smith called the meeting to order at 10:08 A.M.

10
 11 **PRESENT:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro
 12 **Tem:** Post 3 Ryan Smith, Post 6 Teresa Crowe

13
 14 **ABSENT:** Mayor Beverly Jones, Council Member: Post 4 Gil Freeman Council Member: Post 5
 15 **Shawnette Bryant, Council Member**

16
 17 **1. Public Hearing #1 - HB 581 Homestead Tax Exemption Opt-Out Consideration**

18
 19 City Manager Edmondson gave an overview of HB 581 to include the Georgia Municipal
 20 Association synopsis of House Bill 581.

21
 22 City Council members engaged in a thorough and detailed discussion regarding the potential
 23 implications of opting in or out, recognizing that each decision would have profound and far-
 24 reaching effects on the city's future. The conversation included concerns about the city's ability to
 25 retain its current residents, with several members emphasizing the importance of maintaining a
 26 stable and engaged community. At the same time, they explored strategies for attracting new
 27 residents to foster growth and economic development.

28
 29 The council also examined the potential consequences for renters, noting the complexities of how
 30 either decision could impact their housing options and affordability. A key concern was whether the
 31 proposed changes may or may not hurt renters in the city. Furthermore, the council discussed the
 32 specific impact on seniors and individuals on fixed incomes, acknowledging that any changes could
 33 disproportionately affect these vulnerable groups. Members expressed a need to carefully consider
 34 how the city could protect and support these residents, ensuring that their well-being is not
 35 compromised in the process.

36
 37 The City Manager provided an overview of which cities in the region have chosen to opt in or opt
 38 out. It was collectively agreed that a set of conditions should be outlined to guide a more informed
 39 decision on the matter. Additionally, the council emphasized the importance of developing a
 40 strategic plan that would allow the city to proactively address the issue, regardless of the final
 41 decision. The primary goal is to ensure that the chosen course of action is beneficial to the
 42 community as a whole.

43 **Adjournment**

44

45 **ADJOURN THE MEETING AT 11:11 A.M.**

46

47

48

49 **Ryan Smith, Mayor Pro Tem**

City Clerk, Shavala Ames



Special Called Meeting

February 13, 2025 at 6:30 PM

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

Minutes

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

5
 6 **Staff: Shawn Edmondson - City Manager | Shavala Ames - City Clerk**

8 **Call to Order**

9 Mayor Pro Tem Smith called the meeting to order at 6:37 P.M.

10
 11 **PRESENT:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro
 12 **Tem:** Post 3 Ryan Smith, Post 6 Teresa Crowe

13
 14 **ABSENT:** Council Member: Post 4 Gil Freeman

15
 16 **1. Public Hearing #2 - HB 581 Homestead Tax Exemption Opt-Out Consideration**

17
 18 Mayor Jones gave an introduction of House Bill 581 and the floating homestead exemption.

19
 20 City Manager Edmondson affirmed that the document that was provided is insight compiled for the
 21 governing body and also gave instruction on how the public hearing would flow.

22
 23 Mayor opened the Public Hearing.

24
 25 Eileen Smith – Stated elderly citizens will be affected with tax increases and also mentioned that
 26 59.81 percent of the residents voted for HB 581. She also indicated that opting in would not affect
 27 renters. The way investment properties and commercial properties are taxed will remain the same.
 28 The only people who will be affected are those property homeowners who have a homestead
 29 exemption.

30
 31 Elaine Brown – Stated that she is a homeowner and last year she was granted to get her property
 32 tax frozen. She asked if the city opts out, what does it do to homeowners.

33
 34 Theresa Thomas – Explained it is a tough decision. Asked the question of whether the decision
 35 made by the city will get overridden by the county. Requested administration to walk through the
 36 information handout provided and do not want to lose her exemption that she has currently.

37
 38 Joan Monroe – Stated that the decision is a catch 22. The city does not have enough business to
 39 cover sales tax. The council is notorious for raising the millage rate. Against opting in because it
 40 does not protect homeowners.

42 Darla Nunez – Stated that she read the bill and understands the confusion. For opting in because it
43 would freeze the amount of inflation, and it will affect the senior community.
44

45 Clint Monroe – Stated Dekalb County decided today to opt out. Everything below state level wants
46 to be able to customize the needs of their local government. No one’s home exemption will be
47 affected if we opt out. One size does not fit all.
48

49 Theresa Thomas – Stated that the appeal process does work on tax appraisals. Asked do you want
50 the option to decide your fate or do we want the state to do it for us. Look out for seniors and people
51 who are vested in there homes.
52

53 Public Hearing closed.
54

55 City Manager reiterated some highlights of potential pros and cons of opting out of HB 581 as
56 outlined: Opting In - home owner relief and predictability, community goodwill, eligibility of new
57 local option sales tax (FLOST), reduced property tax revenue growth, budgetary constraints; Opting
58 Out - preserves revenue growth potential, maintains local control over tax policy, avoids complex
59 administration, negative perception from residents and no access to FLOST. The City Manager also
60 mentioned there is another opportunity to have comments at the third public hearing on February
61 18, 2025 at 6:30 PM.
62

63 **Adjournment**

64
65 **ACTION: MOTION TO ADJOURN THE MEETING AT 7:11 P.M.**

66 Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 5 Bryant
67

68 **Voting Yea:** Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem:
69 Post 3 Smith, Council Member: Post 5 Bryant, Council Member: Post 6 Crowe
70

71 **MOTION PASSED (UNANIMOUSLY)**
72
73
74

75 _____
Dr. Beverly Jones, Mayor

City Clerk, Shavala Ames

Mayor and City Council Work Session

February 18, 2025 at 6:30 PM

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



Minutes

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

5
 6 **Staff: Shawn Edmondson - City Manager | Maggie Dimov - Assistant City Manager | Shavala**
 7 **Ames - City Clerk | Jeff Strickland - City Attorney**

Public Hearing

10
 11 **Pria Patel** from Gerard & Davis presented HB 581 for citizens to opt in or opt out of. This is the final of
 12 three public hearings for HB 581 and a resolution will be added to the agenda. A separate agenda item
 13 will be added to the agenda to be voted on at the end.

Opt Out:

15
 16 **Joan Monroe** - She mentioned how it's a lose-lose for the average citizen. Homeowners' exemption is
 17 gone and senior exemption in the county and city is lost. Opting out projects the city and the average
 18 citizen. Major real estate are the only ones gaining benefits from this.

19
 20 **Marcela Stupin** – She mentioned she doesn't know what it's about and thinks citizens should know
 21 what it's about before voting. She also thinks it should be on the ballot to vote on in November before
 22 opting in or out.

23
 24 **Rhonda Morrison** – She chooses to opt out because of not having a full understanding and it doesn't
 25 seem to be in favor of the homeowners. She also wants to see real life scenarios of how they would be
 26 affected.

27
 28 **Jelani Linder** – He agrees with others in opting out. He thinks it negatively affects the budget due to
 29 current property values. He also thinks this is a good time for the city to come together to diversify tax
 30 base.

31
 32 **Pam Jordner** – She chooses to opt out and thinks it would be helpful to get additional information to
 33 know what it's about.

34
 35 **Clint Monroe** – He mentioned HB 581 was written as one size fits all for the entire state and it doesn't
 36 benefit the City of Stone Mountain. He thinks there needs to be a bill crafted that works for the city.

37
 38 **Vanessa Wallace** – She mentioned being in favor of opting out and asked if opting out is permanent.

Opt In:

42 **Eileen Smith** – She mentioned 3 components: county, city, school and gave calculation of numbers or
43 how HB 581 will be a benefit if opting in for the city and county. She also mentioned opting out requires
44 the city to create their own floating homestead exemption and more cost in general.

45
46
47 **ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:49 P.M.**

48
49 **Motion made by Council Member: Post 4, Seconded by Council Member: Post 5 Bryant**

50
51 **Voting Yea:** Council member: Post 1 Bass, Council member: Post 2 Marianos, Mayor Pro Tem: Post 3
52 Smith, Council member: Post 4 Freeman, Council member: Post 5 Bryant, Council member: Post 6
53 Crowe

54
55 **MOTION PASSED (UNANIMOUSLY)**

56 **Call to Order**
57 Mayor Jones called the meeting to order at 6:49 P.M.

58
59 **Determination of Quorum**
60 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro
61 Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette
62 Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

63
64 **Invocation and Pledge**
65 Mayor Jones led the Pledge of Allegiance, followed by the Invocation.

66
67 **Citizen Comments** – Including comments from public/stakeholders

68
69 **Citizen Comment 1: Carmen Melitzia** – Read proclamation for Rory Webb and Jeff Carrey for the
70 contribution to the Stone Mountain community and honor a day to them

71
72 **Citizen Comment 2: Joan Monroe** – decorum of Councilmembers, city of civility, discussing agenda,
73 accurate minutes, transparency, allocation of SPLOST funds, 4 Councilmembers are responsible for
74 vandalism at cemetery and give it to the general public, stop pushing worship of bigotry and treason,
75 peace for people

76
77 **Citizen Comment 3: Erin Parks** – long time resident of unincorporated Stone Mountain, long time
78 patron of incorporated Stone Mountain, appalled by use of confederate monuments to attract tourism,
79 focus on unified safe activities

80
81 **Citizen Comment 4: Cheryl Dudley** – resident of unincorporated Stone Mountain, Do not place
82 Confederate sign at cemetery because of the disrespect it shows the community, read comments of
83 history of Confederates

84
85 **Citizen Comment 5: Dave Thomas** – AARF announced 7 days to 5 days starting next month; disaster
86 because revenue in January down by 30%; AARF don't feel supported by City or Administration; no
87 sense of urgency by City of Stone Mountain

88
89 **Citizen Comment 6: Rev. Dea Parker** – Black History Month – read excerpt by Dr. Michael W. Waters

90
91 **Citizen Comment 7: Janette Miles** – resident since 1999; against Confederate recognition for
92 cemetery; recognize honoring deceased; signs disrespecting all City of Stone Mountain

93

Citizen Comment 8: Jelani Linder – agrees with those speaking against signs, plagued by perception and work on perception, diverse council, diverse community, City of Stone Mountain needs to get to a place of healing and unity; propose something for City of Stone Mountain to be diverse and inclusive

Citizen Comment 9: Clint Monroe – no reason to honor empty graves of Confederate soldiers; symbol of Confederacy tourism not a viable business plan; sanitation issue; remove brass plaque monument

Review of the Journal

- 1. Consideration of an action on a request to approve February 4th, 2025, City Council Meeting Minutes, requested by City Clerk Shavala Ames.

ACTION: MOTION TO APPROVE FEBRUARY 4TH, 2025 CITY COUNCIL MEETING MINUTES AS PRESENTED

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

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

Voting No: Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

MOTION PASSED

Reading of Communications

IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY

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

The City Attorney requested consideration of an action to add to the agenda a consideration to adopt a resolution to opt out of HB581 Resolution under New Business. Council Member Crowe requested to remove the item about Confederate sign at the cemetery from the agenda and to move Executive Session to City Manager’s Report.

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY

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

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

Voting No: Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

MOTION PASSED

Mayor Jones confirmed the new agenda as requested.

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

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

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

148 **Voting No:** Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

149 **MOTION PASSED**

150 **X. Committee Discussion Items**

- 151
- 152 **1. Stone Mountain Community Garden**
- 153 Jackie Marshall reviewed the submitted SMCG report.
- 154
- 155 **2. Planning Commission**
- 156 None
- 157
- 158 **3. Historic Preservation Commission**
- 159 None
- 160
- 161 **4. Parks and Recreation Committee**
- 162 Reverend Orea Parker reported out regarding Parks and Recreation Committee - met on February
- 163 10th and voted to change the meeting date to 2nd Monday of the month. Discussed Parks and
- 164 Recreation is an advisory group and do not make decisions. The committee discusses ideas and
- 165 recommendations that were submitted to the council last year of 2024. There was a proposed
- 166 soccer field development. Currently several parks need maintenance (Kaboom). The parks should
- 167 be on maintenance schedule and there is flooding at Leland Mason. The community is not satisfied
- 168 with restrooms. All parks need signage.
- 169
- 170
- 171

172 **XI. Staff Reports**

- 173
- 174 **1. Public Safety- Police Chief – James Westerfield Jr.**
- 175 Reviewed submitted report.
- 176

177 **XII. City Manager Report**

178

179 City Manager Shawn Edmondson presented a comprehensive review of both the City Manager's

180 and Administrative reports, providing key insights into ongoing projects and developments. Council

181 Member Bryant inquired about the status of the red striping on Main Street, prompting Assistant

182 City Manager Maggie Dimov to explain that new red paint was required to restore the markings. In

183 response to a question about parking, Council Member Freeman was informed by City Manager

184 Edmondson that a variance would be necessary to move forward with the plans. The governing

185 body also requested updates on several pressing issues, including the enforcement of CSX parking

186 tickets, further beautification efforts downtown, the installation of digital signage, street paving

187 projects, and the possibility of a larger and more prominent welcome sign to greet visitors on Main

188 Street.

189

190 **XIV. Unfinished Business**

191 **1. Executive Session**

192 **ACTION: MOVE INTO EXECUTIVE AT 8:18 P.M.**

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

194 seconded

195

196

197

198 **Voting Yea:** Council member: Post 1 Bass, Council member: Post 2 Marianos, Mayor Pro Tem:

199 Post 3 Smith, Council member: Post 4 Freeman, Council member: Post 5 Bryant, Council

200 member: Post 6 Crowe

201

MOTION PASSED (UNANIMOUSLY)**ACTION: EXIT EXECUTIVE SESSION AND RECONVENE WORKSHOPS SESSION AT 9:06 P.M.**

Motion made by Council Member: Post 3: Smith, Seconded by Council Member: Post 1 Bass

Voting Yea: Council member: Post 1 Bass, Council member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council member: Post 4 Freeman, Council member: Post 5 Bryant, Council member: Post 6 Crowe

MOTION PASSED (UNANIMOUSLY)**XIII. Council Policy Discussion Topics**

1. Discussion: Request of a new local auditor to audit all SPLOST 1 & 2 – requested by Councilman Gil Freeman

Council Member Freeman requested an updated from Whitaker regarding audits of requested to SLOST I and II.

City Manager Edmondson assured the governing body that Mr. Whitaker will be invited to a council meeting to give a briefing once he is available.

2. Discussion: Downtown Development Authority – Councilman Gil Freeman

Council Member Freeman stated that he is pleased with some of the changes that have been happening with the Downtown Development Authority (DDA) and will postpone the discussion on the DDA to the next meeting.

XV. New Business

1. Consideration of an action on a request to appoint Jackie Marshall to the Stone Mountain Community Garden Board – requested by Mayor Dr. Beverly Jones

Ms. Jackie Marshall gave an overview of her background as it relates to the Stone Mountain Community Garden Committee.

ACTION: MOTION TO APPOINT JACKIE MARSHALL TO THE STONE MOUNTAIN COMMUNITY GARDEN BOARD

Motion made by Councilmember: Post 1 Bass, Seconded by Councilmember: Post 4 Freeman

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

MOTION PASSED (UNANIMOUSLY)

2. Discussion/Action: Move forward with Attorney Walker as the assistant attorney – Mayor Dr. Beverly Jones

Ms. Emilia Walker Ashby to discussed the proposed contract for Assistant City Attorney services. City Manager Edmondson recommended moving forward with the contract if necessary on an as needed basis, while City Attorney Patel proposed revising the language to clearly designate the City

256 Manager as the primary point of contact when utilizing Assistant City Attorney services. After some
257 discussion, it was agreed that the contract would be updated and revised with this adjustment
258 before proceeding with approval.
259

260 3. HB 581 Opt Out Consideration: City Attorney gave overview of HB 581

261
262 City Attorney reviewed the subject of HB 581 and the necessary steps the city would need to take if
263 the choose to opt out.

264 **ACTION: MOTION TO OPT OUT OF HB 581**

265 Motion made by Councilmember: Post 4 Freeman, Seconded by Councilmember: Post 2
266 Marianos

267
268 **Voting Yea:** Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Councilmember:
269 Post 4 Freeman, Councilmember: Post 5 Bryant

270
271 **Voting No:** Mayor Pro Tem: Post 3 Smith, Councilmember: Post 6 Crowe
272

273 **MOTION PASSED**

274
275 **XVI. New Ordinances and Resolutions**

276
277 1. Consideration of an action on a request to approve the Mardi Gras Resolution

278
279 **ACTION: MOTION TO APPROVE MARDI GRAS RESOLUTION**

280 Motion made by Councilmember: Post 2 Marianos, Seconded by Councilmember: Post 1 Bass
281

282 **Voting Yea:** Councilmember: Post 1 Bass, Councilmember: Post 2 Marianos, Mayor Pro Tem:
283 Post 3 Smith, Councilmember: Post 5 Bryant, Councilmember: Post 6 Crowe
284

285 **Voting No:** Councilmember: Post 4 Freeman
286

287 **MOTION PASSED**

288
289 **[Due to the adoption of Resolution 2024-14, the meeting will end at 10:00 p.m. and any**
290 **remaining items will be moved to the next available meeting]**
291

292 **Adjournment**

293
294 **ACTION: MOTION TO ADJOURN THE MEETING AT 10:06 P.M.**

295 Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 5 Marianos.
296

297 **Voting Yea:** Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem:
298 Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council
299 Member: Post 6 Crowe
300

301 **MOTION PASSED (UNANIMOUSLY)**

302
303
304
305 _____
Dr. Beverly Jones, Mayor

302
303
304
305 _____
City Clerk, Shavala Ames



Clint Monroe

Senior Financial Analyst

Ten plus years as a senior analyst and accountant doing business process management, financial controls, revenue recognition, supply chain and SOX compliance for large corporations.

- Streamlined the monthly close process for Clorox, a leading manufacturer and marketer of consumer products, reduced the month end close time from four days to one.
- Developed value added financial forecasting with an accurate reporting model, managed Government Accounting for a Pacific division of CSX.
Improved cash flow by \$11 million.
- Clint Monroe taught the Financial Modeling Series for the Institute of Management Accountants (IMA) at Golden Gate University. I currently teach seminars on Property Tax Appraisal Appeals in Stone Mountain, GA.
- Completed all required Planning and Zoning training through the Georgia Municipal Association and the Carl Vinson Institute.

Philosophy:

“Knowledge is power, only when it is shared.”

“None of us is as smart as all of us.”

“Those who can, do...and those who *do really well*, also teach.”

“Share the knowledge that you acquire along the way and love learning.”

Job Title: City of Stone Mountain GA - Planning Commission Position

TO: City of Stone Mountain, GA
Richard Edwards at REdwards@stonemountaincity.org
City Manager
City Mayor
Council Members

February 19, 2025

Letter of Intent:

I, Theresa Thomas, Rockborough Terrace, City of Stone Mountain, GA 30083 citizen/resident for 32+ years am applying for the City of Stone Mountain, GA – **Planning Commission** position.

Thank you in advance for your time and consideration.

Very Respectfully.

[Redacted signature]

[Redacted contact information]



THERESA THOMAS

Summary: Demonstrating professionalism with extensive Real Estate Property Management, Planning Zoning Compliance, Enterprise-Wide Information Technology Planning/Project Management and Process Engineering, Budget/Finance, Contracting Laws, Acquisition, Fiscal Year Planning Laws, and University Teaching/Course Development expertise; providing hands-on leading organizations using Selfless, capable, intelligent individual with well-respected team values. Known for analytical/reasoning ability to energize leadership and staff to think beyond the norm to determine accuracy and relevance of information that led to sound alternatives for the decisions and problem solving. Willingness to continuously learn and build high performing project matrix teams, by transferring knowledge for long term gain, and having a relentless drive for quality business outcomes desired by the customers.

INFORMATION (33+yrs)

Manager/Program & Project Manager/Planning Coach/Contract Law: IT, Policy/Planning, Budget, Acquisitions

TECHNICAL SKILLS

Software: Microsoft Project/Visio/Office 365 (Word, Excel, PowerPoint, Access, Outlook, TEAMS)

SERVICE EXCELLENCE ACKNOWLEDGEMENTS

Continuously receive service excellence awards by demonstrating expertise with the principles, methods, practices, and techniques for planning, executing, and implementing projects utilizing focused on improving and expanding the functionality core business service offerings; minimizing risks that result in delivering business value on time to several Fortune Level Corporations.

Employer Awards: Team Awards/\$4M+ cost savings. Citations for outstanding contribution to designing/developing process improvements.

Fortune Level Corporations: Received three awards for providing service excellence while leading the enterprise-wide transition to of the legacy processes and quality control. Led major enterprise mission critical legacy processes into modernized approaches, resolving major roadblocks.

SUMMARY OF QUALIFICATIONS

- Knowledgeable: City of Stone Mountain Municipal planning commission zoning codes and approval process, and alignment with comprehensive planning and recodification compliance with general and permanent Municipal and Georgia state laws/regulations, County tax assessment property zoning, and use of ArcGIS Online Geographic information mapping System for commercial, various residential properties types, and land use.
- Proficient: Leading planning, administering, coordinating, estimating budget/time, tracking execution, and product delivery
- Proficient: Leading planning with teams consisting of managers, technical staff, and business subject matter experts by planning balanced workload considering required skills and knowledge required to complete project with various vendors
- Proficient: Applying sound business, finance, and accounting principles for stakeholders, and reporting status. Advising on operational support by collaborating and addressing roadblocks.
- Proficient: Overseeing product operations and conducting quality control checks to monitor or mitigate project risks to ensure projects are compliant with federal/state/local government laws, regulations, and policies; guiding continuous improvement efforts to support business outcomes by assessing customer business needs, planning, and developing the schedule, developing cost estimates or funding expenditures on proposed projects; tracking projected milestones and risk
- Proficient: Creating and streamlining existing processes for improved process and team efficiency across enterprise.
- Proficient: Understanding the planning management disciplines of cost, schedule and performance and ensures that the

planning management teams executes to those disciplines in support of Executive leadership goals; conducting cost analysis, creating metrics, and key performance indicators for executive reporting to monitor project health and Return on Investment (ROI) for stakeholders.

- Proficient: Listen to others, attending to nonverbal cues, and responding appropriately, while managing and mentoring team; increasing performance results, self-managing teams, and staff morale.
- Keen attention to detail and commitment to quality customer service; demonstrating bird eye view works with managers to assess needs, giving expert technical information, and collaborate on solutions; assessing accuracy, completeness, consistency, Information Assurance alternatives for complex problems and future business needs.
- Proficient: Leading and mentoring acquisition process; enterprise acquisitions in compliance with code enforcement, policies, and applying sound business, finance, and accounting principles; ensuring appropriate programming, budgeting fiscal accountability and execution linking enterprise-wide strategic budgeting and fiscal performance program planning
- Proficient: Applying project planning principles to large-scale, complex projects; while working with remote vendors, and cross functional teams and developing project plans to make sure the successful acquisition, installation, and stakeholder requirements are met.
- Proficient: Leading acquisition, development, modification, enhancement, deployment or decommissioning product or service, in a manner that incrementally leverages reuse across program/project planning; within organization policy.
- Proficient: Making clear and convincing oral presentations; listens to others, while advising management and staff on planning and sustainment matters; supporting medium to complex projects with cross-functional and distributed teams consisting of internal and external stakeholders, product owners, functional area leads, contractors, and managing relationships with vendors, staff, clients and customers to develop specific and realistic plans, schedules, milestones, and procurement strategies; continuously facilitating enterprise-wide collaborations and communicating available products and services that are tailored to meet client and customer needs.
- Proficient: Leading planning and management principles, proposing solutions to complex issues related to resources, project scope, and customer needs
- Proficient: Provides briefing senior management officials and persuades officials to accept recommendations using fact-based presentations; advising on cost saving, improving enterprise-wide business process efficiencies, just in time advice for data driven leadership decisions.
- Proficient: Managing relationships associated with outsourcing to multiple offshore and local vendors.
- Planned & facilitated the information gathering required for the vendor pre-assessment and variance analysis. Lead the market research and request for quotations/estimates, proactive identification, purchase, and enterprise planning and installation of hardware required to support the projects.
- Proficient: Conducting industry research and value knowledge transfers gained from industry conferences/meetings.

RELATED - PROFESSIONAL EXPERIENCE**REAL ESTATE PROPERTY MANAGER, GA****Sept 1987 – PRESENT**

- Provided project planning/requirements for statement of work for multiple real estate purchases and vendors projects including roofing, plumbers, furnace, electricians, painters, and carpenter repair technicians
- Analyzing property deeds, land easements
- Proficiency ensuring Georgia 811 underground utilities regulations and promoting public safety.
- Conducted County real estate tax analysis/assessment comparable for property tax assessment appeals process
- Planned and tracked purchase orders and financial expenses for repairs. Conducting quality control inspections, tracking, and resolving work order issues.
- Negotiated and approved vendor contracts, paying vendors, and filing transaction paperwork.
- Interviewed tenants, and conducted security/financial screening of tenants.
- Provided financial management for rents and documenting accounting transactions.

DEVRY UNIVERSITY**Online and On-Campus (USA)****Oct 2000 – March 2013**

ADJUNCT INSTRUCTOR (4 Quarters/year) for (50+ courses)

COURSE DEVOPER (16 weeks)

SUNTRUST BANK INC., GA**Sept 2001 – Sept 2003**

TECHNICAL PROJECT MANAGER/SYSTEM PROCESS ENGINEER

SYSTEM VERIFICATION AND VALIDATION IT MANAGER

DELTA TECHNOLOGY INC., GA**1998 – Sept 2001**

PROJECT MANAGER/SYSTEM PROCESS ENGINEER – Sales & Marketing

SYSTEM VERIFICATION AND VALIDATION IT MANAGER

QUALITY ASSURANCE MANAGER

EDUCATION**MASTER OF SCIENCE** – Information Systems Management (4 classes remaining)

KELLER GRADUATE SCHOOL OF MANAGEMENT OF DEVRY UNIVERSITY

MASTER OF SCIENCE – Technology Management (1998)MERCER UNIVERSITY - **Phi Kappa Phi, National Honors Society****MASTER'S CERTIFICATE** - Project Management (1998)

THE GEORGE WASHINGTON UNIVERSITY – SCHOOL OF BUSINESS AND PUBLIC MANAGEMENT

BACHELOR OF SCIENCE – Computer Science (1989)

NORTH CENTRAL UNIVERSITY

CONTINUED PROFESSIONAL DEVELOPMENT**Contracting/Acquisition Law Certifications - (2016 - Present)****Project Management Professional, Project Management Institute Certifications (2017 - Present)****CERTIFICATION COURSES:** (partial list – transcripts included)

Fiscal Year 20/21 Investments Budget Training – (2017-2024)

Communications Management Concepts: Data-Driven Decisions Making – (2023-2017)

Enhance Stakeholder Engagement with Seamless International Customer Service – (2023-2016)

PROFESSIONAL ASSOCIATIONS/COMMUNITY SERVICE

Local Unified School District - Compensatory & Operating Budget Education Advisory Council/Executive Officer

Local Unified School District - School Site Council and School Governance Council/Co-Chair (SSC/SGC)

Job Title: Communications Specialist**Location: City of Stone Mountain, Georgia****Salary Range: \$45,000 - \$55,000 per year****Job Type: Full-Time****Position Overview:**

The City of Stone Mountain is seeking a skilled and motivated Communications Specialist to join our team. This position will play a key role in managing the city's internal and external communications, enhancing the community's understanding of the city's programs, services, and initiatives. The ideal candidate will have a strong background in public relations, writing, social media, marketing, and media relations, with experience in local government communication preferred.

Key Responsibilities:

- Develop and implement effective communication strategies to inform the public about city programs, policies, and initiatives.
- Draft press releases, newsletters, and social media posts to maintain consistent messaging.
- Serve as the primary point of contact for media inquiries and coordinate media events.
- Manage the city's social media platforms, including creating content, monitoring engagement, and ensuring responsiveness.
- Collaborate with department heads and other city staff to ensure effective internal communication.
- Assist with public outreach programs and events to increase community engagement and promote city initiatives.
- Monitor media coverage related to the city and track public sentiment to assist in decision-making.
- Create and maintain a media contact list and build relationships with local media representatives.
- Provide communication support during emergencies or significant events.
- Assist with the production of the city's website content and ensure its accuracy.
- Maintain consistent communication with stakeholders to foster positive relationships with residents, businesses, and community organizations.

Qualifications:

- Associate's degree in communications, Public Relations, Journalism, or a related field preferred.
- Preferred: Minimum of 3 years of experience in communications, public relations, or a similar role, preferably in local government.
- Strong writing and editing skills with the ability to convey complex information in a clear and concise manner.
- Familiarity with social media platforms, digital marketing tools, and content management systems.
- Ability to work collaboratively with various city departments and external stakeholders.
- Strong interpersonal skills and the ability to build relationships with internal and external audiences.
- Knowledge of public relations practices and local government operations is a plus.
- Experience with crisis communication or public information management is desirable.
- Excellent organizational skills and the ability to manage multiple projects simultaneously.

Physical Requirements:

- Ability to work in a fast-paced environment and occasionally attend evening or weekend meetings or events REQUIRED.

Application Process:

Interested applicants should submit a cover letter, resume, and at least two writing samples (e.g., press release, social media post, or newsletter) to the City of Stone Mountain's Human Resources Department. This position is open until filled.

The City of Stone Mountain is an equal opportunity employer.

RESOLUTION 2025-08

EMPLOYEE BENEFITS PLAN

WHEREAS, the City of Stone Mountain seeks to employ individuals capable of outstanding performance in public service; and

WHEREAS, employee benefits are an aide in the recruitment of highly skilled workers; and

WHEREAS, medical and dental benefit plans are commonly used by municipalities to attract highly skilled workers;

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stone Mountain, Georgia, this **4th day of MARCH 2025**, as follows:

1. that the medical insurance plan known as the **Cigna Open Access** Plan is the official, base medical benefits plan for the City of Stone Mountain effective **April 1, 2025**;
2. that the City will pay one hundred percent (100%) of the base plan premium for eligible employees electing to participate in the official, base medical benefits plan;
3. that the City of Stone Mountain will offer the plan known as the **Cigna Open Access** as a buy-up option for eligible employees, with the difference in the employee premium cost for the buy-up plan to be paid by the employee who elects the buy-up plan during the policy year ending **March 31, 2025**;
4. that eligible dependents of the employee may participate in the medical benefits plan provided that fifty percent (50%) of the premium for the dependents is paid by the employee;
5. that the dental insurance plan provided by **BestLife** and known as the **PPO/100/80/50** Plan is the official dental benefits plan for the City of Stone Mountain;
6. that the City will pay one hundred percent (100%) of the official dental plan premium for eligible employees electing to participate in the official dental plan;
7. that eligible dependents of the employee in the plan may participate in the dental benefits plan provided that one hundred percent (100%) of the premium is paid by the employee in the plan;
8. that the vision insurance plan provided by **Cigna** and known as **EyeMed** Plan for the City of Stone Mountain.
9. that employees who experience an event qualifying for COBRA continuation coverage and their eligible dependents may participate in the official medical and/or dental plan for a period of eighteen months following the month of termination provided that one hundred percent (100%) of the premium is paid by the COBRA participant;
10. that the life and accidental death and dismemberment (AD&D) insurance policy provided by **UNUM** is the official life and AD&D insurance policy for the City of Stone Mountain;

11. that the City will pay one hundred percent (100%) of the official life and AD&D plan premium for eligible employees;
12. that the City of Stone Mountain will offer the plan known as the Mutual of Omaha as a buy-up option for eligible employees, with the difference in the employee premium cost for the buy-up plan to be paid by the employee who elects the buy-up plan during the policy year ending March 31, 2025;
13. that the short-term disability plan provided by Unum short-term disability plan is the official for the City of Stone Mountain;
14. that the City will pay one hundred percent (100%) of the official short-term disability policy premium for eligible employees;
15. that there is no COBRA continuation coverage option for life and AD&D or short-term disability policy coverage.

Dr. Beverly Jones, Mayor

Shavala Ames, City Clerk

DRAFT AIA® Document G701™ - 2017

Change Order

PROJECT: *(Name and address)*
2023 LMIG SPLOST

CONTRACT INFORMATION:
Contract For: CIP-2023-001
Date: 03/25/2024

CHANGE ORDER INFORMATION:
Change Order Number: 5
Date: 02/21/2025

OWNER: *(Name and address)*
City of Stone Mountain, GA
684 Main Street
Stone Mountain, Ga 30083

ARCHITECT: *(Name and address)*
CPL
3011 South Gate Dr. ST.130
Suwanee, Ga 30034

CONTRACTOR: *(Name and address)*
A & S Paving Inc
PO Box 633
Lithonia, Ga 30058

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

CO#5 will total \$17,500.00 for the installation of 5 speed humps full width of 4th Street approximately 3 feet wide and 2 inches thick. They will be equally spaced between Mason Lane and Lucille Ave.

The original Contract Sum was
The net change by previously authorized Change Orders
The Contract Sum prior to this Change Order was
The Contract Sum will be increased by this Change Order in the amount of
The new Contract Sum including this Change Order will be

\$	1,199,484.10
\$	847,897.00
\$	2,047,381.10
\$	0.00
\$	2,047,381.10

The Contract Time will be increased by Sixty (60) days.
The new date of Substantial Completion will be 5/15/2025

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

CPL

ARCHITECT *(Firm name)*

A & S Paving Inc

CONTRACTOR *(Firm name)*

City of Stone Mountain

OWNER *(Firm name)*

SIGNATURE

SIGNATURE

SIGNATURE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

PRINTED NAME AND TITLE

DATE

DATE

DATE

A & S Paving, Inc.

P.O. Box 633
 2747 S. Stone Mtn./Lithonia Rd.
 Lithonia, GA 30058
 Tel #: 770-482-1597
 Fax #: 770-482-4422
 Email: info@aspaving.com

JOB ESTIMATE

Date: February 17, 2025

Bid To: City of Stone Mountain
 684 Main Street
 Stone Mountain, GA 30083

A & S Paving is a FBE and WBE Certified Corporation.

We are pleased to submit the following job estimate:

Job Description: 4th Street

QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
5.00	Each	Speed Cushion	\$3,500.00	\$17,500.00
		Install 19.5 ft long x 2.93 ft wide x 2" thick prefabricated		
		Speed Cushion		
		*This estimate also included installing		
		2) Residential Speed Control District Signs		
		2) Speed Hump Ahead Signs		
		10) Speed Hump Signs		
		14 Posts for Signs		
			TOTAL:	\$17,500.00

Specifications: per plans per specs addenda seen:

Stipulations:

1. Paved areas shall have been graded to within 1/10 foot of final subgrade elevations and proper compaction obtained.
2. Additional stone needed to correct low or unsuitable areas will be extra at a price to be negotiated.
3. The prices quoted allow for base and asph./conc. move-in. Additional move-ins at \$1,000.00 each.
4. Sealcoating and/or pavement striping, if required, will be extra or quoted as separate bid items above.
5. The Owner or General Contractor will provide a nearby source of potable water at no cost to A&S Paving.
6. All testing will be the responsibility of the Owner or General Contractor.
7. Bonding, if required, will be extra or quoted as a separate bid item above.
8. Payments to be made upon completion of job. Owner agrees to pay all attorneys' fees and cost of collection.
9. We guarantee all work to be free of defects in materials and workmanship for one year from the date of completion.
10. The prices quoted on this proposal are good for 30 days from the date listed above.
11. FINAL MEASUREMENT to be made upon completion and invoice prepared using the UNIT PRICE.
12. This job estimate between A & S Paving, Inc., and the party to whom this job estimate is addressed is the exclusive contract between the parties, and all representations prior and future, whether written or oral, not incorporated herein, are superseded. This job estimate must be signed by an officer of the company.

JOB ESTIMATE: APPROVED: _____
 Tracey Allison



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

STAFF ANALYSIS AND REPORT

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, AICP

Subject: Request to extend the zoning entitlements for 6803 James B Rivers Memorial Drive for six (6) months.

Date: March 4, 2025

Purpose:

The purpose of this staff report and analysis is to present the applicant's request to extend the zoning entitlements for 6803 James B Rivers Drive for six (6) months.

Background:

City Council approved a rezoning from Traditional Residential (R-2) to Multi-Family Residential (MR-1) with conditions for 6803 James B Rivers Memorial Drive on March 5, 2024. Condition #17 stated that the zoning entitlements would expire in 12-months, if the applicant did not have a land disturbance permit (LDP) issued.

The applicant, Christopher Hunt, has not submitted any documents to the city pertaining to the LDP nor any other permit. He is requesting that the City Council approve an extension of the zoning entitlements so that he can still apply for the LDP within six (6) months. This would make the deadline September 4, 2025.

If City Council wishes to grant this extension the zoning conditions from the March 5, 2024 approval would carry over for the extended period of time granted to the applicant. However, if the City Council does not wish to grant the extension, the property would remain zoned MR-1 and all requirements of the current zoning ordinance would have to be met.



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

March 6, 2024

Christopher Hunt
5456 Peachtree Blvd, Ste 410
Chamblee, GA 30341

Re: 6803 James B Rivers Memorial Drive

Dear Mr. Hunt,

On March 5, 2024, City Council APPROVED your request for a rezoning from Traditional Residential (R-2) to MR-1 (Multi-family Residential) at 6803 James B Rivers Memorial Drive with the following conditions:

- 1. The development shall be limited to 16 residential units and three (3) office commercial spaces.*
- 2. The commercial space shall not exceed 2,000 square feet.*
- 3. The property shall be developed in substantial conformity with the site plan labeled "EXHIBIT A." Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Adjustments to the site plan are authorized to meet the requirements of the ordinances and these conditions of zoning, pursuant to the Zoning Administrator.*
- 4. The property shall be developed in substantial conformity with the elevations labeled "EXHIBIT B" related to general architectural style, accents, massing, and materials. Exterior materials shall be brick, stone, or cementitious material or as alternatively approved by the Historic Preservation Commission. Vinyl shall be prohibited except for fascia and soffits.*
- 5. The exterior parking that encroaches into the 75-foot impervious buffer shall be constructed of pervious material that shall be approved by the City Engineer.*



6. *A Homeowner Association (HOA) shall be required. The developer shall execute, record, and maintain documents for the HOA which establish dues, fees, and responsibilities related to maintenance of units and common facilities. The HOA bylaws shall be reviewed and approved by the Zoning Administrator prior to being recorded with the DeKalb County Superior Court.*
7. *Vehicular access to the site shall be limited to one (1) ingress and one (1) egress.*
8. *The developer shall install at least one (1) bicycle rack.*
9. *All utilities shall be installed underground throughout the development.*
10. *The developer shall work with the Public Works Director and the Georgia Department of Transportation (GDOT) to install a crosswalk or traffic calming device across James B Rivers Memorial Drive or pay a fee-in-lieu to the City prior to the issuance of a Certificate of Occupancy.*
11. *The developer shall work with the City Engineer to establish Best Management Practices (BMP) to address water quality and mitigation measures to address the impacts of the buffer encroachment other than the proposed green roof.*
12. *Drive-through facilities shall be prohibited but walk-up services windows may be permitted.*
13. *No variances, conditional uses, nor special uses from the Zoning Ordinance of the City of Stone Mountain, Georgia are granted unless they have been explicitly requested and approved as part of this application.*
14. *A \$100,000 bond shall be provided to address any deficiencies in water quality and mitigation efforts.*
15. *An updated engineer's certification shall be provided prior to the issuance of a Land Disturbance Permit, which shall be reviewed and approved by the City Engineer.*
16. *The average size of all the residential units shall be 2,000 square feet or less.*
17. *The applicant shall have a Land Disturbance Permit issued within 12-months (March 5, 2025) of this approval or the zoning entitlements shall expire. The applicant may petition the City Council for an extension if the applicant can prove progress on permitting.*
18. *The applicant shall have the foundation permit approved by the Building Official within 18-months (September 5, 2025) of this approval or the zoning entitlements shall expire. The applicant may petition City Council for an extension if the applicant can prove progress on permitting.*

On March 5, 2024, City Council APPROVED your request for a concurrent variance request from Section 5-6.5(A)(9)(a) to increase the maximum floor area for residential units from 2,000 square feet to 2,700 square feet with the following conditions:



1. *The property shall be developed in substantial conformity with the site plan labeled "EXHIBIT A." Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Adjustments to the site plan are authorized to meet the requirements of the ordinances and these conditions of zoning, pursuant to the Zoning Administrator.*
2. *The average size of all the residential units shall be 2,000 square feet or less.*

Please include this letter on your updated site plans. Your next step will be to start the Land Disturbance Permitting process. This is a joint review with the City of Stone Mountain and DeKalb County, as they manage the water, sewer, and addressing for the City. Once you have plans ready to submit, the City will first review the plans and once we have determined compliance with all City requirements, we will provide a routing sheet for DeKalb County's review.

We look forward to working with you through this process. Please reach out if you have any questions or concerns. Please call City Hall at 770-498-8984 with any questions you may have regarding permits and code compliance.

Respectfully,

Richard Edwards, AICP
redwards@stonemountaincity.org
470-860-7994



City Council of Stone Mountain
875 Main St
Stone Mountain GA 30083

17 February, 2025

RE: Six Months Extension Zoning MR-1 For LDP
6803 JBR Memorial Drive Stone Mountain GA 30083

Dear City Council,

Thank you for your wise approval of current zoning. It is now proven more appropriate and prudent by many of best cities across USA. The legally allowed reason for extension is to be able to get the new survey and engineering work for LDP.

After the approved zoning I immediately started communicating with local Stone Mountain survey company. They were coordinating with previous engineering company. The previous engineering company had gone through a nasty lawsuit with one partner in jail. The original files were lost and unavailable. The new management refused to update seals on the previous work without doing all the field work again. This was a serious unexpected setback.

I put a pause on JBR project while focusing on the already ongoing projects thinking they would be approved and then I would pay for all new work on Serenesee™ on JBR Stone Mountain with new surveys or when a family \$Ms property sold that was to net me \$500,000+.

Regrettably there were problems with the projects from unethical owner breaching a contract, an illegal denied zoning as commissioners covered for their liability of failing to repair a horrific detention pond failure impacting property I was zoning despite no neighborhood opposition and only support, an HOA member and past planner sabotaging a deal by stressing the seller who had cancer and just wanted peace with neighbors, and then a county engineering department changing positions four times from septic to sewer, to septic, to sewer, back to septic to then demanding newly available sewer causing a loss of deal I had invested. All of this with questionable economy and lenders resistant to funding anything until after the elections in fears of a recession and interest rates due to inflation, and our family real estate deal failed to close despite seller forfeiting \$100,000+ earnest money.

I am now contracting local surveyors and engineers to get the LDP. But cannot make the deadline. I have lenders and money aligned and am focused priority determined to make Serenesee™ JBR Stone Mountain my priority focus through completion in 2025.

Sincerely

Christopher M. Hunt, Sr. Ph.D.
Green Community Development, LLC
5456 Peachtree Blvd 410 Chamblee GA 30341 770-457-3300 cmh@GreenCommunityDev.com



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

STAFF ANALYSIS AND REPORT

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, AICP

Subject: Proposed update to the Historic District Design Guidelines to include guidelines on the installation of solar panels.

Date: March 4, 2025

Purpose:

The purpose of this staff report and analysis is to present the proposed updates to the Historic District Design Guidelines to include guidelines on the installation of solar panels.

Background:

The City of Stone Mountain's Historic District Design Guidelines do not currently address solar panels for installation on historic properties. The city has seen an increase in the number of Certificates of Appropriateness for solar panels for residential properties.

These updates are based on best practices as provided by the United States Department of the Interior. Staff has worked closely with the Historic Preservation Commission to make these recommendations unique to the City of Stone Mountain. The Historic Preservation Commission reviewed these guidelines at their December and January meetings and have recommended approval to the City Council for these proposed updates.

These updates only include the addition of Section 5.12 for residential properties and Section 6.13 for commercial properties.

5.12 Solar Panels

- 5.12.1 Utilization of low-profile solar panels are recommended. Solar shingles, laminates, glazing, or similar materials are not recommended to replace original or historic materials. Use of solar systems in windows or on walls, siding, and shutters should be avoided.
- 5.12.2 Panels should be installed flat and not alter the slope of the roof. Installation of panels must be reversible and not damage the historic integrity of the resource and district.
- 5.12.3 Solar panels should be positioned behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
- 5.12.4 Solar panels should be installed on rear slopes or other locations not easily visible from the public right-of-way.
- 5.12.5 Use solar panels and mounting systems that are compatible in color to established roof materials.
- 5.12.6 Solar panels installed on flat roof structures should be setback from the roof edge to minimize visibility. Pitch and elevation should be adjusted to reduce visibility from the public right-of-way.
- 5.12.7 Mechanical equipment associated with the photovoltaic system should be treated to be as unobtrusive as possible. These systems should be screened from the public right-of-way with materials elsewhere in the district such as fencing or vegetation of suitable scale for the district and setting.
- 5.12.8 Freestanding or detached on-site solar panels should be installed in locations that minimize visibility from the public right-of-way. These systems should be screened from the public right-of-way with materials elsewhere in the district such as fencing or vegetation of suitable scale for the district and setting.
- 5.12.9 Solar panels should be integrated into the initial design of new construction or infill projects, when possible, to assure cohesion of design within a historic context.
- 5.12.10 Removal of historic roofing materials during the installation of solar systems is not recommended.
- 5.12.11 Removing or otherwise altering historic roof configurations – dormers, chimneys, or other features – to add solar systems is not recommended.
- 5.12.12 Any installation procedure that will cause irreversible changes to historic features or materials is not recommended.

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COMMUNITY PARTNER AGREEMENT

February 27, 2025

KABOOM!, Inc. (referred to herein as KABOOM!) is pleased that **City of Stone Mountain** (referred to herein as the Community Partner) has agreed to collaborate with KABOOM! and Funding Partner in the construction of a new playspace at Medlock Park, 810 Main St, Stone Mountain, GA 30083, US (the "Project"). This Community Partner Agreement (this "Agreement"), which sets forth the Community Partner's obligations in connection with the Project and certain matters on which the parties have agreed, will, when executed by the duly authorized representatives of each party, supersede any prior agreements and represent the complete legally binding agreement between the parties regarding the Project. The Community Partner acknowledges and agrees the primary source of funding for the Project is a contribution from the Funding Partner. In the event that such a contribution is not funded, then this agreement shall immediately terminate upon written notice thereof from KABOOM!.

1. Obligations of the Community Partner. The Community Partner shall work with KABOOM! and the Funding Partner as well as community residents to design, plan, and build the Project. By executing this Agreement, the Community Partner is unconditionally agreeing to each of the following obligations, in each case meeting the requirements provided by KABOOM!:
 - (a) Contribution. In support of the Project, the Community Partner must contribute \$8,500 to KABOOM!, which will apply the funds directly to the purchase of the equipment. KABOOM! will invoice the Community Partner for such amount promptly following the execution of this Agreement, which amount must be paid in full at least thirty (30) days prior to the Project's Build Week (as defined below).
 - (b) Project Site.
 - (i) Ownership. At the time of execution of this Agreement, the Community Partner shall provide KABOOM! with proof of land ownership evidenced by either a deed granting title to the property to the Community Partner or a letter from the property owner showing approval for the Project. The Community Partner is the owner of the playspace in its entirety, for the lifetime of the product, including the equipment and/or safety surfacing at the time purchased by KABOOM! with the financial resources provided by the Funding Partner.
 - (ii) Permits. Prior to Build Week, the Community Partner shall obtain or cause to be obtained all necessary permits and licenses regarding the installation, possession, and use of the playspace in compliance with applicable laws and regulations.
 - (iii) Preparation. The Community Partner shall ensure that the Project site is safe for volunteers and children, which responsibility includes: (1) preparing the site for the installation of the Project at least two weeks before Build Week, which may include removing existing equipment, footers, and safety surfacing, grading the land, repairing existing surfacing and removing fencing (2) conducting up to two (2) utility checks as reasonably requested by KABOOM! with the appropriate utility companies, with the first test being completed before Design Day (as defined below) and with all utility check documentation provided upon completion to the KABOOM! Project Manager who shall supervise the planning and installation of the equipment (the "Project Manager"); and (3) conducting up to two (2) soil site tests as reasonably requested by KABOOM!, with the first test being completed before Design Day and with all soil check documentation provided to the Project Manager upon completion. The Community Partner is responsible

- for undertaking any necessary risk mitigation should the soil be deemed unsafe for children and volunteers.
- (iv) Safety and Security. The Community Partner shall ensure the security of equipment, tools, supplies, and well-being of the adults and children from the beginning of the preparation activities until the conclusion of Build Week, including any postponement. The Community Partner shall also ensure that all volunteers sign a waiver and designate a CPR certified staff member or volunteer to serve as the safety leader onsite for the Build Week.
- (v) Maintenance. Maintenance of the facility and supervision of its use is the sole responsibility of the Community Partner. The Community Partner shall collaborate with KABOOM! during the Project planning process to develop a maintenance program (a copy of which has been provided) for the play equipment and, with the support of the property owner (if owner is a separate party), shall maintain the equipment and the property before and after the Build Week to ensure a safe and attractive playspace. It is also the responsibility of the Community Partner to ensure that no one enters the playground within 72 hours of the completion of the final Build Day. Anyone accessing and/or touching the playground within 72 hours of its completion could prevent the concrete from curing properly or the surfacing (if rubber) from setting properly, leading to long-term damage that would be the responsibility of the Community Partner to repair. In furtherance of the foregoing, in the event any equipment included in the Project no longer is permitted for any reason to be located at its original site of construction or such site is no longer controlled by the Community Partner for any reason, then the Community Partner promptly shall notify KABOOM! following its becoming aware of such situation and shall, at the Community Partner's sole cost and expense, take such steps as may be necessary to promptly and safely relocate the equipment (including any permanent signage and other fixtures) to an alternate site that serves children or to ensure that the successor controlling person of such site shall continue to make such equipment available to children in the same manner contemplated as of the Build Week and maintain (or permit the Community Partner to maintain) such play equipment in accordance with the maintenance program. In addition, if applicable, the Community Partner shall accept and maintain engineered wood fiber as play equipment safety surfacing, meeting standards established by Consumer Product Safety Commission guidelines, for the lifetime of the playspace. Guidance and materials for the purpose of developing a maintenance plan for the playspace are available, upon request, from the play equipment and safety surfacing manufacturers.
- (c) Design Day. The Community Partner agrees to host a KABOOM! facilitated Design Day event with at least twenty (20) adult volunteers and twenty (20) youth. Such adult volunteers shall remain engaged in the planning activities throughout the Project's planning process.
- (d) Build Week. The Community Partner shall recruit up to 90 total community volunteers to participate in a 3-day volunteer installation event (to be comprised of 30 volunteers on Day 1, 10 volunteers on Day 2 and 50 volunteers on Day 3) scheduled to occur on a mutually agreed upon date, which is referred to herein as the Build Week. The Community Partner shall ensure that all volunteers sign a waiver (a copy of which has been provided). During the Build Week, the Community Partner shall provide food, water, tools, dumpsters, music, hand washing and/or hand sanitizing facilities, and restroom facilities for all volunteers on each day.
- (e) Promotion; Intellectual Property. The Community Partner shall seek prior approval from KABOOM! and/or the Funding Partner for any materials that reference the Project or contain the name, trademarks, service marks, logos and other intellectual property (collectively, and together with all goodwill attached or which shall become attached to any of them, the "Marks") of KABOOM! and/or the Funding Partner, including press releases, fliers, and promotional materials. The Community Partner acknowledges and agrees that each of KABOOM! and the Funding Partner is the sole owner of all rights, title, and interest in and to its respective Marks. The parties acknowledge that KABOOM! and the Funding Partner may take all steps to protect their Marks as they deem appropriate. Any use of the Marks will inure to the sole benefit of KABOOM! or the Funding Partner (as applicable). The Community Partner shall not use the Marks in any manner that would

harm the reputation of KABOOM! or the Funding Partner or disparage or negatively reflect upon the Marks. Upon expiration of or termination of this Agreement for any reason, the Community Partner shall cease all use of the Marks. The Community Partner shall collaborate with KABOOM! and the Funding Partner to secure media coverage for the Project.

- (f) Signage. The Community Partner shall allow the names and logos of KABOOM! and the Funding Partner to be displayed on permanent signage (a copy of which has been provided) and shall be no greater than 19 ½ inches wide by 30 ¼ inches tall and mounted on poles in a mutually agreed location. If applicable, the Community Partner shall allow individual instructional signs to accompany the equipment.
- (g) Costs. The Community Partner is solely responsible for and shall hold KABOOM! and the Funding Partner harmless from any costs incurred by the Community Partner for any prior site preparation, upgrades, or improvements, or any equipment or materials purchased to supplement those secured by KABOOM!.
- (h) Warranty. The equipment and the safety surfacing related to the Project may be covered under warranty by the applicable manufacturers (a copy of which has been provided). The Community Partner acknowledges that any warranties and/or guarantees on any equipment or material are subject to the respective manufacturer's terms thereof, and the Community Partner agrees to look solely to such manufacturers for any such warranty and/or guarantee. Neither KABOOM! nor the Funding Partner nor any of their respective affiliates, directors, officers, managers, partners, members, shareholders, employees, agents or representatives, have made nor are in any manner responsible or liable for any representation, warranty, or guarantee, express or implied, in fact or in law, relative to any equipment or material, including its quality, mechanical condition or fitness for a particular purpose.
- (i) Insurance. The Community Partner (or such other appropriate entity to which KABOOM! consents in writing) shall obtain and maintain from no less than seven (7) days prior to the Build Week and through the first anniversary of the Build Week, commercial general liability insurance (providing coverage against liability for bodily injury, death, and property damage that may arise out of or be based upon the use of the equipment) with a limit of not less than one million dollars (\$1,000,000) per occurrence. The Community Partner shall also obtain and maintain worker's compensation insurance policies with statutory limits for the state in which the work is performed for their volunteer employees. Within seven (7) days from execution of this Agreement, the Community Partner shall provide to KABOOM! a copy of a certificate from its insurer indicating the nature, scope, duration, and amount of insurance coverage, and naming KABOOM! and the Funding Partner as additional insureds under such policy, which insurance shall be primary over any other insurance covering KABOOM! and the Funding Partner and which policy shall provide that KABOOM! and the Funding Partner is given at least thirty (30) days prior written notice of any change or cancellation of coverage.
- (j) Indemnification. The Community Partner shall indemnify and hold harmless KABOOM!, the Funding Partner and their respective affiliates, directors, officers, managers, partners, members, shareholders, employees, agents, and representatives from any and all losses, liabilities, claims, actions, fees, and expenses (including interest and penalties due and payable with respect thereto and reasonable attorneys' and accountants' fees and any other reasonable out-of-pocket expenses incurred in investigating, preparing, defending, or settling any action), including any of the foregoing arising under, out of or in connection with any breach of this Agreement, any actions associated with this Project or resulting from the use of any play property and equipment, including those for personal injury, death, or property damage, except to the extent resulting from the gross negligence or willful misconduct of such indemnified person. This provision shall survive any termination or expiration of this Agreement.
- (k) "This Agreement is governed by the laws of the State of Georgia to the extent that such laws apply to the City as a Georgia municipal corporation and as a party to this Agreement. Nothing contained in this Agreement shall be construed to be a waiver of the City's sovereign immunity or any individual's qualified, good faith or official immunities. Any provision of the Agreement requiring the City to indemnify any other party or individual named herein is only valid to the extent allowed by Georgia law. The parties hereto agree and acknowledge that the City is under no obligation to procure additional insurance related to the Agreement."

- (l) Data and Reporting. The Community Partner shall distribute and complete play-related surveys, provided by KABOOM!, to its stakeholders, including parents/caregivers, volunteers, and staff (i) promptly following the execution of this agreement (ii) 2 weeks following the completion of the Project (iii) 12 months after the completion of the Project. Additionally, the Community Partner shall use its reasonable efforts to provide KABOOM! with any other information related to the Project that KABOOM! may request.
- (m) Code of Conduct. The Community Partner agrees to comply with the build site rules (a copy of which has been provided). The Community Partner shall allow the build site rules to be displayed on site and communicate and enforce the build site rules for all participants in the Project's Design Day and Build Week events.

2. Obligations of KABOOM!.

- (a) Project. KABOOM! shall provide technical and organizational leadership and guidance for the Project and shall:
 - (i) Coordinate Funding Partner participation, facilitate design, including regular planning meetings, and work with vendors to procure equipment and materials in a timely manner, except to the extent that safety surfacing other than engineered wood fiber is used, which shall be procured by the Community Partner.
 - (ii) On the behalf of and in collaboration with the Community Partner, KABOOM! shall manage construction logistics for the Project, coordinate site preparation activities with the Community Partner, inventory equipment and materials, and assure that the necessary small hand tools and materials and other general supplies are available on the Build Week; Lead the Build Week activities, including the coordination of Build Week volunteers.
 - (iii) Make available certain educational and promotional materials related to the Project.
- (b) Inspection. KABOOM!, in collaboration with the Community Partner, will secure an Installation Supervisor to review the structure at the conclusion of the Build Week to ensure that the structure is safe and built to all appropriate standards and guidelines, unless the installation is not completed during the Build Week due to failure of the Community Partner, in which case the Community Partner shall secure the Installation Supervisor.
- (c) Promotion. KABOOM! will provide proposed promotional materials relating to the Project for the Community Partner's review and approval, which approval shall not be unreasonably withheld or delayed.
- (d) Website Listing. KABOOM! will place the playspace on its list of KABOOM! builds on the KABOOM! website, and KABOOM! will send information to the Community Partner on maintenance programming and enhancements.

3. Build Week Postponement.

- (a) Public Health Compliance. KABOOM! will adhere to public health and safety guidelines as required. If health conditions do not allow project completion within close to the originally scheduled date, project will be rescheduled on a mutually agreed upon date or converted to a professional installation with no volunteers participating in building the playspace.
- (b) Weather or other conditions unrelated to Public Health. Build Week shall not be postponed except when weather or other conditions jeopardize the safety of the volunteers or threaten the structural integrity of the playspace. The decision to postpone the Build Week will be made by majority agreement of the representatives of KABOOM!, the Community Partner, and the Funding Partner, except where such decision must be made by KABOOM! on the construction site and representatives of the Community Partner and the Funding Partner are not available for consultation. In the event that the Build Week is postponed, KABOOM!, the Community Partner, and the Funding Partner shall develop a plan for rescheduling the Build Week at the next earliest date possible for each party. The Funding Partner shall be responsible for all additional expenses

related to the rescheduled Build Week, including, without limitation, equipment, labor and materials, storage and travel costs and expenses; provided, however, that the Funding Partner shall be notified of the estimated amount of such additional expenses in connection with rescheduling of the Build Week. Notwithstanding the foregoing, in the event that the date of the Build Week is cancelled or changed as a result of the Community Partner's failure to satisfy its obligations in connection with the Project, then the Community Partner shall be liable to KABOOM! and the Funding Partner for all such additional expenses related to the rescheduled Build Week.

4. Funding Partner Relations. KABOOM! has a separate contract with the Funding Partner pursuant to which the Funding Partner has agreed to provide financial and human resources for the Project. In recognition of the Funding Partner's contribution of such resources, the Funding Partner shall receive first placement on any recognition materials developed for the Project, including signage, banners, T-shirts, press releases, website and newsletter stories, and flyers, and the Community Partner shall not solicit sponsors or donors in relation to the Project whose products or services directly compete with the products or services of the Funding Partner as identified to the Community Partner by KABOOM! and/or the Funding Partner. In the event the Community Partner solicits other sponsors or donors, then the Community Partner shall not permit such sponsors or donors to compete with the Funding Partner for signage and sponsorship recognition.
5. Termination. In the event that the Community Partner fails to make the payments required under Section 1(a) or otherwise breaches this Agreement, KABOOM! may terminate this Agreement upon written notice to the Community Partner of such termination. Furthermore, if either party is delayed or prevented from fulfilling any of its obligations hereunder by any cause beyond its reasonable control, including acts of God, acts or omissions of civil or military authorities, fire, strike, flood, riot, act of terrorism, war, transportation delay, or inability due to such causes to obtain required labor, materials or facilities, such party shall not be liable hereunder for such delay or failure and either party may terminate this Agreement if the other is unable to perform any obligation hereunder for a period longer than ten (10) calendar days due to such force majeure event, in which case KABOOM! shall refund to the Community Partner any amounts paid to KABOOM!, less expenses already committed and/or incurred prior to the date of such termination. If, upon termination as provided herein, the sum due KABOOM! by the Community Partner exceeds the sum paid to KABOOM! hereunder, the Community Partner shall pay KABOOM! for any such additional sum due upon presentation of appropriate documentation within thirty (30) days of invoice. Except as set forth above, upon any termination, this Agreement shall become void and have no effect, and no party shall have any liability to the other party, except that nothing herein will relieve any party from liability for any intentional breach of this Agreement prior to such termination.
6. General Provisions. The Community Partner represents to KABOOM! that all information provided by it to KABOOM!, including in the application, is true, correct and complete in all respects and does not omit any information relevant to the Project. Each party has all requisite power and authority, including any necessary approval by its governing body, to execute and deliver this Agreement, and to perform its obligations hereunder. This Agreement may not be assigned or transferred by either party without the prior written consent of the other party hereto. This Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective successors and permitted assigns, and where expressly stated, their affiliates and representatives. This Agreement shall be governed by and construed under the laws of the State of New York, without regard to conflicts of laws principles to the extent that the application of the laws of another jurisdiction would be required thereby. This Agreement may be altered, modified, or amended only by a written document signed by both parties. This Agreement may be executed in two or more counterparts, each of which shall be an original and all of which, when taken together, shall constitute the same agreement and may be delivered by facsimile or electronic mail transmission with the same force and effect as if originally executed copies hereof were delivered. Any notices required or permitted to be given hereunder shall be sent by certified or registered United States mail, postage prepaid, by personal delivery addressed to the applicable party or by facsimile or electronic mail transmission (the receipt of which is confirmed) at the address set forth under such party's signature below. The Funding Partner

shall be an intended third party beneficiary of Sections 1(b), (e), (f), (g), (h), (i), and (j) and Sections 2(b), 3, 4 and 6 of this Agreement and is entitled to enforce its rights under such sections as if it were a party to this Agreement.

By executing this Community Partner Agreement where indicated below, each of KABOOM! and the Community Partner agrees, as of the date identified above, to be legally bound by all of the terms and provisions set forth above.

City of Stone Mountain

KABOOM!, Inc.

By: _____
Date: _____

By: _____
Date: _____

Name: Dr. Beverly R. Jones
Title: Mayor

Name: Gerry Megas
Title: Chief Financial Officer

Address:
875 Mainstreet,
Stone Mountain, Georgia 30083
T: (770) 498-8984 Ext 127
e-mail: bjones@stonemountaincity.org

Address:
7200 Wisconsin Avenue, Suite 400
Bethesda, MD 20814
T: (202) 464- 6180
F: (202) 659-0210
e-mail: gmeegas@kaboom.org

Reviewed and Approved By:

City Attorney

Contact information from the Community Partner who should receive KABOOM! invoices:

Name: Shawn Edmondson
Title: City Manager
Mailing Address: 875 Main Street,
Stone Mountain, Georgia 30083
Email Address: sedmondson@stonemountaincity.org
Phone Number: (770) 498-8984