



Mayor and City Council Work Session
Tuesday, September 15, 2026 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

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

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

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

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

I. Public Hearing

1. Entertainment District Text Amendment - Public Hearing #2

II. Adjournment

III. Call to Order

IV. Determination of Quorum

V. Invocation and Pledge

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

Comments from the Public

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

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

VII. Review of the Journal (City Clerk)

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

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. Committee Discussion Items

- 1.** Downtown Development Authority -

XI. Staff Reports

- 1.** Operations Report - City Manager - Maggie Dimov
- 2.** Public Safety- Police Chief- James Westerfield Jr
- 3.** Budget to Actuals - Finance Consultant - Michelle Uran

XII. Council Policy Discussion Topics

XIII. Unfinished Business

- 1.** JLL Feasibility Report Update, requested by City Manager Maggie Dimov. **Goal – Economic Development, Quality of Life, Governance**
- 2.** Consideration of an action to approve the transmittal of the 2026 Comprehensive Plan Update to the Department of Community Affairs, requested by Community Development Director Thatcher Hart. **Goal - Governance, Quality of Life, Economic Development**
- 3.** Main Street Parking Limits – requested by Council Member Jordan

XIV. New Business

- 1.** Consideration of an action on a request to approve Business License and Community Development Software with GovWell, requested by Community Development Director Thatcher Hart. **Goal - Governance, Quality of Life, Economic Development**
- 2.** Consideration of an action on a request to approve City issued bank credit cards with Bank of America, requested by Finance Consultant Michelle Uran. **Goal - Governance**
- 3.** Consideration of an action on a request to approve CivicPlus Migration Agreement, requested by the City Clerk Shavala Ames. **Goal - Governance**

XV. New Ordinances and Resolutions

- 1.** Ordinance 2026-15 - Entertainment District (SECOND READ)
- 2.** Resolution 2026-16 - Entertainment District Guidelines & Map

XVI. Remarks of Privilege

XVII. Announcements by The Mayor

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

- 1.** Personnel

XIX. Adjournment



Date:	September 10, 2026	City Council Meeting Date:	September 15, 2026
From:	City Manager	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	City Manager
Agenda Title:	Public Hearing #2 - Entertainment District		

Agenda Item Description (Background/History/Details):

A proposal to establish a downtown entertainment district within the City of Stone Mountain; to authorize the outdoor possession and consumption of alcoholic beverages within a designated district under certain conditions; to provide for participating licensed establishments; and to provide for administration and enforcement.

Workplan Goal Details:**Staff Recommendations (Motion):**

Staff recommends the following: None, this is a public hearing only.

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

Copy of the legal ad for the public hearing

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

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

310-187546 8/13, 8/20, 8/27, 9/3

NOTICE ++2026-1484++

TO: All Interested Parties
The Petition of **SHERIE**

DIANN SPEAR, for a year's support from the estate of **Stanley Sterrovasky Spear, Sr.**, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before **09/14/2026**, why said Petition should not be granted.

All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing.

Bedelia C Hargrove
Judge of the Probate Court
By: Donna Whitehead, Clerk of the Probate Court
556 N. McDonough St., Rm. 1100
Decatur, Georgia 30030
404-371-2601

Public Hearing

320-187594 8/13, 8/20, 8/27

PUBLIC HEARING NOTICE

Stone Mountain City Council will hold a public hearing regarding the ++2026 Comprehensive Plan Update++ on **TUESDAY, SEPTEMBER 1, 2026 at 6:30 PM** at City Hall, 875 Main Street, Stone Mountain, GA 30083. The purpose of this hearing is to brief the community on the contents of the plan update and provide an opportunity for residents and council members to make final comments. Following the hearing, the city council will conduct a vote to approve transmittal of the plan to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review. Questions should be directed to Thatcher Hart, Community Development Director, at that@stonemountaincity.org or 770-722-5014.

320-187806 8/27

PUBLIC NOTICE

The City of Tucker Public Facilities Authority will hold a ++Special Called Meeting on Wednesday, September 2, 2026 at 4:00 PM++ at Tucker City Hall 1975 Lakeside Parkway Suite 350B Tucker, GA 30534 for the purpose of a contract between the Tucker PFA and the St. Andrews Church and a contract between the Tucker PFA and the City of Tucker.

320-187807 8/27
NOTICE OF PUBLIC HEARING
ZONING TEXT AMENDMENT

The Clarkston Planning and Zoning Board will hold a ++public hearing on Tuesday, September 15, 2026, at 7:00 p.m.++ in order to discuss and to hear public input on the following proposed text amendment to the Zoning Ordinance: **AN ORDINANCE BY THE CITY OF CLARKSTON TO AMEND THE TEXT OF THE CLARKSTON ZONING ORDINANCE, APPENDIX A, ARTICLE IV OF THE CITY CODE, TO DEFINE AND ALLOW ACCESSORY FOOD TRUCKS AS AN ACCESSORY USE IN THE NC-1, NC-2, TC, I, NR-CD AND RC DISTRICTS OF THE CITY.** The location of the hearing will be City of Clarkston Municipal Building – 736 Park North Boulevard, Suite 120, Church Street, Clarkston, GA, 30021. This hearing is open to the public.

320-187862 8/27

CITY OF STONE MOUNTAIN, GEORGIA, MAYOR AND CITY COUNCIL PUBLIC HEARINGS:

TUESDAY, SEPTEMBER 1, 2026, AT 6:30 P.M.
TUESDAY, SEPTEMBER 15, 2026, AT 6:30 P.M.
CITY HALL COUNCIL CHAMBERS

875 MAIN STREET, STONE MOUNTAIN, GEORGIA 30083
The following Zoning Ordinance Text Amendment is scheduled for public hearings: **++Ordinance 2026-15 - Zoning Ordinance Amendment++**
A proposal to establish a downtown entertainment district within the City of Stone Mountain; to authorize the outdoor possession and consumption of alcoholic beverages within a designated district under certain conditions; to provide for participating licensed establishments; and to provide for administration and enforcement.

320-187939 8/27

City of Doraville Public Hearings

++Wed, September 2, 2026, at 6 p.m.: Planning Commission
Wed, September 16, 2026, at 6 p.m.: City Council++
Location: 2421 Van Fleet Circle, Suite 200, Doraville, GA 30360.

Virtual option available. Visit www.doravillega.us for agendas and meeting links.

CASE: Z-26-06

ADDRESS: 6446 New Peachtree Road | **APPLICANT:** Kinder Morgan c/o Rick Seaman

REQUEST: Rezoning from M-2-C to M-1 to allow for a permitted use within the Light Manufacturing zoning district.

CASE: CUP-26-02

ADDRESS: 5805 Buford Highway, Suite 18A | **APPLICANT:** Cassandra's Event Hall c/o Gloria Dorado

REQUEST: Conditional use permit for a commercial recreation establishment greater than 3,000 square feet to operate an event hall within the T-5 district.

CASE: CUP-26-03

ADDRESS: 6035 Peachtree Road, Suite A-212 | **APPLICANT:** Nabeel Khoja

REQUEST: Conditional use permit for a precious metal dealer to operate a jewelry store within the T-5 district.

CASE: CUP-26-04
ADDRESS: 6035 Peachtree Road, Suite A-213, 214, 215 | **APPLICANT:** Cue District c/o Nabeel Khoja
REQUEST: Conditional use permit for an accessory alcohol license for an established billiards hall within the T-5 district.

320-187964 8/27
City of Doraville Public Hearings

++Wed, September 2, 2026, at 6 p.m.++: Planning Commission

Wed, September 16, 2026, at 6 p.m.: City Council

Location: 2421 Van Fleet Circle, Suite 200, Doraville, GA 30360.

Virtual option available. Visit www.doravillega.us for agendas and meeting links.

CASE: Z-26-06

ADDRESS: 6446 New Peachtree Road | **APPLICANT:** Kinder Morgan c/o Rick Seaman

REQUEST: Rezoning from M-2-C to M-1 to allow for a permitted use within the Light Manufacturing zoning district.

CASE: CUP-26-03

ADDRESS: 6035 Peachtree Road, Suite A-212 | **APPLICANT:** Nabeel Khoja

REQUEST: Conditional use permit for a precious metal dealer to operate a jewelry store within the T-5 district.

CASE: CUP-26-04

ADDRESS: 6035 Peachtree Road, Suite A-213, 214, 215 | **APPLICANT:** Cue District c/o Nabeel Khoja

REQUEST: Conditional use permit for an accessory alcohol license for an established billiards hall within the T-5 district.

Public Notice

330-187382 8/20, 8/27

ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

Vehicle Make: ALTIMA Year: 2008 Model: NISSAN
Vehicle ID #: IN4AI21E38N477401 Vehicle License #: State ____
Present location of vehicle: 2137 RANDALL RD., LITHONIA, GA 30058.
You are hereby notified that a petition was filed in the Magistrate Court of DEKALB County to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

Anyone with an ownership interest in this vehicle may file an answer to this petition on or before 8/03/2026

Answer forms may be found in the Magistrate Court Clerk's office located at: 556 N McDonough St, Decatur, GA 30030

Forms may also be obtained online at: www.georgiamagistratecouncil.com. ++ALTIMA Vehicle Year: 2008 Model: NISSAN Vehicle ID #: IN4AI21E38N477401 Vehicle License #: State ____++

330-187662 8/20, 8/27
NOTICE TO THE PUBLIC
YOU ARE HEREBY NOTIFIED that on the 31st day of August, 2026, at 8:45 A.M., Judge Marketh D. Wilson (by designation for Judge Gregory A. Adams) will hear the case of **STATE OF GEORGIA vs. HOUSING AUTHORITY OF THE COUNTY OF DEKALB, GEORGIA and DEKALB COUNTY, GEORGIA**, Civil Action File No. ++26CV7396++, in the Superior Court of DeKalb County, 556 North McDonough Street, Decatur, Georgia 30030, via ZOOM proceeding at the LINK listed in the Notice of Hearing Zoom Instructions provided below, the same being a proceeding to confirm and validate the Housing Authority of the County of DeKalb, Georgia Taxable Revenue Bonds (Housing Investment Bond Program) Series 2026 (the "Bonds"), in the aggregate principal amount not to exceed \$25,000,000, to be issued for the purpose of providing the initial funding for the program to be known as the Housing Investment Bond Program (the "Program") implemented to expand affordable safe and decent housing in the County and to finance related costs. In such proceeding the Court will also pass upon the security for the payment of the Bonds, which consists of the Intergovernmental Housing Cooperation Agreement (the "Intergovernmental Agreement") between the Housing Authority of the County of DeKalb, Georgia (the "Issuer") and DeKalb County, Georgia (the "County"), to be executed in connection therewith. Pursuant to the terms of the Intergovernmental Agreement, the County will agree to (1) make payments to the Issuer in amounts sufficient to enable the Issuer to pay the principal of, premium, if any, and interest on the Bonds when due, (2) make payments sufficient to pay the fees and expenses of the Issuer and the Program Administrator (as defined therein) and all costs associated with the implementation and administration of the Program and (3) levy an annual ad valorem tax on all taxable property located within the corporate limits of the County, at such rates, without limitation as to rate or amount, as may be necessary to produce in each year revenues that are sufficient to fulfill the County's obligations under the Intergovernmental Agreement. All questions of law and fact pertaining to the right to issue the Bonds and the security therefor will be heard and determined. Any citizen of the State of Georgia residing in DeKalb County, Georgia, or any person wherever residing who has a right to object, may intervene and become a party to this proceeding.

The Bonds shall never constitute an indebtedness or general obligation of the County, the State of Georgia, or any other political subdivision thereof, within the meaning of any constitutional provision or statutory limitation whatsoever, nor a pledge of the faith and credit or taxing power of any of the foregoing, nor shall any of the foregoing be subject to any pecuniary liability thereon. The Bonds shall not be payable from nor a charge upon any funds other than the pledged revenues pursuant to the Intergovernmental

Agreement, and the Master Bond Resolution adopted by the Issuer on July 31, 2026, and shall be a limited obligation of the Issuer payable solely from the funds provided therefor in the Intergovernmental Agreement and the Master Bond Resolution, including the proceeds of an ad valorem tax that the County is obligated to levy pursuant to the terms of the Intergovernmental Agreement. No owner of the Bonds shall ever have the right to compel the exercise of the taxing power of the County, the State of Georgia, or any other political subdivision thereof, except for the County to levy an ad valorem tax required by the Intergovernmental Agreement, to pay the principal of, or the interest or any premium thereon the Bonds, or to enforce payment thereof against any property of the foregoing, other than the proceeds of the ad valorem tax levied by the County pursuant to the Intergovernmental Agreement, nor shall the Bonds constitute a charge, lien, or encumbrance, legal or equitable, upon any property of the foregoing other than the revenues pledged pursuant to the Intergovernmental Agreement and the Master Bond Resolution to the payment thereof. The Issuer has no taxing power.

NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW UNDER SECTION 36-82-100 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED SHALL BE CONDUCTED WITH RESPECT TO THE BONDS OR THE PROGRAM. Any citizen of the State of Georgia residing in DeKalb County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a party to this proceeding. This 13th day of August, 2026.
Clerk, Superior Court
DeKalb County, Georgia
NOTICE OF HEARING ZOOM INSTRUCTIONS

The above reference action is set for a hearing on the Bond Validation Calendar beginning **Monday, August 31, 2026 at 8:45 a.m.**, before Judge Marketh D. Wilson (by designation for Judge Gregory A. Adams). The Bond Validation Calendar will convene via Zoom. All participants must log into Zoom fifteen minutes prior to the above-detailed report time to complete sound and hardware checks to ensure optimal visual and audio connectivity. The Zoom link and password are as follows:

Judge Gregory A. Adams is inviting you to a scheduled Zoom meeting.

Topic: Judge Gregory A. Adams' Zoom Meeting: Bond Validation Hearing 26CV7396
Time: Aug 31, 2026 09:00 AM Eastern Time (US and Canada)
Join Zoom Meeting

<https://dekalbcountyga.zoom.us/j/88107477955>
Meeting chat link

<https://dekalbcountyga.zoom.us/j/launch/jc88107477955>
Meeting ID: 881 0747 7955

Join by SIP

• 88107477955@zoomcrc.com
Join instructions

<https://dekalbcountyga.zoom.us/j/88107477955>
meetings/88107477955/invitations?signature=a-vpBPxpZNO rZSiowRIJldxQJPhnzGWOCnA

Bm2OArw
THERE WILL BE NO COURT REPORTER AVAILABLE. If you wish for the case to be reported, you must retain your own court reporter. The parties shall confer and decide before trial whether they will share in the takedown. Trial will not be delayed or continued due to the failure to retain a court reporter. IF AN INTERPRETER IS NEEDED, you must notify Judge Gregory A. Adams' office immediately by emailing adjeffri@dekalbcountyga.gov. On this the 13th day of August, 2026.
Judge Gregory A. Adams

330-187664 8/27

Legal Notice

Notification is hereby given that **JPMorgan Chase Bank, N.A., 1111 Polaris Parkway, Columbus, Ohio 43240** has filed an application with the Office of the Comptroller of the Currency (the "OCC") on or about August 27, 2026, as specified in 12 CFR Part 5, for permission ++to establish a domestic branch at the southwest corner of the intersection of Buford Highway Northeast (aka GA State Route 13) and Briarwood Road Northeast, Brookhaven, DeKalb County, GA 30329++. If you have any additional comments, you can send them to the Director for Large Bank Licensing, Office of the Comptroller of the Currency, 7 Times Square, 10th Floor Mailroom, New York, New York 10036 or LicensingPublicComments@occ.treas.gov, within 30 days of the date of this publication. The public portion of the filing is available upon request from the OCC. The public may find information about the filing (including the closing date of the comment period) in the OCC's Weekly Bulletin available at www.occ.gov.

330-187737 8/20, 8/27

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY)

Vehicle Make:

BMW

Year: 1988

Model:

325IS

Vehicle ID #:

WBAAA2301J8261405

Vehicle License #: State

Person who left vehicle at facility: DAVID MAY

Any information relating to owner: UNKNOWN

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

The vehicle is currently located at 5042 WINTERS CHAPEL RD., ATLANTA, GA. 30360. Anyone with an ownership interest in this vehicle should contact the following business immediately:

Business Name: SOLOMOTSPORTS

Address:

5042 WINTERS CHAPEL RD. ATLANTA, GA. 30360

Telephone #:

470 448 1189

++BMW Year: 1988

Model: 325IS Vehicle ID #:

WBAAA2301J8261405 Vehicle

License #: State++

330-187781 8/20, 8/27

PUBLIC NOTICE
2026 Regular Meeting Calendar

Regular meetings are held on the fourth Monday of each month, at 6:30 PM unless otherwise noted. The DDA meetings are held at Stone Mountain City Hall located at: 875 Main Street, Stone Mountain, GA 30083.

January 26 (rescheduled to 02/02/2026 due to the winter weather)

February 23

March 23

April 11th (Special Called Meeting)

April 27

Tuesday, May 26 (due to Memorial Day Holiday on Monday, May 25th)

June 22

July 27

August 3rd (Joint Session, Special Called with Council)

August 10th (Special Called)

August 24

Wednesday, September 23

October 26

Thursday, November 19 (due to Thanksgiving Holiday week)

Thursday, December 10 (due to Christmas Holiday week)

++2026 Regular Meeting Calendar++

330-187785 8/20, 8/27

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

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

The vehicles are currently located at **2481 Old Covington Hwy SW Conyers, GA 30012**

The vehicles subject to liens as stated above are identified as:

++Honda 2007 Accord
1HGCM72317A022306 TAG# SNE9776 GA++

Dodge 2019 Charger
2C3CDXGJ8KH735921 TAG# <unknown>

Pontiac 2006 Grand Prix
2G2WC5B261122597 TAG# <unknown>

Ford 2012 Escape
1FMCU0EG2CKA08578 TAG# SLP8754 GA

Dodge 2018 JOURNEY
3C4PDCAB9JT447645 TAG# SBX3815 GA

Audi 2014 Q5
WA1LFAFP5EA062043 TAG# CVZ3456 GA

Mercedes Benz 2014 E CLASS
WDDHF9BB5EA920069 TAG# DDH5022 GA

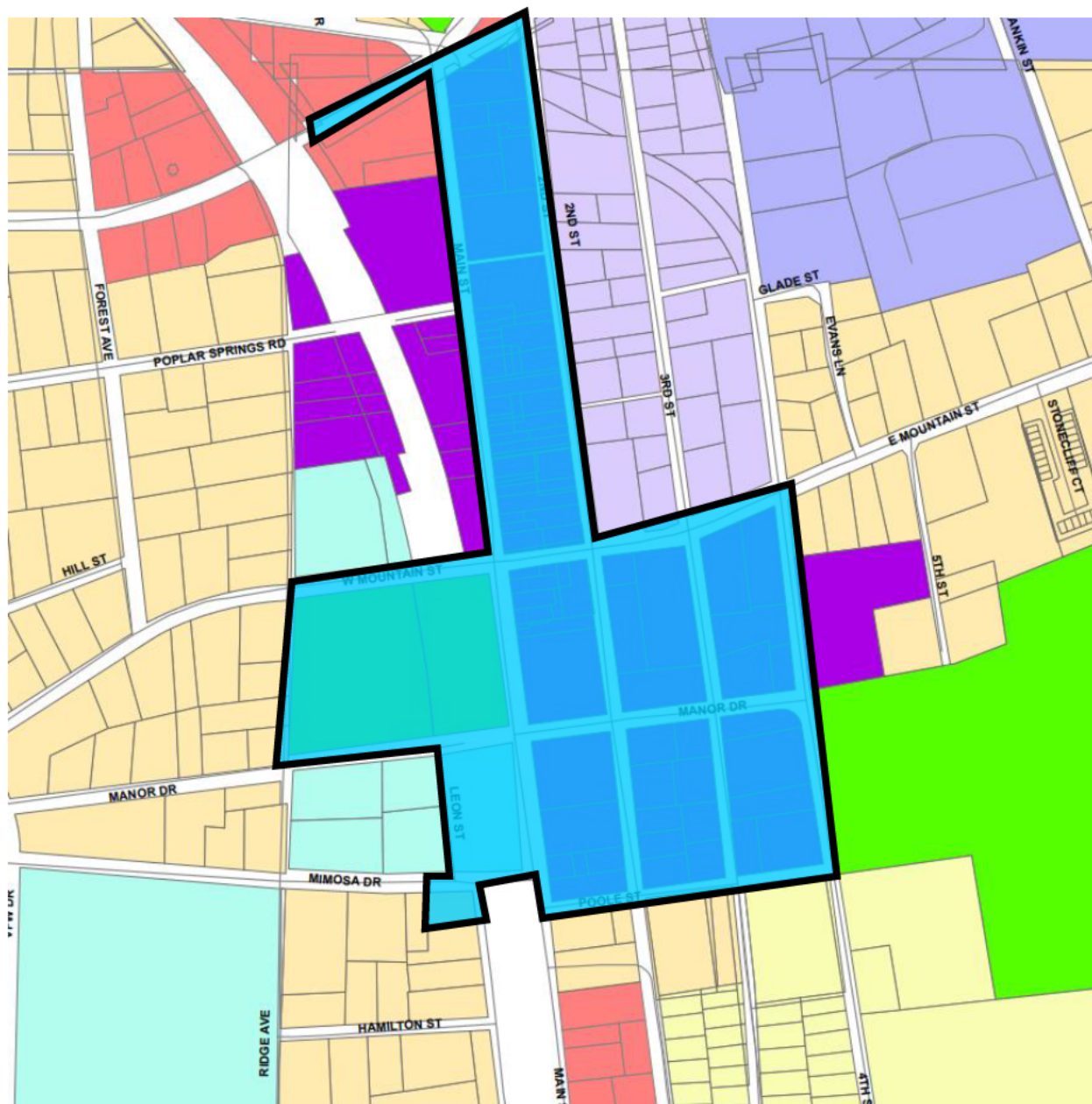
Ford 2016 FUSION
3FA6POH71GR179754 TAG# P6643926 GA

Lincoln 2018 Navigator
5LMJJ2L7TJL11845 TAG# SBB9727 GA

Audi 2017 A4
WAUANAF41HN010778 TAG# <unknown>

Ford 2018 Focus
1FADP327JL307716 TAG# <unknown>

EXHIBIT A – PROPOSED ENTERTAINMENT DISTRICT



PROPOSED ENT DISTRICT LOGO/DESIGN





REVIEW OF JOURNAL

		City Council Meeting Date:	September 15, 2026
		Department:	City Clerk
Goal:	Governance	Presenter:	Shavala Ames
Agenda Title:	Consideration of an action on a request to approve September 1, 2026, meeting minutes.		
Audio/Visual Presentation:	Yes/No/NA		

Workplan Goal Details:

Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.

Agenda Item Description (Background/History/Details):

(O.C.G.A. § 50-14-1) requires public agencies to maintain written meeting minutes and make them available for public inspection after approval.

Staff Recommendations (Motion):

Staff recommends the following: **"Approve Meeting Minutes as required"**

Department Head Approval:	Shavala Ames
City Manager Approval:	Miglena Dimov

Mayor's Signature Required:	YES	NO
------------------------------------	-----	----

List Attachments:

1. September 1, 2026, Meeting Minutes DRAFT

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

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



Mayor and City Council Regular Session Minutes

Tuesday, September 1, 2026, at 6:30 PM

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

Minutes

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

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

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

Public Hearing was called to order at 6:30 p.m.

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

I. Public Hearings

1. 2026 Comprehensive Plan

Lauren Blaszyk, Atlanta Regional Commission (ARC) Planning Administrator and Project Manager, presented the Comprehensive Plan and provided an overview of the progress thus far.

Mayor Linder opened the public hearing.

Public Hearing comments

Public Comment 1: Grace Kelly – Expressed concern regarding the direction of the Comprehensive Plan and mainly the push for a hotel. Also expressed the importance of preserving the City's green space for festivals, community events, concerts, and children's activities. Reiterated the public's opposition to a hotel and stated that the City should improve and activate the Lawn while keeping it available for public use.

Public Comment 2: Summer Moss – Advocated for safer pedestrian crosswalks across 900 Main Street as well as convex mirrors for when the public is backing out into traffic.

Public Comment 3: Michael Rollins – Requested that the citizens have an opportunity to vote prior to the City updating the code for the Comprehensive Plan.

Public Comment 4: Kwabeno Nkromo – Spoke about the Stone Mountain Village Citizens Food Project initiative. Expressed hope to become the best in class as a City for innovation around connecting the dots for our food system. Suggested localizing and capturing data for economic development for the City

such as jobs, net worth, development of households and tax space growth. Offered services to assist with the initiative.

Mayor Linder closed the public hearing.

2. Entertainment District

City Manager, Maggie Dimov, provided an overview of the Entertainment District as outlined in the agenda packet and meetings prior.

Mayor Linder opened the public hearing.

Public Hearing comments

Public Comment 1: Michael Rollins – Expressed support for the Entertainment District but does not understand the map.

Mayor Linder closed the public hearing.

II. Adjournment – 7:00 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 7:00 P.M.

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

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

MOTION PASSED (UNANIMOUSLY)

III. Call to Order

Mayor Linder called the meeting to order at 7:00 P.M.

IV. Determination of Quorum

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

V. 30 Second Moment of Silence and Pledge

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

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

Citizen Comment 1: Andrea Redmond – Expressed that proclamations are lacking in the City and the contention it's causing. Announced the Governors Proclamation declaring Childhood Cancer Awareness Month and suggested that the governing body adopt the proclamation or create its own. Read the Governors Proclamation into the record.

Citizen Comment 2: James Rollins – Expressed that it is a conflict of interest for a Mayor to be a realtor for business property in a City that they represent, while in office.

Citizen Comment 3: Sara Abrams – Expressed repeated requests for golf nets and goal posts for soccer use at VFW Park. Does not like the idea of the hotel on the Lawn but loves the idea of the local businesses being able to grow and the open green space.

Citizen Comment 4: Grace Kelly – Mentioned that the Comprehensive Plan is registered with the State of Georgia and guides all decisions by Council. Feels Council should not be pigeonholed into one type of development for the Lawn.

Citizen Comment 5: Summer Moss – Advocated for safer pedestrian crosswalks across 900 Main Street as well as convex mirrors for when the public is backing out into traffic.

Citizen Comment 6: Kwabeno Nkromo – Expressed love for the City. Praised the Sweet Potato Café waffles which brought him to the City. Provided history on how sweet potatoes are grown. Inquired if a Banana Peel Campaign could be had. Advised the need for code compliance and land use strategy for growing food and how to zone urban farming in the City which will create food sovereignty.

VII. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve August 18, 2026, Meeting Minutes

ACTION: MOTION TO APPROVE AUGUST 18, 2026, MEETING MINUTES

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

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

MOTION PASSED UNANIMOUSLY

VIII. Reading of Communications – None

IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY TO ADD CONSIDERATION OF AN ACTION ON A REQUEST TO SEND THE 2026 COMPREHENSIVE PLAN TO THE DEPARTMENT OF COMMUNITY AFFAIRS (DCA) UNDER NEW BUSINESS ITEM #3.

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

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

MOTION PASSED (UNANIMOUSLY)

X. Council Policy Discussion Topics

1. Discussion – Stone Mountain High School Parade, requested by Mayor Jelani Linder

Mayor Linder expressed that he'd like to find a way to bring the community and schools back together and would like Stone Mountain High School to come down Main Street for their Homecoming Parade. Mayor Linder also expressed that this would bring out alumni and advised that many schools and individuals are willing to participate. Seeking consensus from Council on ways to support the event. Clarified that if approved the Parade will take place on October 17th. City Manager, Maggie Dimov, provided feedback.

2. Discussion – Limited Hour Parking on Main Street, requested by Council Member Hub Jordan

Council Member Jordan expressed concern regarding there being no parking limits on Main Street and feels that not enforcing parkin limits is being abused. Suggested a two-hour parking limit from the Mountain to Mimosa on Main Street. Also discussed the benefits for businesses, the forthcoming Welcome Center and Museum at the Depot as well as continuity. Chief Westerfield provided feedback.

XI. Unfinished Business

1. Consideration of an action on a request to approve the appointment of proposed Ethics Board Member Will Galloway

ACTION: MOTION TO APPROVE THE APPOINTMENT OF PROPOSED ETHICS BOARD MEMBER WILL GALLOWAY

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

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

MOTION PASSED (UNANIMOUSLY)

XII. New Business

1. Consideration of an action on a request to approve Change Order No.3 with R&B Developers

ACTION: MOTION TO APPROVE CHANGE ORDER NO.3 WITH R&B DEVELOPERS

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

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

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an Action to Approve the LCI Trail Study Summary

ACTION: MOTION TO APPROVE THE LCI TRAIL STUDY SUMMARY

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

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

MOTION PASSED (UNANIMOUSLY)

3. Consideration of an action on a request to table transmitting the 2026 Comprehensive Plan to the DCA to the next Council Meeting

ACTION: MOTION TO TABLE TRANSMITTING THE 2026 COMPREHENSIVE PLAN TO THE DCA TO THE NEXT COUNCIL MEETING

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

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

MOTION PASSED (UNANIMOUSLY)

XIII. New Ordinances and Resolutions

1. Ordinance 2026-15 – Entertainment District – Second Read – No Action

It was recommended that the ordinance language be revised to clarify that only businesses that sell alcohol for on-premises consumption may participate in Entertainment District alcohol sales within and/or adjacent to the Downtown District.

2. Resolution 2026-16 – Entertainment District Guidelines & Map – No Action

XIV. Remarks of Privilege

Council Member Bass thanked everyone who participates in the Ambassadors Program and announced that the next Clean Up will take place on September 30th and advised that Commissioner Johnson will be attending to speak regarding her numerous accomplishments this year. Mayor Pro Tem Smith addressed the email received regarding Council directly communicating with City Staff. He acknowledged that communicating directly with City Staff is improper and should be communicated through the City Manager. Council Member Nunez announced that the City's Cow has arrived at the Caboose, praised Tourism Manager, Elle Walker, for her Cow arrival video post and encouraged everyone to vote on a finalist to paint the Cow.

XV. Announcements by The Mayor

The Mayor thanked everyone for their participation in the City's Mural Unveiling on Thursday, August 27th.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 8:14 P.M. TO DISCUSS REAL ESTATE AND PERSONNEL

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

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

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 9:15 P.M. - (2) ITEMS DISCUSSED IN EXECUTIVE SESSION

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

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

MOTION PASSED (UNANIMOUSLY)

XVII. **Adjournment**

ACTION: MOTION TO ADJOURN MEETING AT 9:16 P.M.

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

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

MOTION PASSED (UNANIMOUSLY)

Jelani Linder, Mayor

City Clerk, Shavala Ames



		City Council Meeting Date:	September 15, 2026
Goal:	Economic Development, Quality of Life, Governance	Requested by:	City Manager
Agenda Title:	DDA Report		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):**

Provide overview and updates regarding the Downtown Development Authority (DDA)

Staff Recommendations (Motion):

N/A

Mayor's Signature Required:

YES

NO

List Attachments:

DDA Report

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

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

Activity Report

From: Downtown Development Authority (DDA) of City of Stone Mountain

Date: 09/15/2026

Re: Report for the period – May to August 2026

From May through August 2026, the Downtown Development Authority (DDA) continued to focus on strengthening downtown economic development, supporting existing businesses, managing available financial resources, and coordinating with the City on broader downtown revitalization and tourism initiatives. During this period, the DDA also addressed internal organizational and financial matters, reviewed grant opportunities, and began discussions regarding future projects and downtown programming.

Business Support and Grant Programs

Supporting downtown businesses remained a key focus of the DDA during this reporting period. In May, the DDA approved changes to the Commercial Buildout Grant application review process to streamline the administration of the program. Under the revised process, applications will be reviewed by the DDA Director, who will make recommendations to the Board. The DDA Board will retain final authority to approve or deny applications.

The Board also continued to monitor available funding for its Commercial and Enhancement Grant programs. In June, the Board requested a report on available funding to better understand the resources available for future business assistance.

During the period, the DDA approved a \$10,000 Enhancement Grant for Live Oak, providing direct support for improvements to a downtown business. The Board also considered the status of the previously approved Commercial Grant for 955 Main Street. At the property owner's request, the DDA approved withdrawal of that application.

Overall, the DDA continued to use its grant programs as an economic development tool to encourage private investment, improve commercial properties, and support businesses within the downtown area.

Tourism, Marketing and Economic Development Coordination

The DDA continued to coordinate with the City regarding tourism, branding, marketing, and economic development initiatives. In May, discussion of the City's branding and marketing strategy was postponed for further consideration.

In July, the DDA was introduced to new City staff members, including the Community Development Director, Tourism Manager, and Communications Specialist. The addition of these positions provides an opportunity for greater coordination between the City and

DDA on tourism promotion, downtown marketing, business recruitment, events, and economic development activities.

Financial Management and Accountability

The DDA continued efforts to improve financial organization and oversight during the reporting period. The Board reviewed its bank accounts and, in July, approved closing two accounts and transferring the remaining balances into the DDA's primary operating account. The Board also updated its banking authorization and approved additional signatory authority.

The DDA discussed its FY 2026–2027 budget and continued reviewing available funding to ensure that resources are aligned with the Authority's economic development priorities. The Board also approved a \$20,000 transfer from DDA reserves to fund a downtown mural project on East Mountain Street at Stoned Pizza Kitchen.

Charity Hamidullah was selected as the Finalist Artist for the mural project, the mural was installed on the left façade of Stoned Pizza:





		City Council Meeting Date:	September 15, 2026
		Department:	City Manager
Goal:	Governance	Presenter:	Miglena Dimov
Agenda Title:	Operations Report		

Workplan Goal Details:

Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.

Agenda Item Description (Background/History/Details):**Staff Recommendations (Motion):**

N/A

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Operations Report



Item # 1.

OPERATIONS REPORT

City Manager Maggie Dimov

August 18 - September 15, 2026

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

CITY HALL

On Aug. 27, the city of Stone Mountain unveiled "Met in the Middle," a mural created by visual artist Charity Hamidullah. The Mayor, City Council members, distinguished guests and residents turned out to thank Hamidullah for her the work of vibrant colors, blooming flowers and children holding hands. Mayor Jelani Lanier thanked the city staff and the Downtown Development Authority for a mural that "creates a sense of place for our downtown."



City Clerk

Department Head: Shavala Ames

Item # 1.

Business Licenses

- New licenses issued - 6
- Renewed licenses issued - 3

JustFOIA (Open Records Requests)

77 various requests completed for the City of Stone Mountain (August 14, 2026 - September 10, 2026)

City Clerk /Human Resources Update

The City of Stone Mountain is excited to welcome the newest members of our team! Please join us in welcoming Garrett Shan, Senior Planner; Tariq McCaskie, Police Officer.

We are thrilled to have them on board and look forward to the experience, energy, and fresh perspectives they bring to the City!



Welcome to the Team!



Garrett Shan
Senior Planner



Tariq McCaskie
Public Safety Officer

Public Works completed required stormwater training course at City Hall. Training was conducted by Nicole Wright, Stormwater Administrator. Topics included stormwater maintenance requirements, proper spill protocol, and illicit discharge detection.

Public Works continue to work on cleaning, clearing and maintaining our rights of way and stormwater infrastructures throughout the city. Our focus is on increasing effectiveness, quality, and quantity of service delivery. In addition, staff continue regular duties of janitorial services in city facilities, increasing the appearance and condition of city parks, cleaning and repair of city restrooms, City Council and Courtroom set up for a variety of meetings. In addition, staff continues working with a variety of vendors for building repair issues such as plumbing leaks at city hall, HVAC issues at city hall and a list of other issues.

Public Works lost use of one of our fleet vehicles due to its age and repair expenses. Our 2004 Ford dump truck is removed from our useful inventory which currently leaves us with one dump truck. We expect to be presenting the truck for surplus process before Council soon.

In 2024 City Council minutes reflect the city approved purchase of the Generac generator for the city hall complex. In May and July 2025, the city paid for the Generac generator at city hall using APRA funding. In August 2026, Public Works was able to work with the generator company and get the install operating and the system functional. Our next step will be planning a staff training in September. Now that the system is functional the city greatly improves our continuity of government operations capabilities in the event of severe weather or power outages.

The JBR repair project has cleared any concerns with Georgia Soil and Water Conservation Commission and the EPD. While the review was in process the contractor utilized his machines on another job site. Staff, Dekalb County, and the contractor are planning for an onsite meeting in the week of September 15th-18th to begin the process of water line moving and repairs. Once those are completed, the contractor will proceed with the remainder of the project. One lane traffic control is expected to be utilized for the repairs that will be completed in the street. The contractor advises they will be able to complete the remaining repairs within two weeks after the water line issues are resolved.

Department Head: Public Works Director Mike Helton

See a sample photo of before and after storm drain maintenance conducted in August. This location is New Gibraltar Square. This was one of our See Click Fix cases.



Public Works received 8 See Click Fix requests for service in August. Staff closed 11 See Click Fix cases. Several cases pertained to needs within the cemetery such as trees and roads. Public Works were able to complete the road requests. Staff have begun removal of several of the trees that are in the center areas of the cemetery. Staff are having three tree companies provide updated quotes for the trees that border the fenceline of the campground.



Thatcher Hart, Community Development Director

Comprehensive Plan Update

2026 COMPREHENSIVE PLAN

KEY MILESTONES



Final Plan Submission

Upload final plan to the Georgia Department of Community Affairs (DCA) website.



City Council Adoption

City Council consideration and adoption of the 2026 Comprehensive Plan.

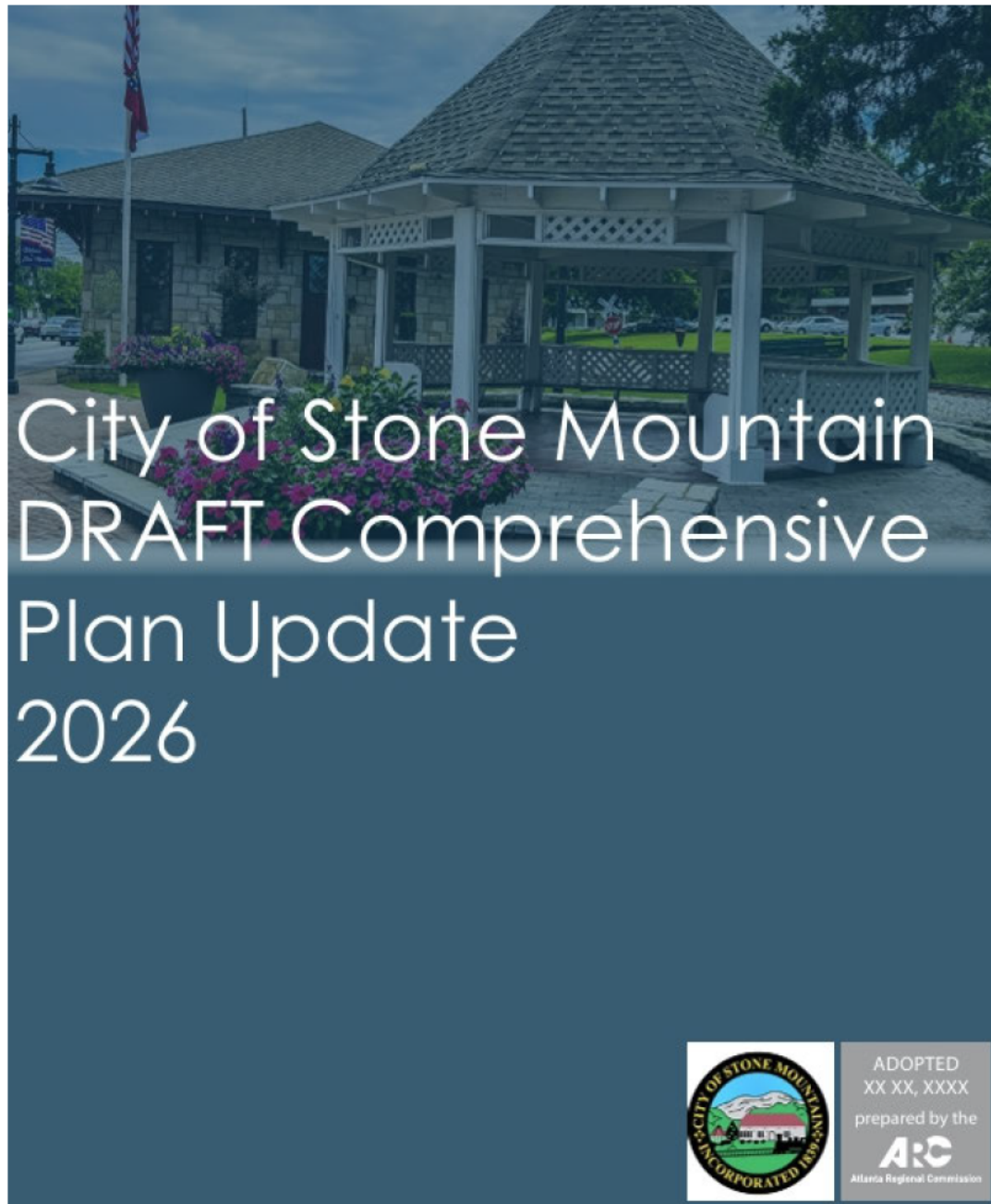
Software Evaluation

In August, the Planning & Development team participated in the evaluation of three software platforms for business licensing, permitting, and planning and zoning services.

Staff reviewed and evaluated the platforms based on functionality, ease of use, permitting and licensing workflows, planning and zoning capabilities, customer service, reporting, and the overall ability of each system to support the city's operational needs.

The evaluation was conducted collaboratively by staff from Planning & Development, Public Works, Administration, and other relevant departments. Following the demonstrations and evaluation process, staff collectively identified GovWell as the finalist for further consideration.

The city will continue with the next steps of the procurement and implementation process, including final review and contract consideration.



City of Stone Mountain DRAFT Comprehensive Plan Update 2026



ADOPTED
XX XX, XXXX
prepared by the
ARC
Atlanta Regional Commission

Kristie Tucker, Clerk of Court

COURT SERVICES REPORT**AUGUST 2026**

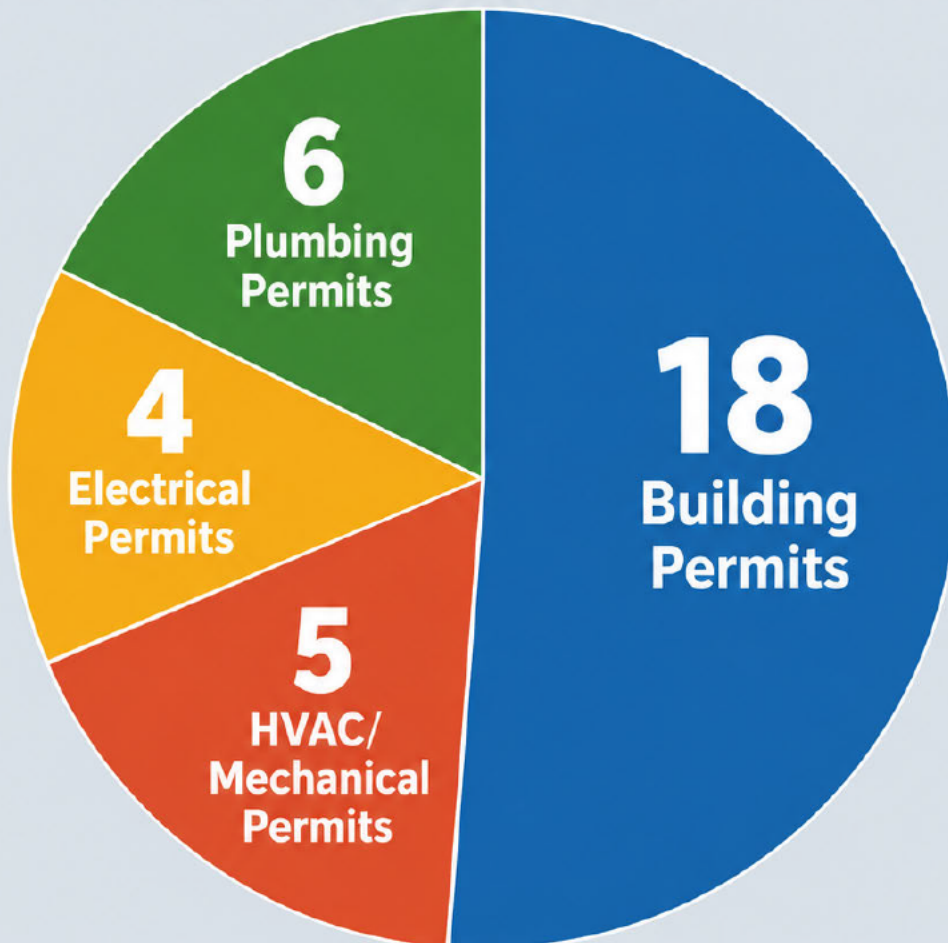
	DEFENDANTS SCHEDULED	TOTAL CITATIONS	FAILED TO APPEAR
Code Calendar August 13, 2026 • 9 a.m. Judge L. Wiggins	10	12	1
Arraignment Calendar August 20, 2026 • 9 a.m. Judge T. Moran	84	106	7
Arraignment Calendar August 20, 2026 • 1 p.m. Judge W. Hoffman	34	40	2

ADDITIONAL ACTIVITY**3**Warrants issued
(defendants had previously
failed to appear)**10**Probation revocation
hearings held**MISCELLANEOUS****5**First-appearance
inmate court sessions
held throughout August
for arrests made
during the month.

Permitting Report August 2026 Update

Angela Newborn, Building Permits Manager

AUGUST 2026 PERMITTING ACTIVITY



33

TOTAL PERMITS

\$8,999.89

PERMIT REVENUE

Communications Specialist Rick Badie

Facebook Mural Post — Performance Synopsis

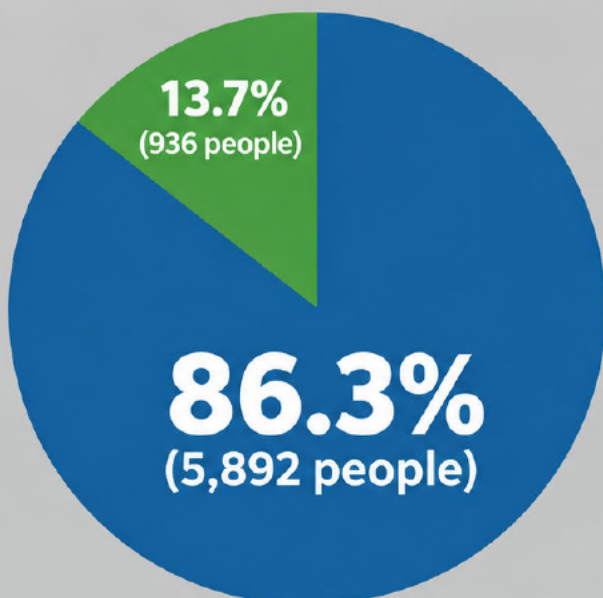
Campaign: New Stone Mountain mural

Platform: City of Stone Mountain Facebook page

Performance: Strong organic reach and engagement

Mural Facebook Performance

AUGUST 2026



Source of Views



Non-followers
86.3% (5,892 people)



Existing followers
13.7% (936 people)



6,828
TOTAL VIEWS



4,709
VIEWERS



506
ENGAGEMENTS



7
NEW FOLLOWERS

BOTTOM LINE

The mural post was a successful communications effort.

With 6,828 views, 4,709 viewers, 506 engagements and 86.3% of views coming from non-followers, the post substantially extended the City's reach beyond its established Facebook audience.



City Scenes

Item # 1.





Item # 1.





		City Council Meeting Date:	September 15, 2026
		Department:	Police Chief
Goal:	Governance	Presenter:	James Westerfield Jr.
Agenda Title:	Public Safety Report		

Workplan Goal Details:

Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.

Agenda Item Description (Background/History/Details):**Staff Recommendations (Motion):**

N/A

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Police Report

Item # 2.

31



CODE ENFORCEMENT MONTHLY REPORT

August 2020

Item # 2.

New Violations/Cases:

SEC. 4-51	ANIMALS - ANIMAL NOISE DISTURBANCE	1
SEC. 5-161	APPLICATION/PERMIT REQUIRED	3
SEC. 5-267(A)	EXTERIOR PREMISES REQUIREMENT	11
SEC. 5-267(C)	SIDEWALKS/DRIVEWAY REQUIREMENTS	1
SEC. 5-267(F)	ACCESSORY STRUCTURE MAINTENANCE REQUIREMENTS	1
SEC. 5-267(G1)	UNREGISTERED/UNLICENSED PARKING IN RESIDENTIAL AREA	9
SEC. 5-267(G2)	INOPERABLE VEHICLE PARKING PROHIBITED	8
SEC. 5-267(G6)	TRAILER/REC VEH PARKING RESTRICTIONS	2
SEC. 5-267(G8)	PARKING IN YARD PROHIBITED	1
SEC. 5-267(I)	OPEN/OUTDOOR STORAGE PROHIBITED	14
SEC. 5-269(B)	EXT STRUCTURE: PROTECTIVE TREATMENT	2
SEC. 5-269(F)	EXT STRUCTURE: EXTERIOR WALL WATERPROOFING	2
SEC. 5-269(G)	EXT STRUCTURE: ROOFING AND DRAINAGE	1
SEC. 5-270(C)	INT STRUCTURE: INTERIOR SURFACES	1
SEC. 5-272	RUBBISH/GARBAGE REQUIREMENTS	4
SEC. 5-274	WEEDS, GRASS, OTHER VEGETATION	45
SEC. 5-275	TREE REGULATIONS	3
SEC. 9-4	EROSION/SEDIMENTATION/POLLUTION CONTROL REQ	1
SEC. 10-23	FIRE PROTECTION: OPEN BURNING	1
SEC. 10-41	PROPERTY ADDRESS TO BE POSTED	2
SEC. 13-58	PARKING: STREET PARKING REQUIREMENTS	4
SEC. 13-62	PARKING: SURFACE REQUIRED	2
SEC. 13-64	OBSTRUCTING MAILBOX PROHIBITED	1
SEC. 13-66	INOPERABLE VEHICLE PROHIBITED	14
SEC. 22-28 (County)	SANITATION: PREP/STORAGE OF RESIDENTIAL REFUSE	1
SEC. 23-21	SIGNS: PROHIBITED SIGNS	1
SEC. 28-563	LITTERING PUB OR PVT PROPERTY OR WATERS	1
APDX A 5-1.7A3	R-1 PARKING SURFACE REQUIRED	1
APDX A 6-7	PORTABLE STRUCTURE RESTRICTIONS	1
TOTAL		139

Citations Issued:

SEC. 5-267(A)	EXTERIOR PREMISES REQUIREMENT	1
SEC. 5-267(G6)	TRAILER/REC VEH PARKING RESTRICTIONS	1
SEC. 5-267(I)	OPEN/OUTDOOR STORAGE PROHIBITED	2
SEC. 5-269(B)	EXT STRUCTURE: PROTECTIVE TREATMENT	1



CODE ENFORCEMENT MONTHLY REPORT

August 2020

Item # 2.

SEC. 5-269(G)	EXT STRUCTURE: ROOFING AND DRAINAGE	1
SEC. 5-274	WEEDS, GRASS, OTHER VEGETATION	1
SEC. 9-4	EROSION/SEDIMENTATION/POLLUTION CONTROL REQ	1
SEC. 13-66	INOPERABLE VEHICLE PROHIBITED	3
SEC. 28-563	LITTERING PUB OR PVT PROPERTY OR WATERS	1
APDX A 5-1.7A3	R-1 PARKING SURFACE REQUIRED	1
PARKING	PARKING VIOLATIONS	14
TOTAL		27

Roadside Signs Removed: 7

Case Numbers Assigned: 101

Blight and Nuisances:

Status on current Blight-Designated Properties:

- 935 Main Street – submitted to DeKalb County Tax Commissioner
- 900 VFW Drive – appeal hearing scheduled – October 29, 2026
- 5470 Warnoll Street - submitted to DeKalb County Tax Commissioner
- 5461 Still House Road – PAUSED – Pending Sale

Nuisance property at 806 Ridge Avenue brought into voluntary compliance. Court date reset for lien for nuisance expenses.



		City Council Meeting Date:	September 15, 2026
		Department:	Finance Consultant
Goal:	Governance	Presenter:	Michelle Uran
Agenda Title:	Public Safety Report		

Workplan Goal Details:

Governance - Focus on streamlining legislative processes to ensure timely, accurate, and transparent dissemination of information to the City Council, staff, and the public, reinforcing the foundation of local governance.

Agenda Item Description (Background/History/Details):**Staff Recommendations (Motion):**

N/A

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Budget Docs

City of Stone Mountain, Georgia

Budget Expenditure Analysis

Item # 3.

As of July 31, 2026

July Budget Analysis - 7 months elapsed (58.33%)

REVENUE SUMMARY	ORIGINAL BUDGET	AMENDED BUDGET	2026 YTD	% OF BUDGET	REMAINING BALANCE
TAXES	\$5,910,372.00	\$5,740,040.00	\$817,992.81	14.25%	\$4,922,047.19
LICENSES & PERMITS	\$154,919.00	\$149,600.00	\$116,056.83	77.58%	\$33,543.17
INTERGOVERNMENTAL REVENUES	\$107,000.00	\$0.00	\$0.00	0.00%	\$0.00
CHARGES FOR SERVICE	\$12,400.00	\$14,550.00	\$9,865.00	67.80%	\$4,685.00
FINES & FORFEITURES	\$430,000.00	\$400,000.00	\$223,444.54	55.86%	\$176,555.46
INVESTMENT INCOME	\$75,000.00	\$15,000.00	\$0.00	0.00%	\$15,000.00
CONTRIBUTIONS-PRIV SRCS	\$0.00	\$140.00	\$140.00	100.00%	\$0.00
MISCELLANEOUS REVENUE	\$40,500.00	\$2,500.00	\$232.67	9.31%	\$2,267.33
OTHER FINANCING SOURCES	\$5,000.00	\$15,000.00	\$1,100.00	7.33%	\$13,900.00
TOTAL REVENUES	\$6,735,191.00	\$6,336,830.00	\$1,168,831.85	18.45%	\$5,167,998.15

Revenue collections are not expected to track evenly with the 58.33% elapsed-year benchmark because major property tax collections occur later in the year.

City of Stone Mountain, Georgia

Budget Expenditure Analysis

Item # 3.

As of July 31, 2026

Expenditure Summary - Straight-line benchmark: 58.33%

EXPENDITURE SUMMARY	ORIGINAL BUDGET	AMENDED BUDGET	2026 YTD	ENCUMBERED	% OF BUDGET	REMAINING BALANCE	VARIANCE INFORMATION
TOTAL CC Post 4	\$20,618.00	\$20,618.00	\$6,481.39	\$0.00	31.44%	\$14,136.61	Finance met with Paycom regarding payroll departmental allocations. Discrepancies affecting Mayor and Council departmental allocations were identified. Paycom allocations have been corrected prospectively, and Finance will prepare manual journal entries, supported by payroll detail, to correct year-to-date departmental allocations.
TOTAL CC Post 6	\$20,618.00	\$20,618.00	\$6,071.50	\$0.00	29.45%	\$14,546.50	
TOTAL Mayor	\$38,036.00	\$38,036.00	\$18,337.38	\$0.00	48.21%	\$19,698.62	
TOTAL CC Post 3	\$20,618.00	\$20,618.00	\$10,477.70	\$0.00	50.82%	\$10,140.30	
TOTAL CC Post 5	\$20,618.00	\$20,618.00	\$8,372.00	\$0.00	40.61%	\$12,246.00	
TOTAL CC Post 2	\$20,618.00	\$20,618.00	\$10,288.75	\$0.00	49.90%	\$10,329.25	
TOTAL CC Post 1	\$20,618.00	\$20,618.00	\$8,209.80	\$0.00	39.82%	\$12,408.20	At the 58.33% benchmark overall. Purchased/contracted services are 155.01%, driven primarily by Professional Services (537.97%) and Building Inspection (112.85%). Supplies are 82.53%.
TOTAL Administration	\$1,500,741.00	\$1,208,263.00	\$706,392.12	\$4,624.48	58.85%	\$497,246.40	
TOTAL Buildings	\$107,700.00	\$107,700.00	\$61,483.64	\$131.24	57.21%	\$46,085.12	Overall near benchmark. Supplies are 65.65%; continue monitoring utilities/building-related costs.
TOTAL General Government	\$975,070.00	\$850,149.00	\$527,941.73	\$0.00	62.10%	\$322,207.27	Above the 58.33% benchmark. Personal Services & Benefits are 100.62%, driven by retirement postings of \$112,896 YTD. Other Costs are 60.37%.
TOTAL Court	\$322,771.00	\$322,771.00	\$177,513.90	\$61.74	55.02%	\$145,195.36	No material overall concern at 55.02%; Other Costs are above budget and should be monitored.

City of Stone Mountain, Georgia

Budget Expenditure Analysis

As of July 31, 2026

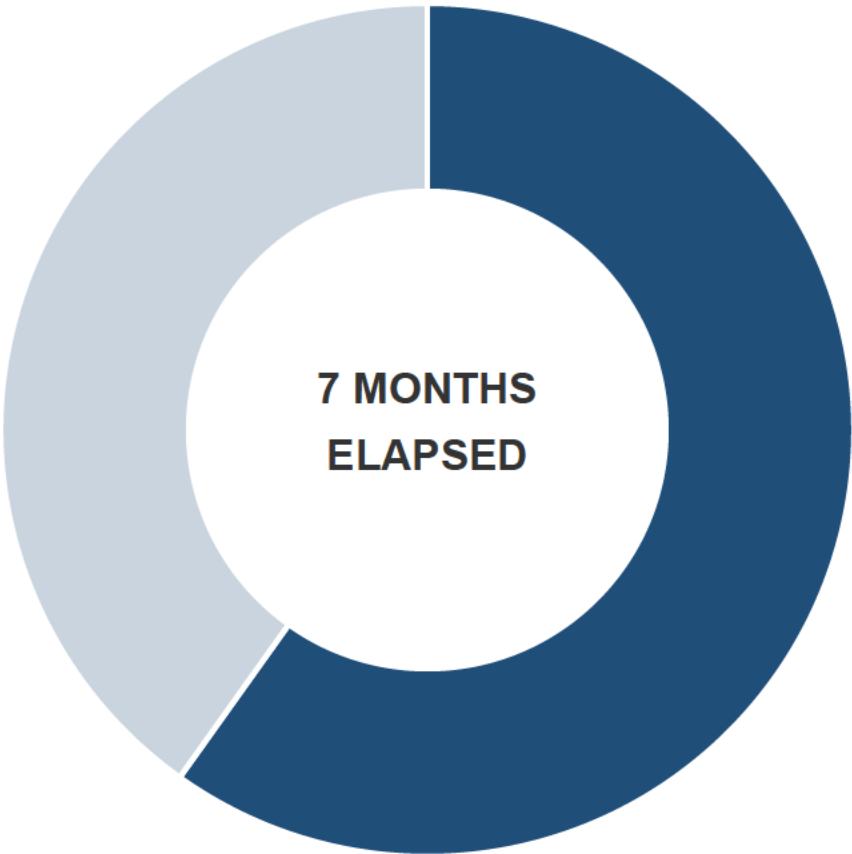
Expenditure Summary - Straight-line benchmark: 58.33%

Item # 3.

EXPENDITURE SUMMARY	ORIGINAL BUDGET	AMENDED BUDGET	2026 YTD	ENCUMBERED	% OF BUDGET	REMAINING BALANCE	VARIANCE INFORMATION
TOTAL Public Safety	\$2,693,045.00	\$2,669,560.00	\$1,701,542.94	\$14,753.79	64.29%	\$953,263.27	Above benchmark. Personal Services & Benefits 67.44%: Overtime 219.16%, Group Health 108.23%, STD 419.71%, FICA 81.11%, Workers Comp 91.75%. Purchased/Contracted Services are 74.80%.
TOTAL Public Works	\$826,196.00	\$890,555.00	\$417,924.12	\$455.00	46.98%	\$472,175.88	Overall below benchmark. Supplies are 76.28% and Capital Outlay 59.80%; monitor while total department remains within pace.
TOTAL Parks	\$20,200.00	\$20,200.00	\$6,352.57	\$0.00	31.45%	\$13,847.43	No overall concern.
TOTAL Debt Service	\$127,724.00	\$105,888.00	\$105,611.03	\$0.00	99.74%	\$276.97	Annual debt payment has been substantially made.
TOTAL EXPENDITURES	\$6,735,191.00	\$6,336,830.00	\$3,773,000.57	\$20,026.25	59.86%	\$2,543,803.18	Overall expenditures plus encumbrances are 1.53 percentage points above the 58.33% straight-line benchmark.

FY2026 General Fund Expenditure Status

As of July 31, 2026



EXPENDED + ENCUMBERED

\$3,793,027

59.9% of amended budget

REMAINING BUDGET

\$2,543,803

40.1% of amended budget

Annual amended budget: \$6,336,830

Source: July 31, 2026 Revenue & Expense Report

City of Stone Mountain, Georgia

Budget Expenditure Analysis

Item # 3.

As of July 31, 2026
Restricted / Capital Funding Balances

FUND / SOURCE	MOST RECENT BALANCE AVAILABLE	BALANCE DATE / BASIS
SPLOST I	\$290,406.64	July 31, 2026
SPLOST II	\$735,347.56	July 31, 2026*
SMALL CITY IGA	\$2,000,000.00	July 31, 2026

Important: *SPLOST II July 31 balance reflects the June 30 balance less \$426,500 in July expenditures reported in the July 31 Revenue & Expense Report. SPLOST I and Small City IGA balances are carried forward from June 30, 2026, as July bank/cash balances were not available in the report.



		City Council Meeting Date:	September 15, 2026
Goal:	Economic Development, Quality of Life, Governance	Requested by:	City Manager
Agenda Title:	JLL Feasibility Report Update, requested by City Manager Maggie Dimov. Goal – Economic Development, Quality of Life, Governance		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):**

To review the recommendations of the feasibility overview from JLL for the Lawn on Main project.

Staff Recommendations (Motion):

N/A

Mayor's Signature Required:

YES

NO

List Attachments:

JLL Report

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

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

S t o n e M o u n t a i n

Market Demand & Feasibility Overview - Hotel

Summary of Main Findings and Next Steps

Prepared by

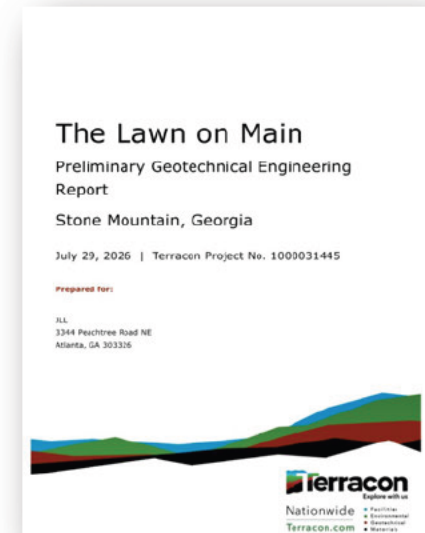


The Lawn on Main

Due Diligence Report Summary Analysis

Geotechnical Exploration

- **Conducted by:** Terracon
- **Dated:** July 29, 2026
- **Purpose:** The report was commissioned to investigate the suitability of the site for future development in three main categories:
 1. soil type
 2. groundwater table height
 3. Depth from surface to bedrock
- **Findings:**
 1. The soil type supports future development without having to extensively haul away unsuitable soils.
 2. The groundwater table is low, which means that future development won't have to bear the extra expense of dewatering. Groundwater will not interfere with construction or require expensive waterproofing strategies for below grade basement or parking structures.
 3. Solid bedrock exists at a low enough level that below grade parking, or a basement, can be accommodated in a future development without extensive/expensive blasting of rock.

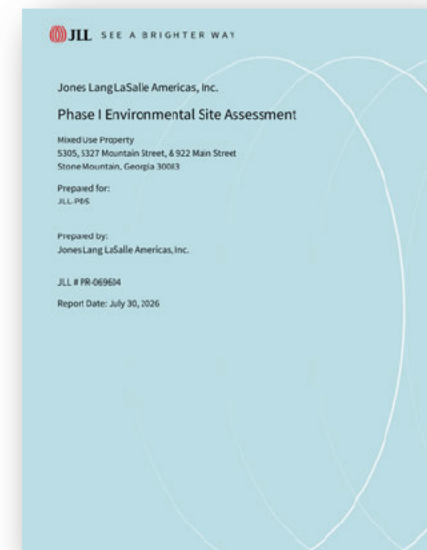


The Lawn on Main

Due Diligence Report Summary Analysis

Phase 1 Environmental Site Assessment

- **Conducted by:** JLL Value and Risk Advisory Group
- **Dated:** July 30, 2026
- **Purpose:** Phase I ESAs are commonly required by lenders or buyers in commercial real estate transactions. They are performed to identify potential environmental liabilities and to vet concerns with underlying environmental issues that might be uncovered during redevelopment.
- **Findings:**
 - The report indicates no need to commission a Phase II Environmental Site Assessment, which would be required by law if significant likelihood of environmental contamination existed. This provides future development partners more confidence around building on this site, because no issues were uncovered in the research regarding environmental contamination.
 - However, as expected based on the pre-1981 construction of the existing building on site, it is possible that lead paint and/or asbestos exists in the current structure. Given that structure is small and would be demolished for the new site plan, any hazardous materials (if present) would be dealt with during the demolition process without a significant cost premium or any impact to development viability.
 - The report calls out a possible risk for Radon, but that was expected, because it is based on the county being one in which radon is typically found at a geological level.



From Economic Catalyst to Quality of Life

A well-conceived hotel can be a powerful catalyst for community development, bringing new, exogenous spending into the local economy while supporting restaurants, retail, arts, culture, and local businesses. Beyond accommodating visitors, **hotels can become community gathering places that reinforce local identity, create opportunities for residents and entrepreneurs, strengthen the sense of place, and support amenities and experiences that enhance quality of life** for residents and visitors alike.



What We Assessed

Initial Hotel Concept

Proposed 50–75 Room Hotel — Stone Mountain, Georgia

Based on an initial review of the Stone Mountain lodging environment, Stone Mountain Park, and the broader Atlanta market, we see a credible case for further feasibility analysis of a 50–75 room full-service or upscale select-service hotel in the Town of Stone Mountain. **The opportunity is less about adding conventional hotel inventory and more about creating a differentiated property** that captures demand currently flowing either into Stone Mountain Park or outward to suburban Atlanta hotels.

Current Lodging Market

A properly positioned hotel could draw from several overlapping markets: park leisure visitors; Atlanta weekend/getaway travelers; visiting friends and relatives; weddings and social events; small corporate meetings and retreats; east-metro corporate demand; sports and youth groups; reunions; and travelers seeking access to Atlanta without staying in the urban core.

This broader demand base is important because a hotel relying predominantly on Stone Mountain Park visitation would face greater seasonality and price sensitivity.



KEY FINDING #1

Impact of Stone Mountain Park

Stone Mountain Park is simultaneously the proposed hotel's greatest demand generator and strongest competitive threat.

KEY FINDING #2

Competitive Leakage Is the Opportunity

Consumers seeking a recognized branded hotel can choose limited-service accommodations around Stone Mountain. Consumers wanting a full resort can stay at Evergreen. But there appears to be a comparatively limited product offering between those two alternatives:

a high-quality, contemporary, experiential hotel embedded in Stone Mountain Village.



Recommended Hotel Concept

The preferred concept would be an upper-midscale to upscale lifestyle/boutique hotel, potentially **soft-branded**, with approximately:

- 60–70 guestrooms, including several larger family-oriented rooms/suites;
- destination-oriented restaurant/bar of approximately 70–100 seats;
- outdoor patio/courtyard strongly connected to the Village;
- approximately 2,500–4,000 square feet of flexible meeting/social space;
- small fitness facility;
- locally influenced design tied to Stone Mountain's natural environment and Village identity;
- bicycle/hiking/outdoor recreation storage and amenities;
- strong wedding/reunion/social-event capability without attempting to become a conference hotel.



A **soft brand** is a hotel that maintains its own unique name, design, character, and local identity while affiliating with a major hotel company to gain access to its **reservation system, loyalty program, marketing reach, and operating resources.**



The Lawn on Main

Preliminary Test-Fit

The Lawn on Main — 65-Key Boutique Hotel Test Fit				
5305 & 5327 Mountain Street		Stone Mountain, GA		
Current Zoning: GS - Green Space		Setbacks: None		
Parcel Owner: City of Stone Mountain		*Rezoning Required*		
KEY ASSUMPTIONS		*Edit yellow cells*		
	Assumption			
Total keys (program target)	65 keys			
F&B space	4,000 SF			
Event / meeting room	3,500 SF			
Floor - guestroom levels	11' ft			
Floor height - ground level	17' ft			
Grossing Factor (Hotel Rooms)	1.20x			
Grossing Factor (Other)	1.40x			
Nominal floor plate	18,000 GSF			
ROOM TYPES & SF				
	Net SF	Gross Factor	Gross SF	
King/Queen	320	1.20x	384	
King Luxury (corner)	380	1.20x	456	
King Suite	645	1.20x	774	
ADA / Accessible	330	1.20x	396	
TOTAL	1,675		2,010	
GUESTROOM GROSS SF				
	Ratio	Gross SF	Keys	Gross SF
King/Queen	70%	384	47	18,048
King Luxury (corner)	9%	456	6	2,736
King Suite	12%	774	8	6,192
ADA / Accessible	6%	396	4	1,584
TOTAL	97%	2,010	65	28,560

BUILDING PROGRAM GROSS SF		
	NSF/USF	GSF
Guestrooms (65 keys)	23,800	28,560
F&B space	3,800	5,320
Kitchen	2,500	3,000
Event / meeting room	3,500	4,900
Lobby	2,500	3,000
Public Restrooms	500	500
Admin Offices	1,200	1,680
Back-of-house	4,000	5,600
Gym	800	1,120
Total Building Gross SF	42,600	53,680
LEVELS NEEDED		
Guestroom gross SF	28,560	
Nominal floor plate (GSF/level)	18,000	
Guestroom levels needed	2	
Plus: ground amenity floor	1	
Total Building Levels	3	

TEST FIT RESULT	
Total Building Gross SF	53,680 GSF
Total Building Levels	3
Building Height	43'
Floor plate	17,893 GSF
Building Massing	
Height	
Lobby Floor-to-Floor Height	17'
Guest Rooms Floor-to-Floor Height	11'
Parapet + Roof Overbuild	5'
Floors	3
Building Height	43'
Plan Dimensions	
Width	64'
Length	280
Area	17,893 GSF



Next Steps

Finalize Site Massing of proposed hotel

We will move to further demonstrate the scale and location of the proposed hotel, and corresponding amenities.

Preliminary Recommendation for The Lawn

We would advance the concept of a Stone Mountain Community & Festival Lawn to a formal feasibility phase.

Pacific Plaza, Dallas, TX

An empty industrial lot turns into a 3.74-acre green space, a result of a partnership between the City of Dallas and Parks for Downtown. More than one acre of the park is dedicated for soccer games, community concerts, among other activities. A paved path surrounds the space offering ample room for walkers, bikers, and bikers.



The Lawn on D, Boston, MA

A Seaport District lawn near the convention center and hotel row, built around oversized lawn games, a light-up swing installation, and rotating food trucks. Good template if programming should skew toward evening/event-goer traffic rather than families.



Levy Park, Houston, TX

A 2017, \$15M public-private renovation in Houston's Upper Kirby district: a central event lawn for concerts and movie nights, a splash pad and treehouse playground, two dog parks, and a putting green. Best comp if the goal is year-round draw beyond hotel-hosted events.



Thank you!





Date:	9/9/26	City Council Meeting Date:	September 15, 2026
From:	Thatcher Hart	Department:	Community Development
Goal:	Governance	Presenter:	Lauren Blaszyk, Atlanta Regional Commission
Agenda Title:	Consideration of an action to approve the transmittal of the 2026 Comprehensive Plan Update to the Department of Community Affairs.		

Agenda Item Description (Background/History/Details):

An update to the Comprehensive Plan is required by the state every five years to ensure that the city's goals, policies, land-use plans, and implementation priorities reflect the community needs and future growth. In addition, maintaining an approved comprehensive plan is critical for the city to maintain Certified Local Government Status.

Agenda Notice: The document presented herein is a working draft and is subject to further review, revisions, and updates. Any additional revisions or updates will be posted to the City's website as they become available for public transparency and will be reflected in the materials presented at the September 15, 2026 Mayor and Council meeting.

Workplan Goal Details: Maintain compliance with State regulations

Staff Recommendations (Motion):

Staff recommends the following: Approval to transmit the 2026 Comprehensive Plan update to Department of Community Affairs (DCA).

Department Head Approval:	Recommendation to approve the transmittal of the 2026 Comprehensive Plan update to the Department of Community Affairs.
City Manager Approval:	Miglena Dimov

Mayor's Signature Required:	YES	NO
------------------------------------	-----	-----------

List Attachments:

1. Updated Comprehensive Plan
2. Comprehensive Plan Update Presentation



City of Stone Mountain DRAFT Comprehensive Plan Update 2026



ADOPTED
XX XX, XXXX
prepared by the

ACKNOWLEDGEMENTS

City Council

Jelani Linder, Mayor
Anita Bass, Post 1
Mark Marianos, Post 2
Ryan Smith, Mayor Pro-Tem (Post 3)
Kay Nunez, Post 4
Hub Jordan, Post 5
Elaine Vaughn, Post 6

Comprehensive Plan Steering Committee

Shavala Ames, City Clerk
Miglana Dimov, City Manager
Sarah Hage, Downtown Development Authority
Rachel Isley, Planning Commission
T.D. Johnson, former Code Enforcement Officer
Grace Kelly, Planning Commission
Mark Marianos, City Council
Katherine Meers, Historic Preservation Commission
Joshue Narvaez, Business Owner
Elisabeth Richmond, Historic Preservation Commission
Ryan Smith, City Council
Mike Vasquez, Storm Water Manager
James R. Westerfield, Chief of Police
Robert Witherspoon, Downtown Development Authority
Robbie-Terry Washington, Business Owner

Atlanta Regional Commission Staff

Lauren Blaszyk, AICP, Planning Administrator/Project Manager
Keri Stevens, Planning Administrator
Jillian Porter-Willis, Senior Planner
Benji Fitten, Long Range Planning Intern
C.J. Phillips, Housing Intern

TABLE OF CONTENTS

CONTENTS	
EXECUTIVE SUMMARY	4
CHAPTER 1: STONE MOUNTAIN YESTERDAY	8
CHAPTER 2: STONE MOUNTAIN TODAY	12
CHAPTER 3: DATA UPDATE & COMMUNITY ENGAGEMENT	14
CHAPTER 4: FUTURE LAND USE	36
CHAPTER 5: ECONOMIC DEVELOPMENT	62
CHAPTER 6: TRANSPORTATION	69
CHAPTER 7: HOUSING	76
CHAPTER 8: HISTORIC, ARTS & CULTURAL RESOURCES	84
CHAPTER 9: NATURAL RESOURCES AND SUSTAINABILITY	89
CHAPTER 10: BROADBAND	94
CHAPTER 11: REPORT OF ACCOMPLISHMENTS	96
CHAPTER 12: COMMUNITY WORK PLAN	99
APPENDIX	102

EXECUTIVE SUMMARY

The 2026 City of Stone Mountain Comprehensive Plan is an update to the City's 2021 plan. This plan and the 2021 version still draw substantially from previous Livable Centers Initiative (LCI) Plans and other studies.

The current plan builds on the vision, goals, and policies established in the 2021 plan. It incorporates recent planning efforts from the last five years, current trends and data, new community input, and a new work program to define the City's path for the future.

Analysis and engagement supporting this plan document focused largely on core elements that DCA's rules require to be updated every five years. Those include Needs and Opportunities, Land Use, Broadband (which was not required for Comprehensive Plans until 2018), the Report of Accomplishments (ROA), and the Community Work Program (CWP). Feedback in those key areas also informed updates to the rest of the plan's elements.

This document is organized into chapters but is divided into three sections: **Stone Mountain Yesterday**, **Stone Mountain Today**, and **Stone Mountain Tomorrow**. Stone Mountain Yesterday looks at the history of the city to establish background and context for decisions today and in the future. Stone Mountain Today examines current trends in population, housing, labor, and transportation – as well as current Community Needs (challenges to address) and Opportunities (assets to build upon). The intent is to understand trends that may have planning implications for the future, along with opportunities for improvement. This guides and informs the final section of the plan, Stone Mountain Tomorrow. This section contains the Future Land Use and Character Area elements and maps, outlines a Report of Accomplishments from the 2021-2026 Community Work Program, and documents a new 2026-2031 Work Program to organize initiatives for the near future.

This page is intentionally left blank

PLAN PURPOSE

What is a Comprehensive Plan?

One of the fundamental responsibilities of local government is planning – a word used to describe how a community shapes and guides growth and development. A state required planning process for every local government is a Comprehensive Plan. This plan is the keeper and driver of future growth and development needs through extensive community profiles on natural resources, historic assets, transportation infrastructure, socio-economic information, and the overall vision for the future. Local governments are required to update their comprehensive plans every five years by undergoing extensive data collection and community engagement. The information collected should then inform an implementable work program that the city and its respective stakeholders will work on over the next five years.

CITY OF STONE MOUNTAIN COMPREHENSIVE PLAN 2021 UPDATE

Adopted by Stone Mountain City Council – October 28, 2021



What does the 2026 Comprehensive Plan update mean for Stone Mountain community?

The City of Stone Mountain's 2026 Comprehensive Plan update includes new data. For instance, there are updates on socio-economic and housing, as well as profiles on natural resources and transportation. The plan not only takes concrete data into consideration, but also community sentiments on the vision and desires for future improvements and initiatives. To help create this plan, there were opportunities for residents and stakeholders to engage in the planning process and provide their input on priorities through an online survey, community open house, and two steering committee meetings.

More information regarding the engagement process is in Chapter Two: Community's Vision for Stone Mountain and Appendix B.

The data and engagement outcomes informed the Community Work Program in Chapter 12. The Community Work Program is what the city will focus on over the next five years. This list is not comprehensive of everything that will be on the city's docket, but reflects what should be prioritized.

CHAPTER 1: STONE MOUNTAIN YESTERDAY

The City of Stone Mountain is in DeKalb County, Georgia and has a long history pre-dating the Civil War. The small railroad town situated at the base of a massive granite rock. The rock was initially referred to as Rock Mountain, but by the end of the 1830's, Stone Mountain was more widely accepted and remains the name today. The village was later incorporated as New Gibraltar in 1839 and later renamed Stone Mountain in 1847. Early in its history, residents of Stone Mountain understood the importance of the Mountain and the opportunities a railroad line through the village could bring. The Georgia Railroad was constructed to connect Augusta to the Western & Atlantic's terminus in Marthasville (present-day Atlanta). The plan for the rail line by-passed the village, so residents moved the village center to the east side of the railroad, placing it in between the railroad and the Mountain. This foresight paid off and by the end of the 1840's, the village of Stone Mountain contained four hotels and eight stores with a population of 300.



Source: Stone Mountain Historical Society

During the Atlanta Campaign of the Civil War, the village experienced great loss, as stores, cotton and the granite depot were burned by Union forces. The train tracks were also destroyed. The village of Stone Mountain regained its footing and concentrated on mining the Mountain's granite as it grew in demand. The Venable Brothers incorporated the Southern Granite Company in the 1880's, and would allow the city to thrive through the early part of the 1900's. A new streetcar line was established linking Stone Mountain to Decatur, and on to Atlanta. Main Street flourished with activity, and public schools to serve both the white and black populations were established.

At its height, the quarry industry produced 200,000 paving stones and 2,000 feet of curbing a day. As building techniques and materials changed, cut stone was less in demand and residents of Stone Mountain began to struggle, particularly during the onset of the Great Depression.



Source: Stone Mountain Historical Society

The United Daughters of the Confederacy initiated an idea in the 1910's to carve a monument into the side of Stone Mountain. Financial shortcomings, the Depression, and World Wars I and II stalled the project for decades. In 1958, the State of Georgia purchased the Mountain and surrounding land to establish a park and complete the memorial. The City of Stone Mountain's population continued to climb until 2000 when it began to decline, dropping by almost 20 percent from 2000 to 2010. However, since the recovery from the real estate crisis and Great Recession, the population has begun to correct itself, growing in 2010 to 2020 by 6.41 percent. However, population growth has slowed down to 3.87 percent between 2020 and 2026.

Stone Mountain Park has brought tremendous tourism opportunities to Stone Mountain village, including a number of Olympic events held in the park in 1996, such as tennis, archery and rowing. Since the Olympics, Stone Mountain Park has made several improvements including the addition of the 1870's-replica town of Crossroads, a redeveloped Olympic archery range and velodrome which is now a bird habitat, the SkyHike rope course, Snow Mountain, and a number of annual festivals. Since 2020, the City has invested in two studies – a downtown master plan update and a Livable Centers Initiative study – to identify numerous recommendations that would give its historic downtown new life. The opportunity to fully revitalize downtown and capitalize on visitors to Stone Mountain Park provides the City of Stone Mountain a tremendous chance for expansion and growth.



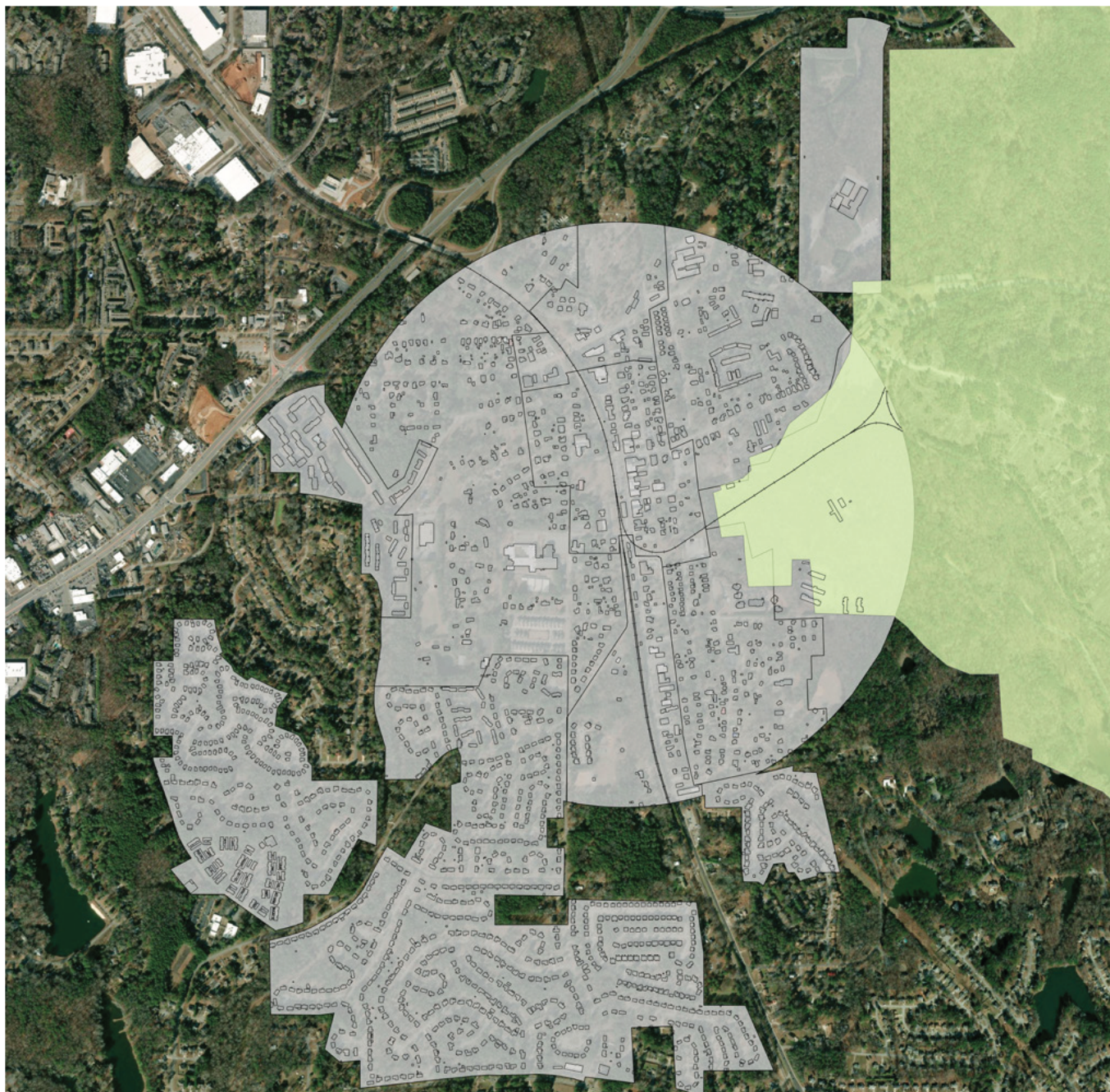
Source: Stone Mountain Historical Society

*Much of the above information is from the Stone Mountain Historical Society
<https://stonemountainhistoricsociety.org>.

This page intentionally left blank.

CHAPTER 2: STONE MOUNTAIN TODAY

The City of Stone Mountain is in DeKalb County, Georgia. The city is approximately 1.6 square miles and is less than 20 miles northeast of downtown Atlanta. A portion of Stone Mountain Park (in green, below) is within the city limits. The map below shows the city's location south of Stone Mountain Freeway (US 78) and Memorial Drive (SR 10).



Community Vision

Given the input received from the community, the steering committee drafted the following statement for this plan:

“The City of Stone Mountain will be a unique, vibrant, and sustainable community where residents, visitors, and businesses grow and prosper together.”

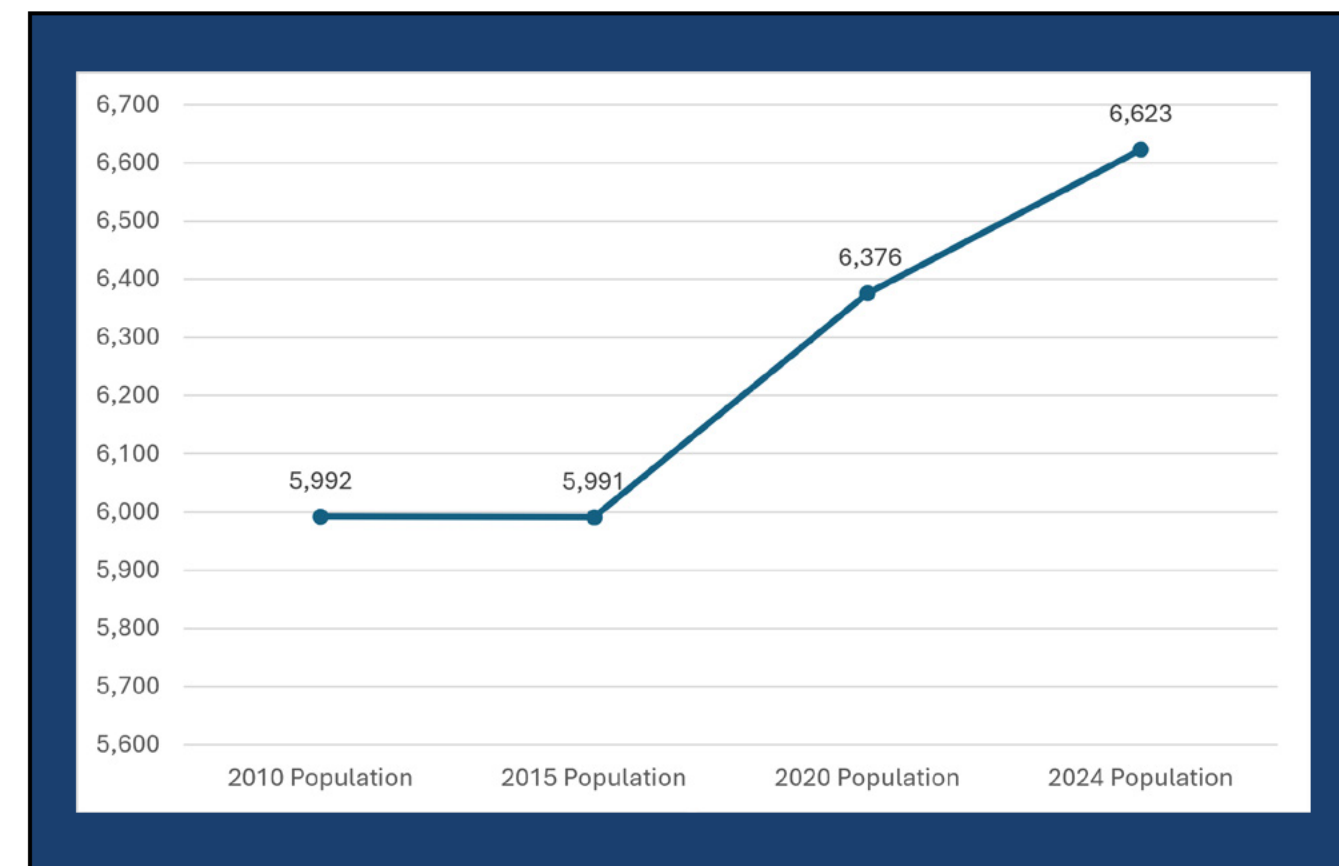
Goals:

1. A vibrant downtown that supports small neighborhood businesses, attracts tourists, and serves Stone Mountain residents' daily needs.
2. A growing city, both in size and population, through annexation strategies and improving housing options, including in-fill housing, ADUs, multifamily, and mixed-use housing options
3. Improved multimodal mobility and connectivity: redesigning streets for better car flow, and improving walking and biking connections to trails and paths in and outside of the City of Stone Mountain.
4. Preserving and increasing greenspace within the city.

DATA UPDATES

POPULATION

Stone Mountain's Population Trends 2010 - 2024
ACS 5-Year Estimates, 2010 - 2024



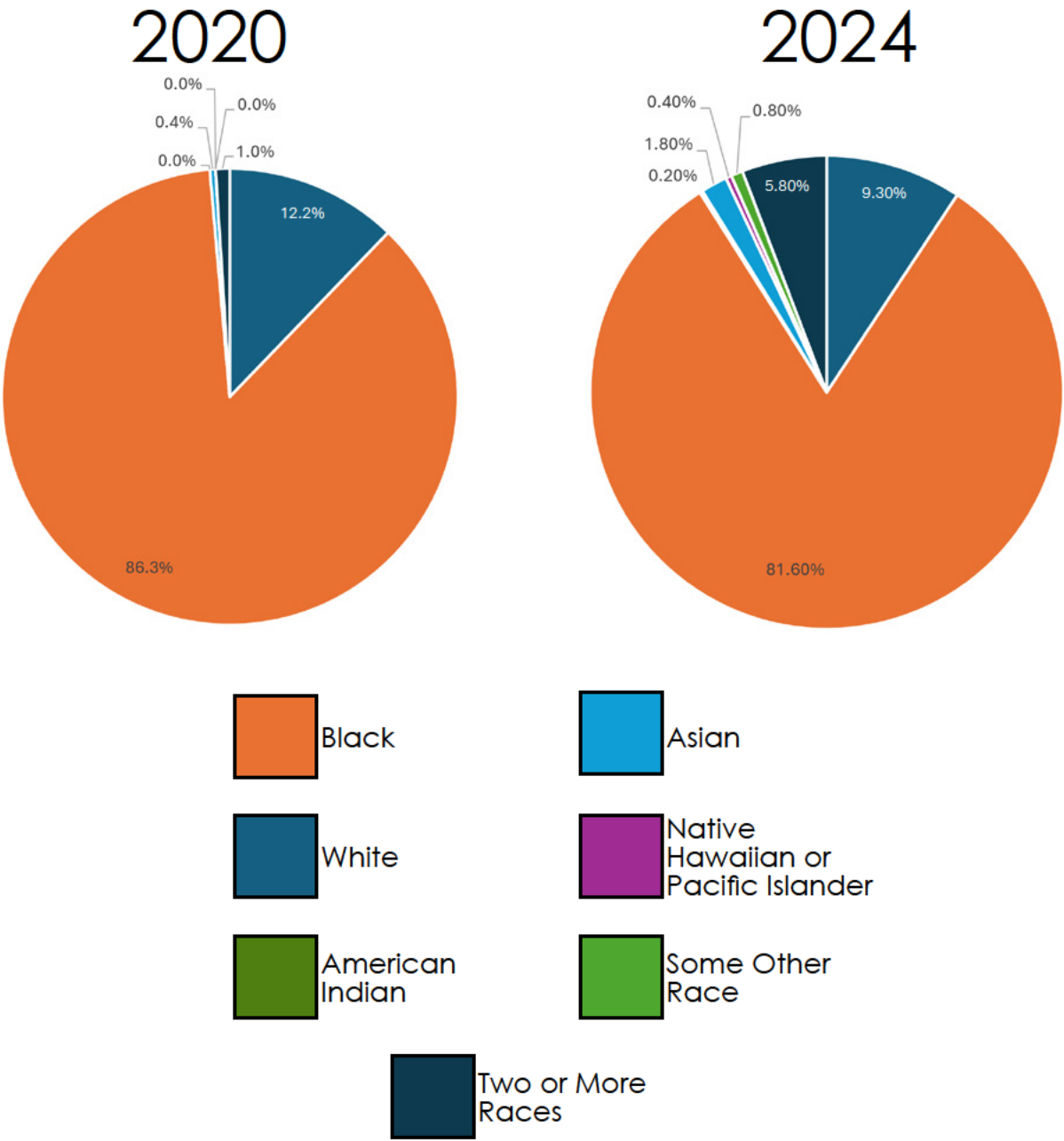
Stone Mountain's population steadily increased between 2014 - 2024, the most recent year population estimates are available. From 2020 - 2024, the population grew by 3.8%.

RACE

Stone Mountain's population remains predominately Black or African American. However, this population decreased between 2020 - 2024 by 5.5%. The White population also decreased by nearly 24%. Two or More Races saw the largest growth in this period, from 1% to 5.8%.

Stone Mountain's Racial Composition, 2020 & 2024

ACS 5-Year Estimates, 2020 & 2024

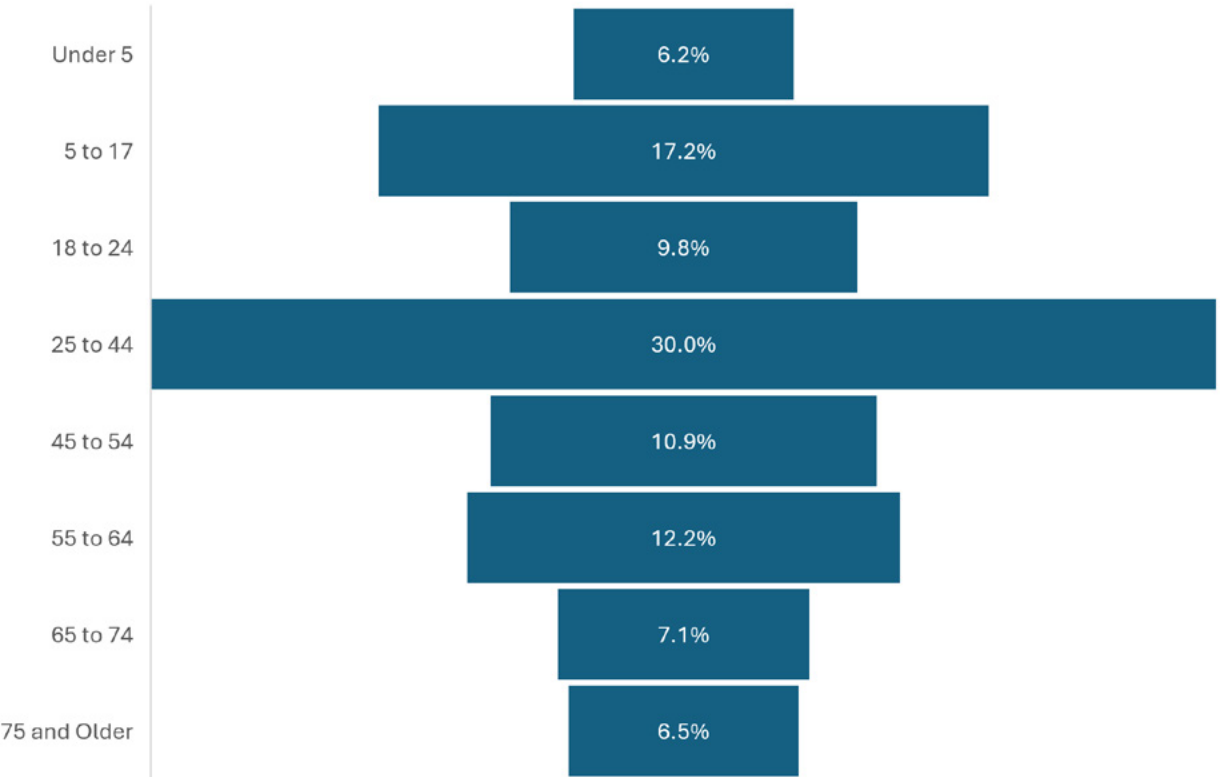


AGE

Stone Mountain's Age Population Pyramid suggests a young city, with over 50% of the population under the age of 44. The median age in the city is also nearly two years younger than the median age for unincorporated DeKalb County residents. Given that the next largest population is individuals in the 5 to 17 year old cohort, this indicates that the city is home to many families with school age children.

Age Pyramid

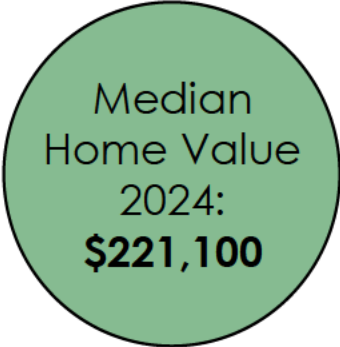
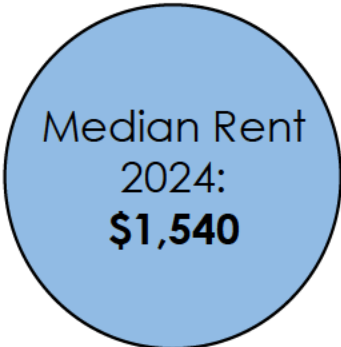
ACS 5-Year Estimates 2024



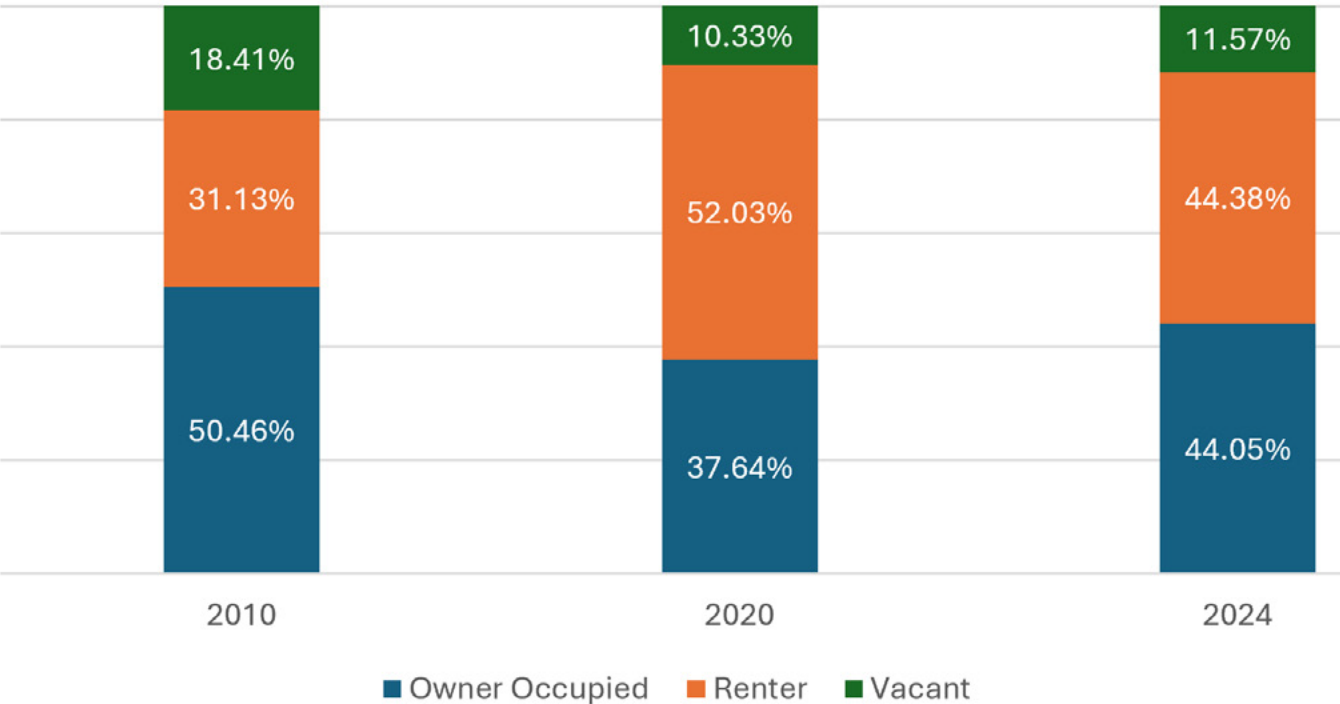
Median Age	2020	2024
Stone Mountain	34.3	34.9
DeKalb County	36.5	36.8

HOMEOWNERSHIP

Homeownership in Stone Mountain has fluctuated since 2010. Vacant properties decreased considerably from 2010 to 2020, from 18.4% to 10.3%. The percentage of renters increased across the same period, outnumbering owner-occupied housing in 2020. However, that trend reversed course in 2024, with owner occupied and rental occupied housing levelling out to nearly equal, and the vacancy rate increasing slightly. Stone Mountain's median rent and home values are less than DeKalb's median rent of \$1,692 and median home value of \$357,800.



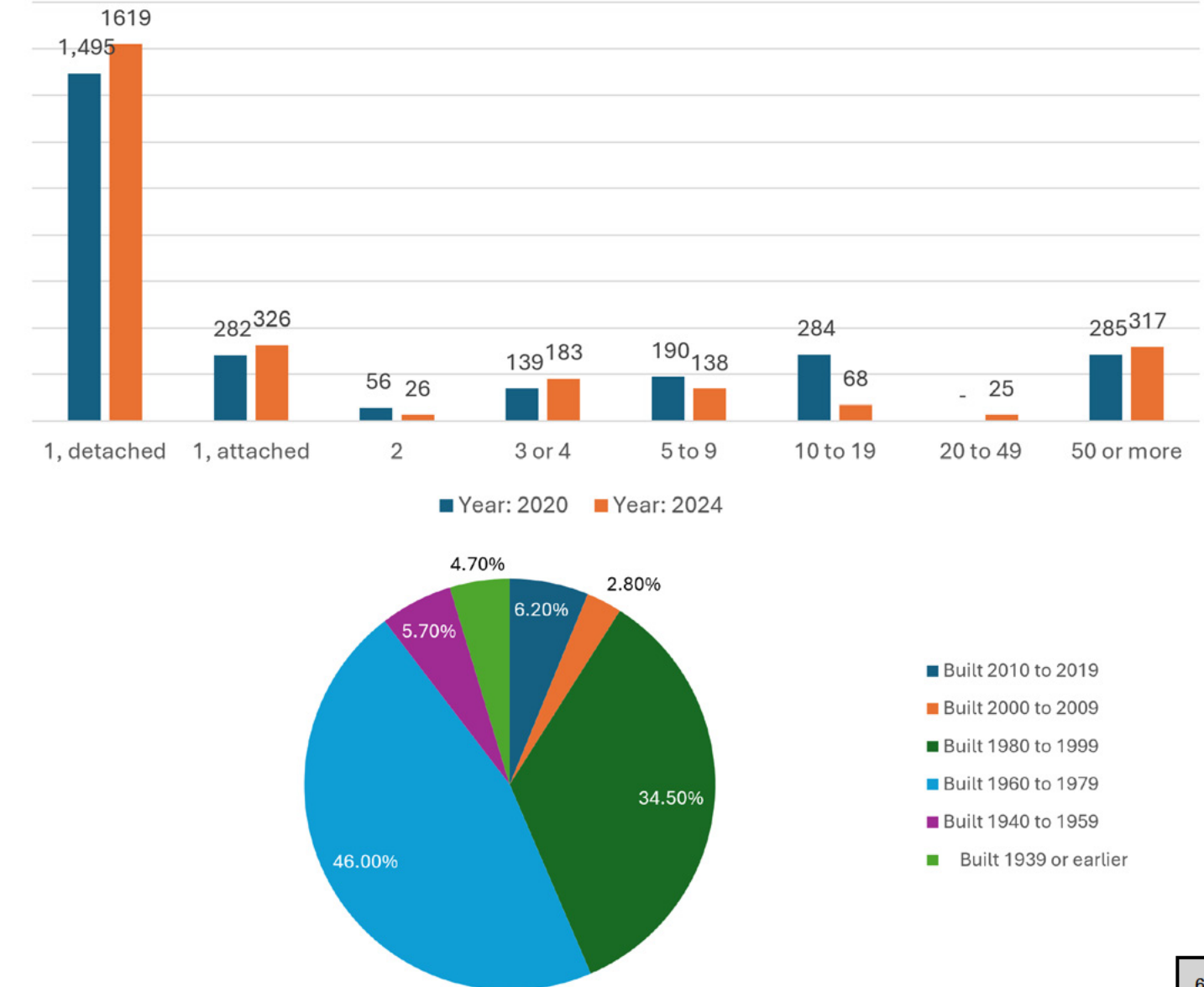
Homeownership Breakdown 2010 - 2024
ACS 5-Year Estimates 2024



HOUSING DEMAND & VALUES

Single-family homes remain the primary housing type in the city. Multifamily housing developments of 3 – 4, 20 – 49, and 50+ units increased between 2020 and 2024 while the number of buildings with 5 to 19 units shrank. For multifamily development, this trend suggests that there is a preference for larger multifamily developments or tri-/quadplexes. The age of housing units in Stone Mountain shows that most homes were built between 1960 to 1999. No data is found for buildings built after 2020.

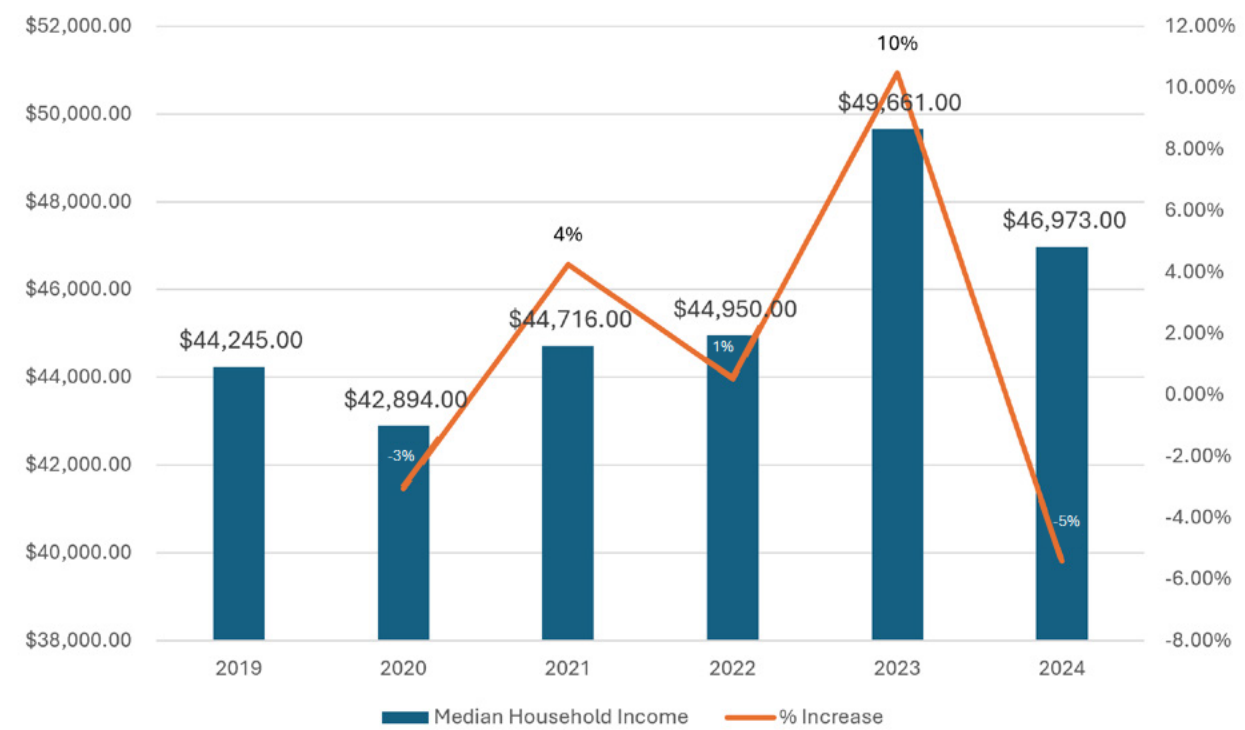
Housing Units & Housing Age
ACS 5-Year Estimates 2024



INCOME

The median income for Stone Mountain Residents hovers between \$40,000 - \$50,000, with incomes decreasing by 5% between 2023 and 2024 after experiencing a 10% increase from 2022 – 2023.

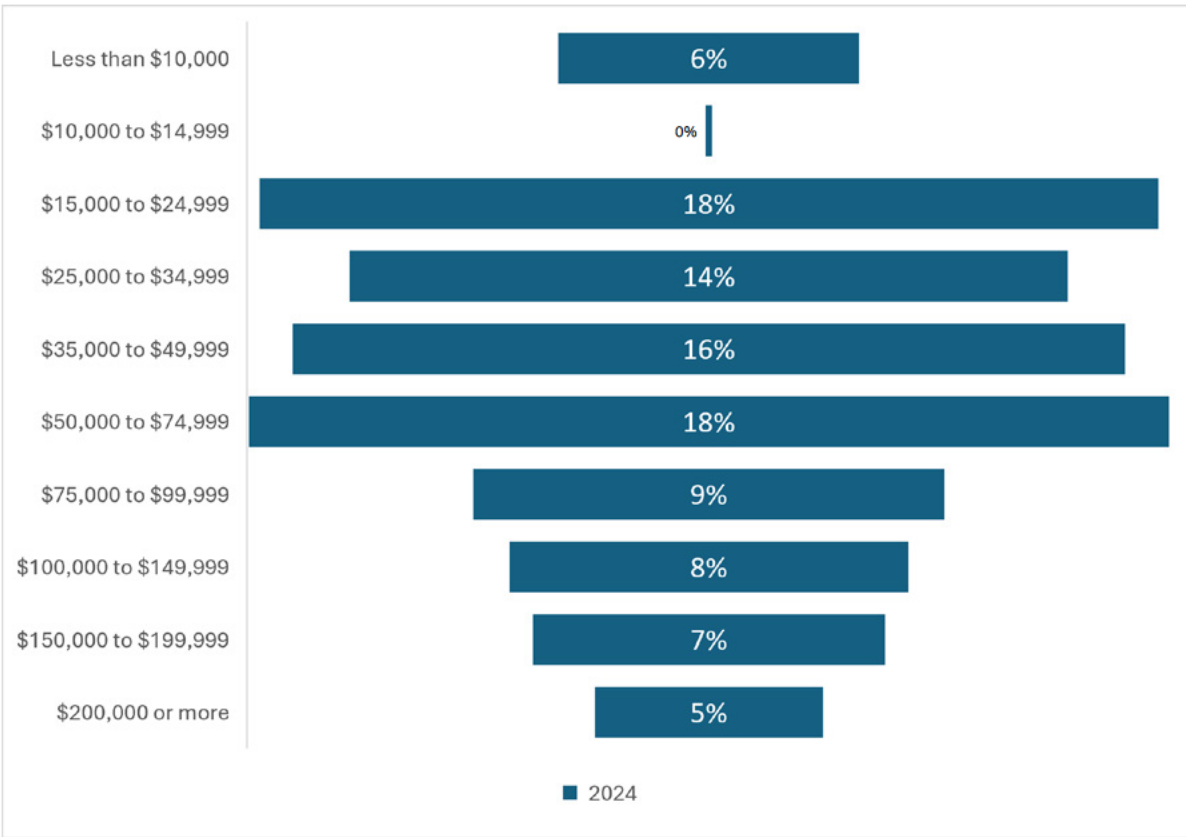
Income Changes 2019 - 2024
ACS 5-Year Estimates 2024



INCOME DISTRIBUTION

The distribution of income shows that roughly 32% of Stone Mountain's population earn between \$15,000 - \$34,999 while 34% earn between \$35,000 - \$74,999. The income range of \$15,000 - \$74,999 represents over two thirds of the income distribution. In comparison, the median income for DeKalb County is \$80,644.

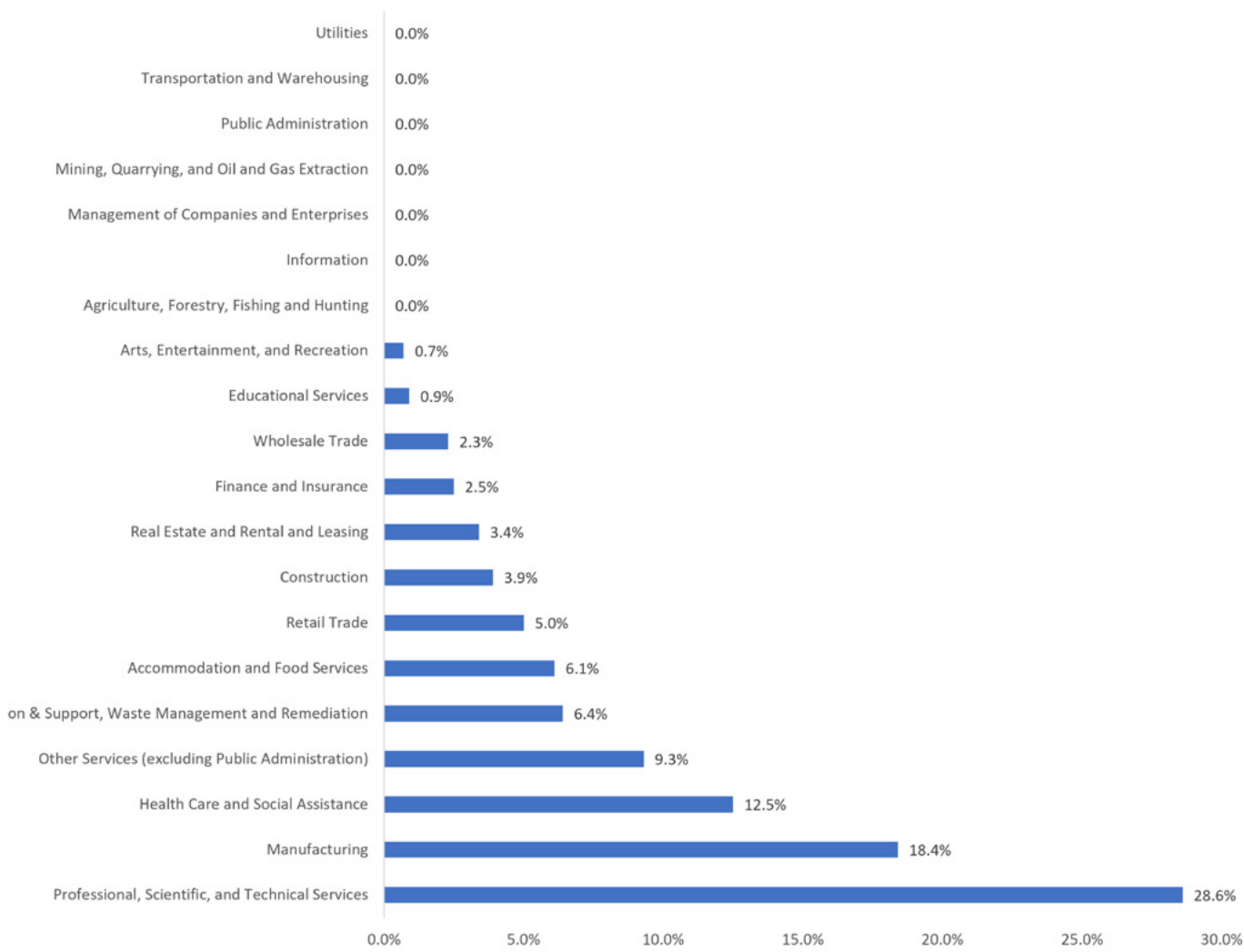
Income Pyramid
ACS 5-Year Estimates 2024



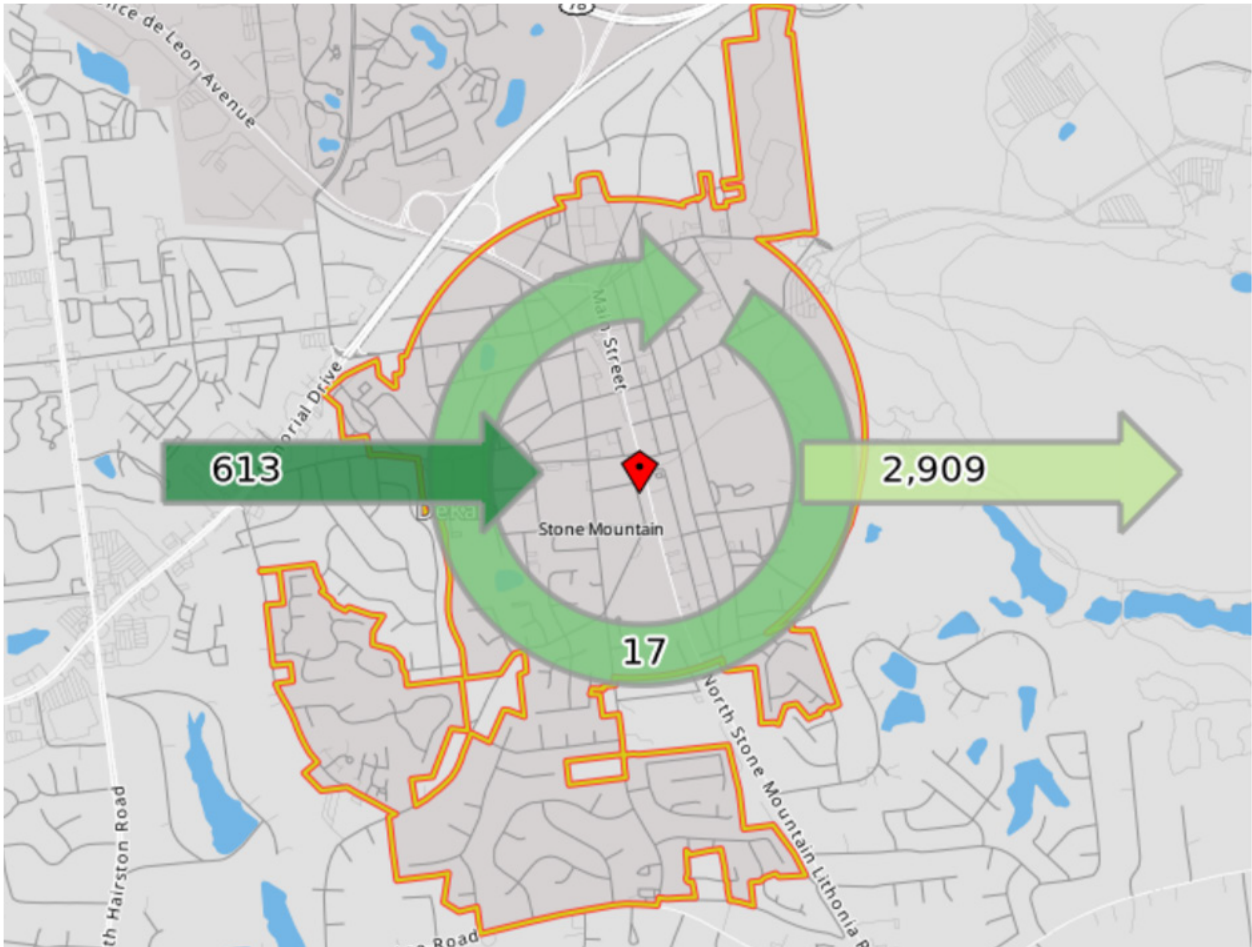
JOB SECTORS

The top three industries in which Stone Mountain residents work are Professional, Scientific, and Technical Services, which employs 21% of the population, followed closely by Educational Services at 20.5%, and finally Accommodation and Food Services at 14%.

Job Sectors
ACS 5-Year Estimates 2024



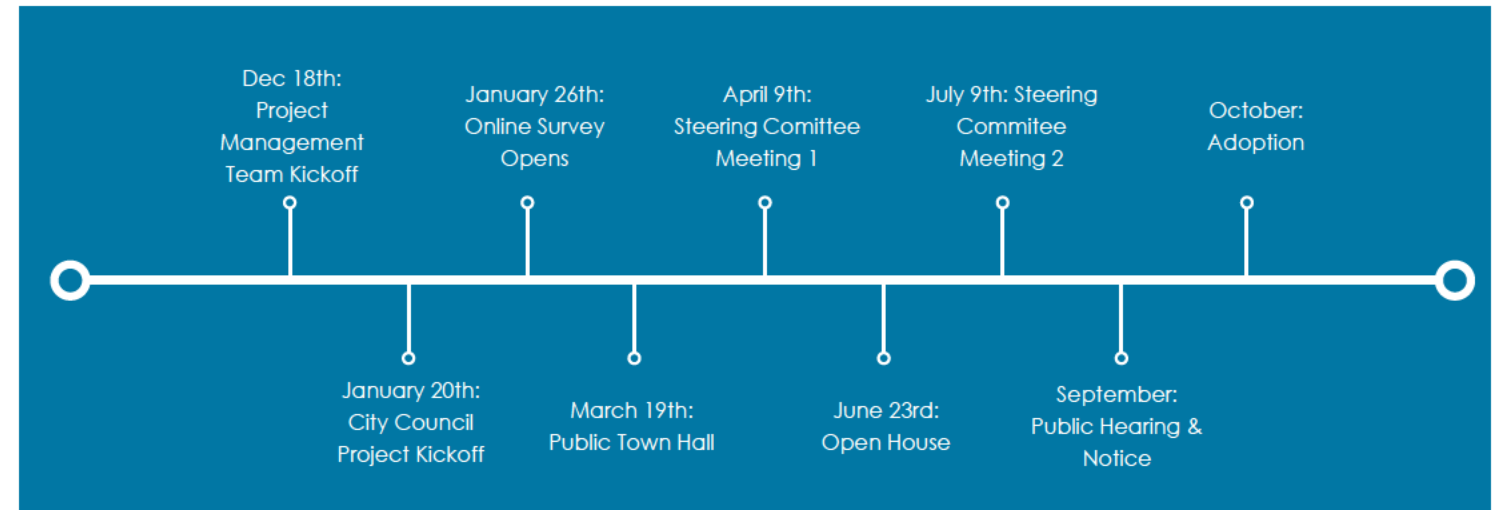
COMMUTING PATTERNS



The above data comes from the Census *On the Map* tool and illustrates work commute patterns. 613 people travel into Stone Mountain for their work, 17 residents are employed inside the city boundaries, and 2,909 residents travel outside of the city for work. The large number of residents who have to travel outside the city for work indicates a mismatch between the jobs available within the city limits and the skills of its residents. The more people who have to travel outside of the city to their jobs, the more congestion this causes on city streets, surrounding arterial roadways, and interstates.

COMMUNITY INPUT

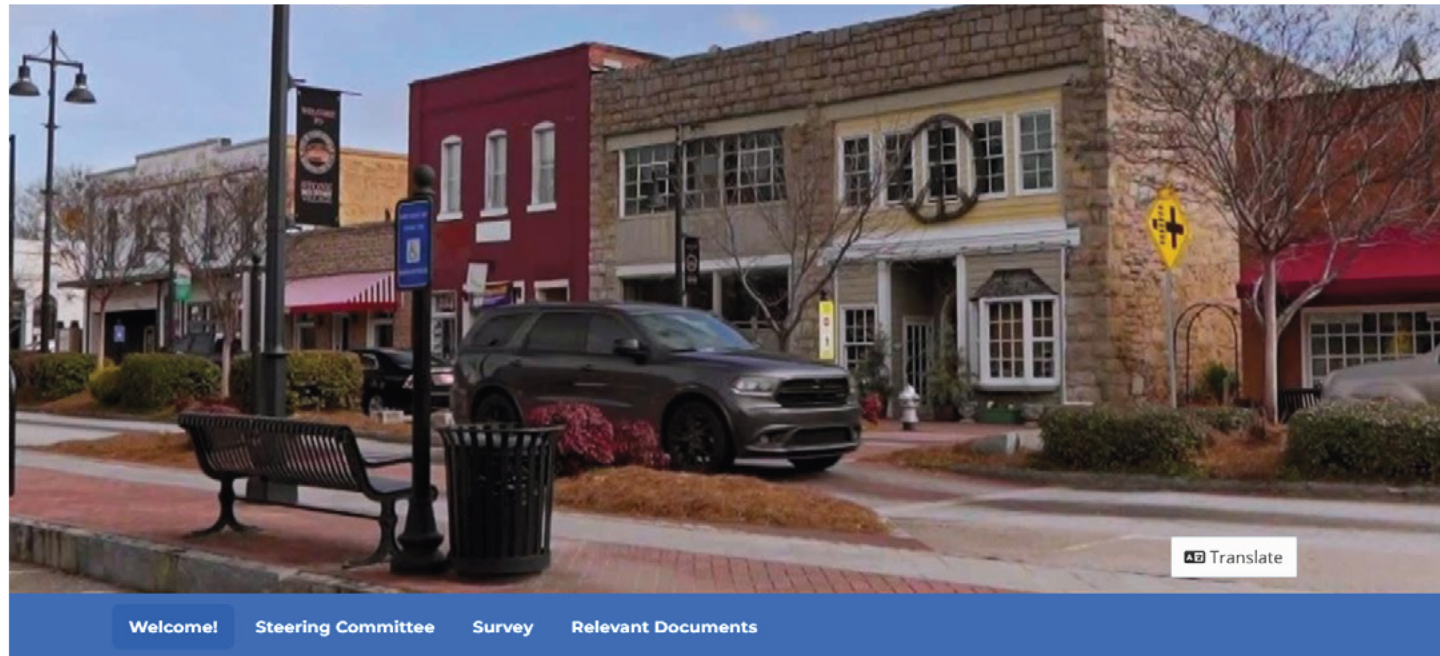
COMMUNITY ENGAGEMENT TIMELINE



COMMUNITY INPUT OPPORTUNITIES

A steering committee comprised of citizens, local business owners, elected and appointed officials, and city staff guided the creation of the 2026 comprehensive plan update. The steering committee met on multiple occasions, providing direction and feedback at key points in the process. In addition to emails sent directly to committee members, the city advertised committee meetings through the city's website and social media.

ARC and the city also hosted an open house on Tuesday, June 23rd at 5380 Studio located in Downtown Stone Mountain. Stakeholders also provided their input on priorities and goals via an online survey on the dedicated comprehensive plan website.



2026 Stone Mountain Comprehensive Plan Update

Public Input Website

SWOT Analysis

During the first steering committee meeting that ARC hosted in April, ARC staff led committee members through a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis. Following is the feedback received:

Strengths

Strengths focused on Stone Mountain's culture and renewed energy in its civic institutions.

1. Stone Mountain Park as a major attraction with new ownership bringing fresh energy
2. Active City Council and new elected officials bringing renewed momentum
3. Strong culture, history, and well-preserved character — recognized as one of the best preserved towns in the region; home to two of five historically Black communities in DeKalb County
4. Walkable core with good housing stock and four large parks, plus new playgrounds and updated facilities
5. Vibrant community identity: active arts scene, strong library, robust volunteer base, and civic organizations (Women's Club, Freemasons, community garden)
6. Improving relationships with CSX and DeKalb County; strong inter-city relationships
7. Unique assets no other city has: historic caboose, walking tours, 100+ year-old tree, outdoor gym, wind phone art installation, historic graveyard
8. Highway 78 access; active community communication networks

SWOT Analysis

Weakness

Weakness focused on infrastructure and process improvements the city needs to implement.

1. Limited draw to the city itself beyond the Park; 42 MARTA stops to get to downtown Atlanta
2. High Main Street vacancy rates; building renovation costs are prohibitive for most owners
3. Event space underutilized due to logistics and cost (rental fee)
4. 75% of tax revenue comes from residential; high millage rate with little room to increase
5. High turnover in city hall — 4 to 6 city managers in the last 5 years — undermining operational stability
6. Outdated technology: lagging city website, limited digital services, weak public communications and outreach
7. Antiquated ordinances slowing permitting; described as a nightmare for businesses
8. CSX easements complicating building ownership and redevelopment along the rail corridor
9. Placemaking momentum lost post-COVID; schools underperforming; difficulty attracting families
10. Lack of infill development and no clear strategy for MARTA brownfield

Opportunities

Opportunities focus on partnerships and tools to provide residents with updated services and innovative programming

1. Stone Mountain Park's new ownership — potential for a stronger, more intentional city partnership
2. MARTA Reach candidate status and rail corridor activation
3. Mayor's emphasis on tourism; new general administration bringing fresh direction
4. Rebranding opportunity: defining a distinct city identity, gateway signage, and consistent marketing
5. Museum concept to reframe the Stone Mountain narrative and draw new visitors
6. Targeted annexation along Memorial Drive to grow commercial tax base (goal: +5% revenue per year)
7. Infill development and MARTA brownfield redevelopment
8. Digitizing city services, modernizing the website, and publishing available facilities online
9. Stronger community partnerships; leveraging the 10,000+ member Facebook group; restoring live music programming
10. Faster and smoother permitting as a small city; food and business incubator opportunities
11. Educational opportunities — potential for magnet, charter, or mixed public/charter school

SWOT Analysis

Threats

Threats focus on changing conditions around and within Stone Mountain

1. Uncertainty about how the new Park ownership views its relationship with the city
2. Historical designation limiting building flexibility and creating ongoing financial upkeep burden
3. Risk of becoming an island city as Tucker and Clarkston expand and close off annexation corridors
4. City's history and current conditions are stigmatized, deterring investment and families
5. Aging underground infrastructure — clay piping and sinkholes already appearing
6. Sales tax reductions and lack of industrial zoning limiting revenue diversification
7. Too many short-term rentals (Airbnbs) crowding out permanent housing options
8. Stone Mountain Park closing its education center, removing a community anchor
9. CSX expanding paid parking lots — unclear what other city-impacting moves may follow

NEEDS & OPPORTUNITIES

From the public input and SWOT analysis with the steering committee, the following needs and opportunities emerged. They have been categorized to fit the elements within this comprehensive plan document.

LAND USE

1. Encourage mixed-use development
2. Explore redevelopment of the MARTA brownfields site
3. Seek easements from CSX to utilize land adjacent to the tracks

ECONOMIC DEVELOPMENT

1. Address high Main Street vacancy rates
2. Create an inviting downtown area
3. Recruit more restaurants, a small grocery store, and other shops to bring in business
4. Encourage sustainable growth
5. Increase access to retail and commercial options
6. Support tourism development
7. Expedite and modernize the city's permitting process

TRANSPORTATION

1. Explore options for redesign of the 5-Way intersection at James B. Rivers Memorial Drive
2. Fund infrastructure improvements across residential communities
3. Increase MARTA connectivity through the MARTA Reach Program

HOUSING

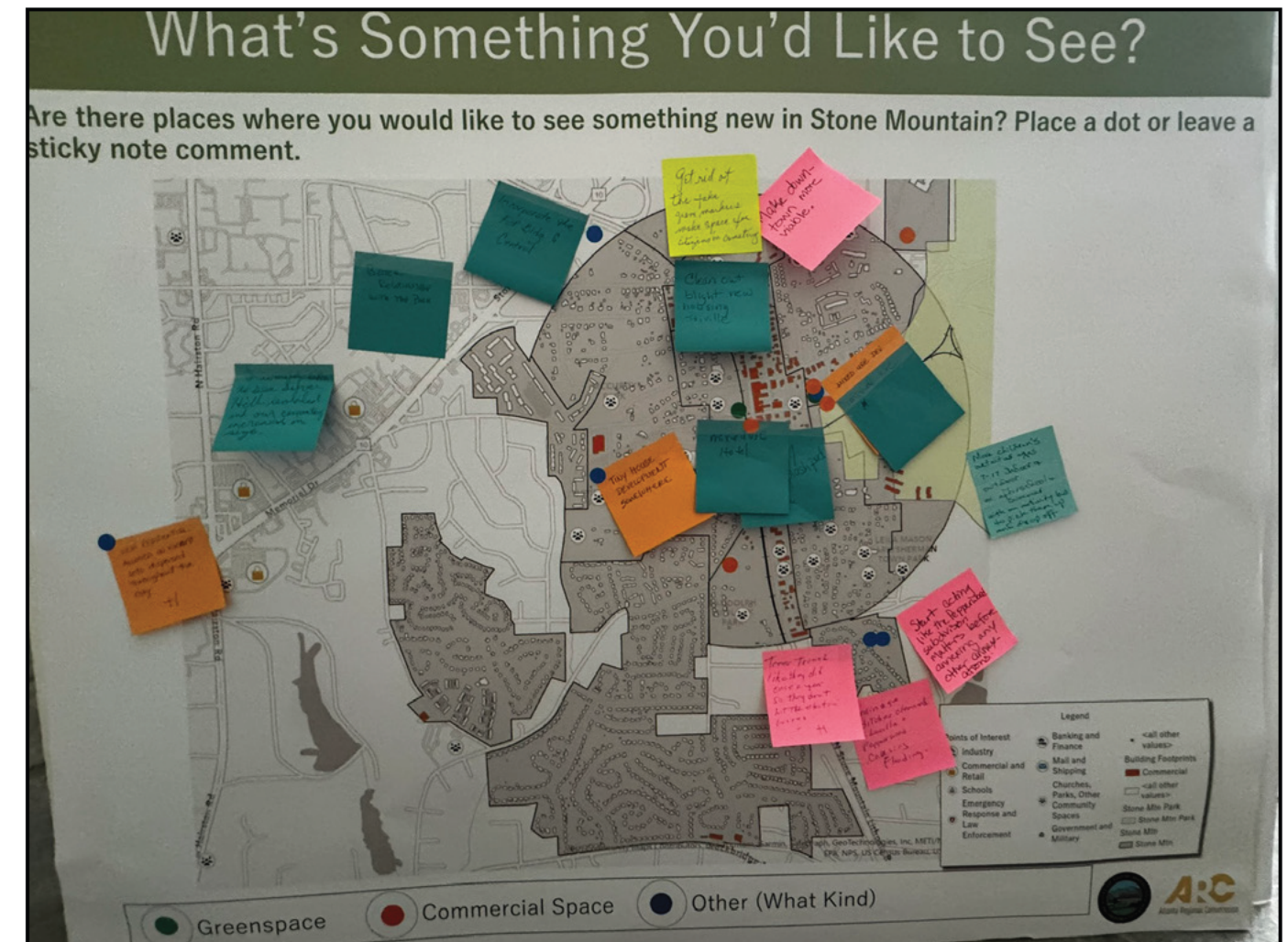
1. Allow alternative housing options like ADUs
2. Address Airbnb housing crowding the market
3. Allow/encourage infill development to increase housing stock and diversity types
4. Implement blight fees

HISTORIC & CULTURAL RESOURCES

1. Improve relationship with Stone Mountain Park
2. Host festivals on the Lawn
3. Recapture placemaking momentum lost during and after COVID
4. Reopen the Stone Mountain Museum
5. Complete and Conduct a Historical Survey to align preservation policies with identified areas.

NATURAL RESOURCES & RECREATION

1. Preserve and expand greenspaces
2. Incorporate children's outdoor activities in greenspaces and downtown
3. Explore adding a splash pad in downtown



STONE MOUNTAIN TOMORROW

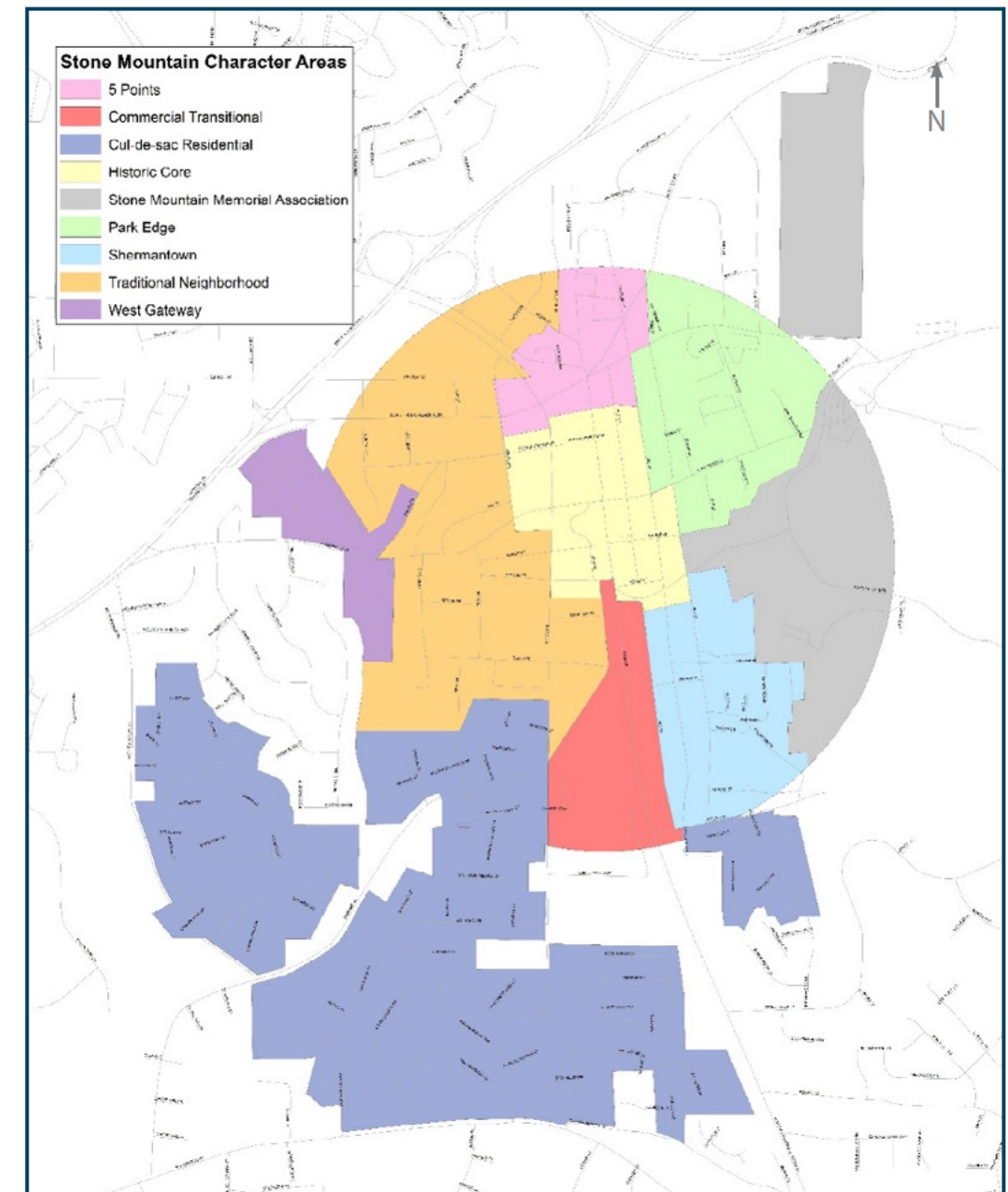
PREVIOUS PLANS

Goals and recommendations found in this section of the plan are influenced by current and previous studies. Below is the list of plans referenced.

- 1. 2026:** DeKalb County Comprehensive Plan (Ongoing)
- 2. 2025:** ULI mTap Plan: Downtown Revitalization Strategy
- 3. 2024 – 2028:** DeKalb County Consolidated Plan
- 4. 2023:** LCI - Connecting Parks, PATHs, Public Spaces
- 5. 2022:** DeKalb County Comprehensive Transportation Plan
- 6. 2021:** Stone Mountain Comprehensive Plan
- 7. 2020:** Stone Mountain Village Forward Plan (2020)
- 8. 2019 – 2023:** Consolidated Plan for HUD: Programs and Annual Action Plan
- 9. 2015:** Stone Mountain Village Neighborhood Improvements Plan

LAND USE & CHARACTER AREAS

CHARACTER AREA MAP



The Character Area Map is a representation of the community's vision for future development and redevelopment within the city. Each Character Area includes a narrative describing the land uses, desired development patterns, and implementation strategies as well as representative pictures of the type and style of development. It is important to note that the Character Area Map does not change the current zoning of any property but reflects policies that are intended to guide the city's land use decisions for the next five years.

CHARACTER AREAS

The following list of character areas corresponds to the Character Area Map on page 39. Character areas are sub-planning areas that have unique or special characteristics that require special attention in terms of future development. The character areas are listed below and include both a brief description of the area as well as current picture from those areas. The description also includes an explanation of desired development patterns, implementation strategies, and primary land uses. The City has retained a residential village atmosphere and many homes have been renovated in recent years. According to 2019 ACS estimates, the City is comprised of 2,714 housing units, with almost 50% owner-occupied and about 50% renter occupied. Most of the city is zoned for residential use. During the comprehensive plan process, the character of the residential community was identified as one of the leading reasons that Stone Mountain remains a desirable place to live. The legacy of its early 20th century "rural" resort roots has created a character that is unique among neighboring communities in central DeKalb.

HISTORIC CORE

The Historic Core is the focal point of the city of Stone Mountain. The future of the historic core will encompass physical and economic redevelopment and revitalization in a manner that is sensitive to the area's historic context. New development and redevelopment will increase the burgeoning mix of uses, which includes higher-density residential, retail, and office professional activities. The area is, and will continue to be, the hub of city offices, greenspaces, and links to regional transportation routes. The area will be pedestrian friendly and linked to other city neighborhoods through sidewalk and bicycle routes.



Stone Mountain's connection to the PATH network is another unique characteristic of the Town Center and should be expanded in the future, including more direct connections to greenspace and trail networks as well as linking parks to one another. All of these efforts, accompanied by the addition of sidewalks and creation of other pedestrian-friendly trail/bike routes will link neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. Public restrooms should also be constructed as part of the Main Street revitalization.

New construction in this area should be compatible with existing buildings; heights should be limited to 2 to 3 stories for buildings facing Main Street and James B. Rivers Memorial Drive and 1 and ½ to two stories for structures fronting other streets in the area.

PRIMARY LAND USES

- Mixed use to include homes, offices, shops, greenspace, institutions and civic offices.
- Residential development reinforcing the traditional town center through a combination of historic home rehabilitation, compatible new infill development and lofts located over retail spaces.
- Housing density up to 12 units per acre is appropriate.
- Office development is appropriate, especially as a second story use in historic buildings with ground floor retail.

DESIRED DEVELOPMENT PATTERNS

- Traditional "downtown" with large blocks lined with buildings that meet the street.
- Parking located in civic lots, lots located behind structures or on the street.
- Sidewalks are wide and include amenity areas for street trees, benches, and plantings.
- Roadways should have well marked and signalized crossings for pedestrians and cyclists.
- Support implementation of 2020 Village Forward Plan and 2023 LCI Plan
- Enforce historic district design guidelines and zoning regulations.

COMMERCIAL

Item # 2.



Stone Mountain has several commercial areas that are declining and in need of redevelopment to be vital in the future. Comprised primarily of unattractive, vacant, or under-utilized strip shopping centers, these areas are characterized by auto-oriented design that creates a high degree of access for vehicular traffic. An excess of on-site parking and a lack of preserved open space characterize this area.

The designated commercial redevelopment areas are largely located in heavily traveled portions of the city. In order to increase activity in these areas, commercial redevelopment should focus on upgrades to the building and site aesthetics as well as the surrounding transportation network. In the future, these areas will be hubs for commercial and professional activity. Due to their locations, they will be more auto-oriented than the town center commercial areas, yet they will still maintain a high level of pedestrian accessibility.



Source: City of Stone Mountain

DESIRED DEVELOPMENT PATTERNS

- Well connected to the major transportation routes they front as well as the residential areas to which they are adjacent.
- In the south Main Street corridor, future commercial development may remain auto-oriented, but there should be greater control on access points and overall aesthetics.
- Manufactured or “Butler” buildings are not appropriate in this area.
- The Memorial Drive area should create a more cohesive fabric for pedestrians, bicycles, and cars.

Connection of the PATH Trail with Stone Mountain’s internal bicycle and pedestrian trails, and coordination with nearby greenspace and the gateway(s) to the city.

- Green spaces should be provided in the redeveloped commercial areas.

Pedestrian seating, plantings, and trees should be incorporated into the site designs for all redevelopment projects, along with landscaping plans for the entrances, facades, and service areas of each building.

A minimum of 20% open space should be retained on all developed lots.

- Signage in these areas should be “monumental” in style and include architectural elements and surface treatments that are attractive and cohesive with the architecture of the surrounding structures.

PRIMARY LAND USE

Item # 2.

- Commercial uses will dominate in these areas.
- Limited professional (office) and second story residential uses are also appropriate.
- Buildings should vary in height between one and two stories.
- Commercial development intensities should range between 10,000 and 25,000 square feet per acre.
- Pocket Parks

CUL-DE-SAC RESIDENTIAL

The Cul-de-sac Residential, or Suburban Residential, character area encompasses much of the southern portion of the City of Stone Mountain. This area is currently, and will continue to be, characterized by larger lot (1/3 to 1/2 acre) residential development. These neighborhoods are comprised of typical suburban development from the 1970s through 1990s that exemplify the curvilinear street pattern and proliferation of cul-de-sacs and large lot sizes.

Houses have large setbacks from the street and development is auto oriented and does not promote pedestrian activity.

In recent years, some of the subdivisions in this area have experienced decline. Low rates of homeownership and lack of proper maintenance on the existing housing stock are factors contributing to the decline. In the future, the area will remain suburban in feel but redevelopment and rehabilitation efforts should seek to better integrate the area with the rest of Stone Mountain. Accessory dwelling units (ADUs) are appropriate due to the lot sizes and character of the neighborhoods. Small-scale, nodal commercial development will support the residential nature of the area as will the integration of parks and pedestrian facilities. Internal and external connectivity will be promoted (versus current cul-de-sac roadway design) to create alternative transportation routes.



DESIRED DEVELOPMENT PATTERNS

- Revitalize existing housing stock
- Target homeowners at varied price points.
- New single-family detached and attached houses.
- Limit cul-de-sac streets and promote street connectivity when feasible.
- Employ conservation style design to create common open space and recreation amenities
- Rehabilitation efforts should include streetscape improvements, such as sidewalks.

PRIMARY LAND USES

- Detached single-family residences with ADUs allowed
- Limited areas of multifamily housing (apartments) that may be rehabilitated, but should not be expanded in the future.
- Town houses, where appropriate.
- Overall density should stay within a 2 to 4 unit per acre range.



PARK EDGE

The City of Stone Mountain's location adjacent to Stone Mountain Park sets the precedent for open space and recreation amenities within the city. The Park Edge Character Area includes greenspace, recreation, and conservation uses as well as the Stone Mountain Memorial Association properties (Stone Mountain Park). The current development of the city reflects a strong commitment to providing active and passive greenspaces for the benefit of citizens and visitors. The vision for the future of greenspace in the city is the continued enhancement of existing parks and a steady increase in the amount of available active and passive green space. The city will also increase programming in existing greenspaces and seek opportunities to expand programming into new areas.



PRIMARY LAND USES

- Detached single-family residences
- Town houses, where appropriate.
- Park and Recreation Space, Civic Uses, Walking and Biking Trail Connections

DESIRED DEVELOPMENT PATTERNS

- Expansion, support and maintenance of PATH (Bike trail connecting Stone Mountain Park with Atlanta) trails.
- Opportunities for new parks.
- Preserve and program current greenspace.
- Require new development to include greenspaces and/or small pocket parks for residents or development users.
- Adopt conservation subdivision regulations or greenspace set aside requirements.



SHERMANTOWN

Shermantown is the center of African American community and culture in the City of Stone Mountain. The condition of properties varies widely. Dilapidated or declining structures may adversely affect future development. Turning the tide of decline and re-establishing this area as a thriving, more self-sustaining community is the goal of future development and improvement initiatives in this character area. The vision for the future of Shermantown is a vibrant neighborhood where older structures are seamlessly interwoven with context sensitive infill development in safe, pedestrian-friendly arrangements. A healthy mix of residences, small commercial establishments, and institutions such as churches will characterize the area. A new square will create a community gathering space that pays homage to the historic commercial node of the neighborhood.



PRIMARY LAND USES

- Detached single family homes.
- Compatible two-story townhome development.
- Compatible small multi-family residential development.
- Neighborhood serving retail establishments (2,000 sq. ft. or less).
- Parks and open space.

DESIRED DEVELOPMENT PATTERNS

- Traditional neighborhood development patterns
- Currently, streets are narrow and laid out in a somewhat irregular grid pattern.
- Houses and lots are small and have narrow setbacks
- Ensure maintenance of existing sidewalks and install new ones.
- Ensure connectivity of sidewalk network to community amenities.
- Preserve existing single family homes.
- Encourage restoration of aging homes with historic character.
- Promote new single family residential development.
- Develop new multi-family homes with high quality design elements compatible with existing single-family homes.
- Establish Pocket Parks.



STONE MOUNTAIN MEMORIAL ASSOCIATION



The Stone Mountain Memorial Association (SMMA) is an authority created in 1958 by the State of Georgia to manage Stone Mountain Park (Official Code of Georgia Annotated §12-3-190, "Stone Mountain Memorial Association Act"). A portion of the park's land is located within the city limits of Stone Mountain; however, the SMMA has land use control over this portion. Therefore, this Character Area is not detailed in regards to land use, desired development patterns and implementation strategies, as are the other Stone Mountain Character Areas. This area is highlighted in

gray on the "Character Area Map" found on **page 39** of this plan.



TRADITIONAL RESIDENTIAL

In Stone Mountain, the stable, traditional neighborhoods are adjacent to the Historic Core in the northern half of the city. These neighborhoods are typically a mixture of older and newer housing. Some of the traditional neighborhoods are located in close proximity to neighborhoods in need of improvement, which could impact them over time if action is not taken to protect the stable areas from encroaching decline. Such actions include reinforcing stability by encouraging homeownership and an emphasis on maintaining or upgrading existing properties. The traditional neighborhood in Stone Mountain is able to seamlessly integrate various institutional uses including Champion Theme Charter School, McCurdy Park, the city Post Office and churches into the residential fabric through use of sidewalk connectivity and appropriately placed parking.

Most of the city's traditional neighborhoods fall within Stone Mountain's designated National Historic Register District, which represents the city's unique history and includes numerous significant architectural resources. The city's historic character will continue to be promoted and preserved through the sensitive treatment of renovations and new development in these neighborhoods.



DESIRED DEVELOPMENT PATTERNS

- Preserve existing single family homes.
- Encourage restoration of aging homes with historic character.
- Promote new single-family residential development with historic character.
- Develop new single family homes on ¼ acre lots or less.
- Allow accessory dwelling units (ADUs)
- Develop new multifamily homes with high quality design elements compatible with existing single-family homes.
- Ensure installation of sidewalks to facilitate pedestrian activity.
- Ensure connectivity of sidewalk network to community amenities.
- Establish pocket parks.
- Incorporate traffic calming measures.
- Strict code enforcement.

PRIMARY LAND USES

- Single-family dwelling units.
- Compatible two-story townhome development.
- The addition of commercial uses into these areas is not appropriate due to the “skinny” street pattern and proximity to other commercial areas of the city.
- Institutional (schools, churches, etc.) and park uses that support a strong sense of community are appropriate

Placeholder Image

GATEWAYS

Gateways consist of developed or undeveloped land paralleling the route of a major thoroughfare that serves as an important entrance or means of access to the community. In Stone Mountain, this describes two character areas: West Gateway and Five Points. Future efforts to improve Main Street's appearance through new streetscapes, landscaping, and other beautification measures should originate or connect through the gateway areas. Other focused efforts should utilize these areas as hubs for directory signage to areas of interest within the city.

There are six areas designated as existing "Town Center" gateways that should be the focus of future aesthetic upgrades:

- **South: Main Street at Mimosa Drive**
- **Southwest: Sheppard Road at Ridge Avenue**
- **West: West Mountain Street and Ridge Avenue**
- **Northwest: Memorial Drive at Ridge Avenue**
- **East: East Mountain Street and 4th Street**
- **North: Five Points intersection and Memorial Drive at Ridge Avenue**



GATEWAYS

There are seven locations designated as potential "City" gateways that should provide aesthetic upgrades to create recognition that you are entering the City of Stone Mountain:

- **South: South Main Street at Lucille**
- **Southwest: Sheppard Road at Mountain View Drive**
- **West: West Mountain Street and Memorial Drive**
- **Northwest: Memorial Drive and James B. Rivers Memorial Drive/Stone Mountain Freeway Connector**
- **North: East Ponce de Leon Avenue at the City Limits**
- **Northeast: East Memorial Drive and Park Blvd.**
- **East: East Mountain Street at the Gate to Stone Mountain Memorial Park**

The improvement of these gateway areas can provide the city the opportunity to announce and celebrate its historic Main Street. The gateways will provide a positive first impression and facilitate access into the Historic Core.



DESIRED DEVELOPMENT PATTERNS

- Should include monumental signage made of durable high quality materials which is attractively designed. Potential design concepts are included in the 2020 Village Forward Plan.
- Design should support the character of the city through incorporation of elements referencing the city's unique natural features and railway history.
- Gateway signage should be surrounded by special landscaping treatments that create a formal entry into the Historic Core and are clearly distinguishable from the surroundings.
- Special sidewalk and/or pavement treatments can be implemented to help establish gateways.

PRIMARY LAND USES

- Single-family dwelling units.
- Compatible two-story townhome development.
- Additional commercial uses in these areas is not appropriate due to the "skinny" street pattern and proximity to other commercial areas of the city.
- Institutional (schools, churches, etc.) and park uses that support a strong sense of community are appropriate

Placeholder Image

PREVIOUS RECOMMENDATIONS

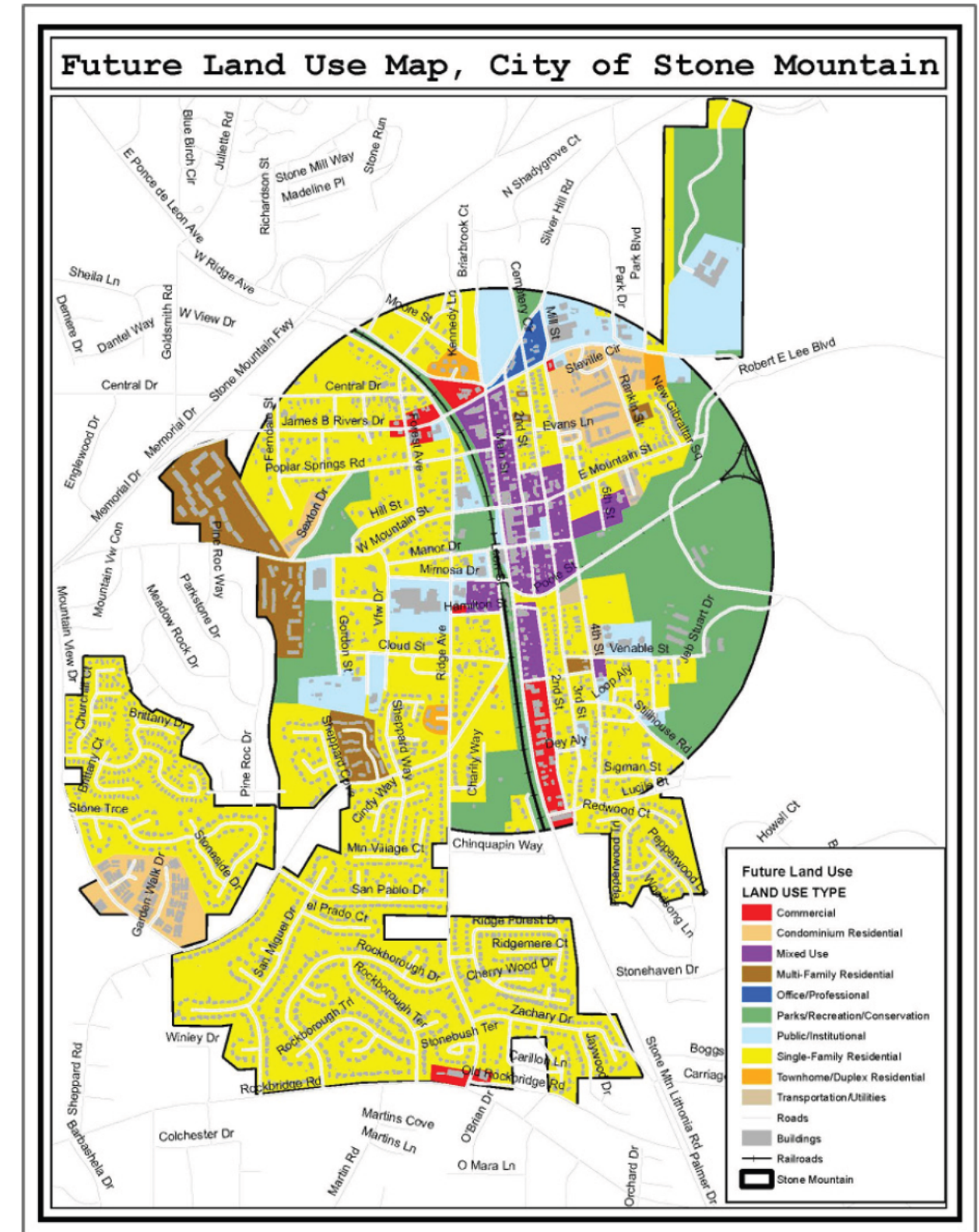
LCI 2023 Recommendations:

- **Catalytic Activation Focus:** Future land uses to shift from purely structural mapping to a layered focus on activating four specific catalyst sites situated as key gateways along the Main Street corridor.
- **Mixed-Use Frontage Extensions:** Promote expanding the active, pedestrian-oriented footprint of the historic downtown core outward along Main Street toward James B. Rivers Memorial Drive to the north and Lucile Avenue to the south to support business growth.
- **Preserving Residential Fabric:** Reaffirm a commitment to maintaining existing stable single-family residential zoning while ensuring that any incoming multi-family housing or infill matches traditional neighborhood scale, setbacks, and local character.

2021 Comprehensive Plan Recommendations

- **Future Framework:** Make development decisions over the next 20 years that are systematically guided by a Future Land Use Map paired alongside a specialized Character Area Map.
- **Mixed-Use Integration:** Emphasized traditional downtown arrangements featuring multi-story structures (up to 2–3 stories) that support ground-floor commercial shops with residential lofts or office space located directly above.
- **Core Densities:** Land use inside the historic town center should allow for compact residential infill and rehabilitation up to a density of 12 units per acre.

FUTURE LAND USE MAP



FUTURE LAND USE MAP

The Future Land Use Map was created by utilizing the current land use and zoning map of the City of Stone Mountain. The future development map outlines anticipated land uses over the next 20 years and uses conventional classifications to describe the use of the land.

This map will be used as a guide in conjunction with citywide policies and the Character Area Map located on page 29, when making development related decisions. The character area map identifies boundaries of sub-planning areas that have unique or special characteristics that require special attention in regards to development issues. The land use classifications used in the future land use development map are described below and further detailed within the primary land use section of each character area listed in the next section. Definitions for the standard land use categories are taken from Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning of the Georgia Department of Community Affairs and outline broad categories including potential land uses.

Residential: the predominant use of land within the residential category is for single-family and multi-family dwelling units organized into general categories of net densities. The residential land uses in the Stone Mountain Future Land Use Development Map include Condominium Residential, Multi-Family Residential, Single-Family Residential and Townhome/Duplex Residential.

FUTURE LAND USE MAP

Commercial: This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. The commercial land uses in the Stone Mountain Future Land Use Development Map include Commercial and Office/Professional.

Public/Institutional: This category includes certain state, federal or local government uses, and institutional land uses. Government uses include government building complex, police and fire stations, libraries, prisons, post offices, schools, military installations, etc.

Transportation/Communication/Utilities: This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses. The transportation/communication/utilities land uses in the Stone Mountain Future Land Use Development Map include Transportation/Utilities category.

Park/Recreation/Conservation: This category is for land dedicated to active or passive recreational uses.

Mixed Use: These areas combine land use types that are often physically and purposefully integrated.

CHAPTER 5

ECONOMIC DEVELOPMENT

Residents' main concern for the city is economic development. Throughout engagement, the priority focused on actions that work to lower the barriers for small business ownership and revitalize the main street commercial corridor. The permitting and renovation process for Main Street buildings consistently came up as a barrier to rehabilitation. Current feedback and previous documents stress a need to balance the type of commercial wanted: one that serves neighborhood needs along with its proximity to a popular tourist attraction.

Previous studies provide economic development strategies that the city can build upon. The 2021 Comprehensive Plan recommendations are still relevant to what Stone Mountain residents want to see.



Source: City of Stone Mountain

CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Economic Development goals:

1. **Streamline Permitting & Business Onboarding:** Overhaul and digitize the city's antiquated permitting and zoning processes. Establish a clear, expedited "one-stop-shop" intake process for small businesses and building renovations along Main Street to lower entry barriers.
2. **Implement Blight Ordinances & Code Enforcement:** Enforce vacant property fees, blight taxes, and proactive code enforcement on dark or abandoned commercial storefronts on Main Street to compel property owners to rehabilitate, sell, or lease underutilized structures.
3. **Pursue Targeted Annexation along Memorial Drive:** Execute a commercial annexation strategy targeting property toward the Memorial Drive commercial corridor (nearing Clarkston and Tucker). This will capture new commercial tax revenue and expand the commercial tax base beyond the current 75% residential burden.
4. **Incentivize Downtown Commercial Catalyst Sites:** Partner with the Downtown Development Authority (DDA) to acquire and redevelop key catalyst parcels through adaptive reuse, density credits, and public-private partnerships to attract locally owned restaurants, a revenue generator, and a community grocer.
5. **Capture Stone Mountain Park Tourism:** Modernize downtown marketing, gateway directional signage, and cross-promotions to capture spending from the estimated 4 million annual visitors entering neighboring Stone Mountain Park.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. **Local Retail Recruitment:** Prioritizes filling empty downtown storefronts by recruiting locally owned, community-serving retail businesses and establishing standardized, consistent business operating hours.
2. **Target Clusters:** Focuses external recruitment on designated high-wage industry clusters: Entrepreneurial Networked Professionals, Independent Artists/Performers, Technical Consulting, Motion Picture Production, and Computer Gaming.
3. **Park & Commuter Synergy:** Promotes strategies to capture revenue from the 4 million annual visitors traveling to adjacent Stone Mountain Park, alongside attracting employees from the nearby Stone Mountain Industrial Park.
4. **Financial Incentives:** Outlines near-term work goals to fully certify a Tax Allocation District (TAD), issue civic development bonds, and secure a state Opportunity Zone designation to foster business growth.

PREVIOUS RECOMMENDATIONS

ULI Mini Technical Assistance Panel (mTAP)

The Urban Land Institute's Center for Leadership Class of 2025 created a downtown revitalization strategy as one of its capstone projects.

This report was done as a mini technical assistance panel exploring three main goals for Stone Mountain:

1. Developing a property acquisition strategy, including identifying potential funding sources, guidance for investor/developer attraction, and incentive structuring.
2. Assistance in identifying potential highest and best uses for key catalyst parcels within Stone Mountain's downtown corridor.
3. Developing a strategy to partner with investors and developers to revitalize these buildings so that we can bring new businesses and additional tax revenue to our city.

Recommendations assume that the City of Stone Mountain and the DDA would acquire and redevelop properties to lease or sell. The study examined economic scenarios, created pro formas, and conducted site analysis for three properties.

Additional Strategies include:

- Up Zoning – the process of allowing for higher density development by changing the zoning pattern
- Adaptive Reuse – repurpose vacant and outdated existing structures for other, more desirable uses
- Offset strategies – allow for more intense development through density credits or land swap.

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces Leveraging Regional Tourism:

Capitalizes directly on the 4 million annual regional visitors traveling to neighboring Stone Mountain Park by building physical trail links and placing inviting downtown entries to systematically channel visitor foot traffic and bike spending into local commercial districts.

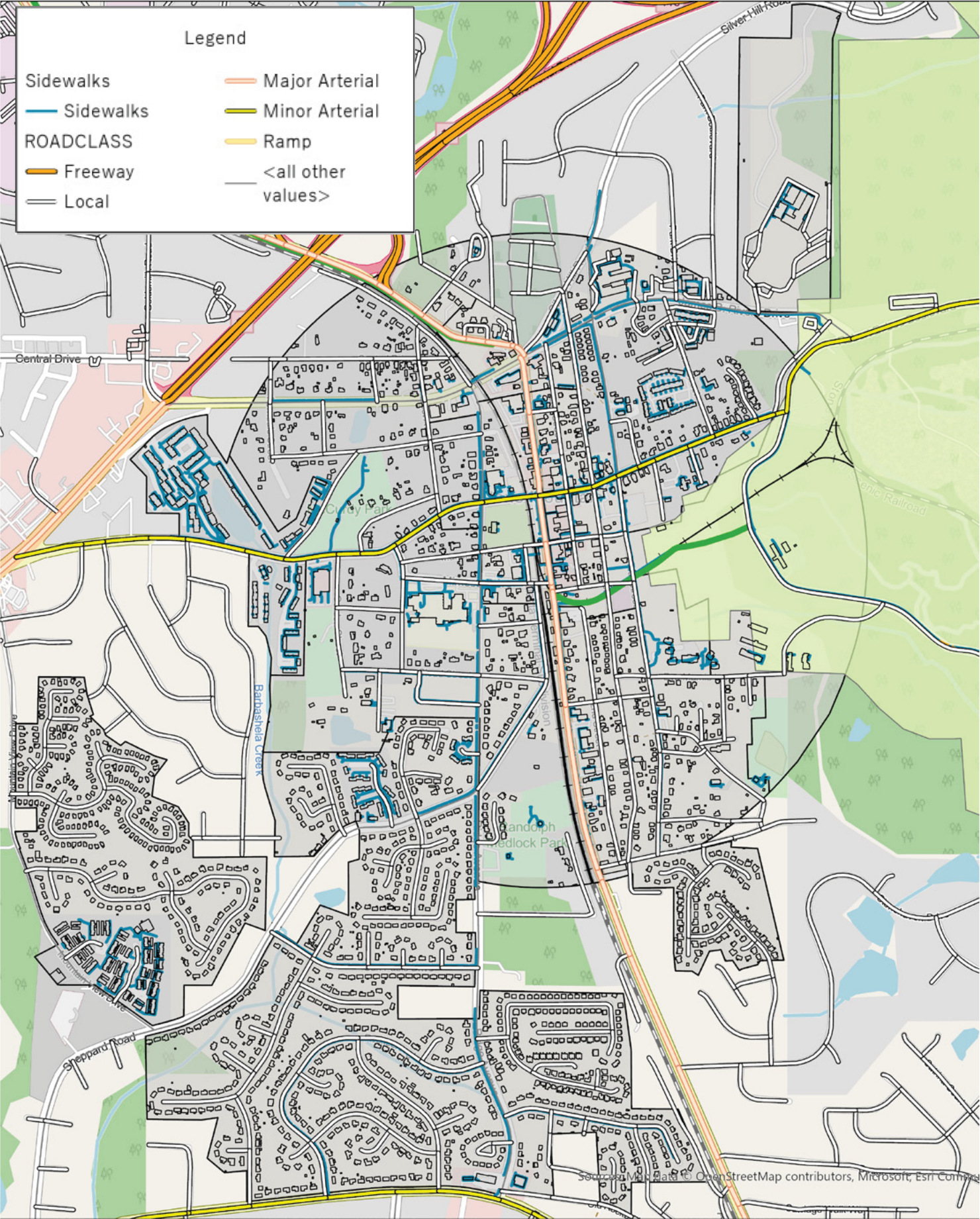
Activity-Based Revenue Generation: Outlines localized financing models using public art markets, pop-up events at the Baptist Lawn, corporate sponsorships, and a specialized Placemaking Reserve Fund to support small businesses.

Zoning Incentives for Placemaking: Proposes commercial overlay zoning incentives that allow private real estate developers to fulfill open space rules by directly funding public streetscape amenities, seating, and local artwork.

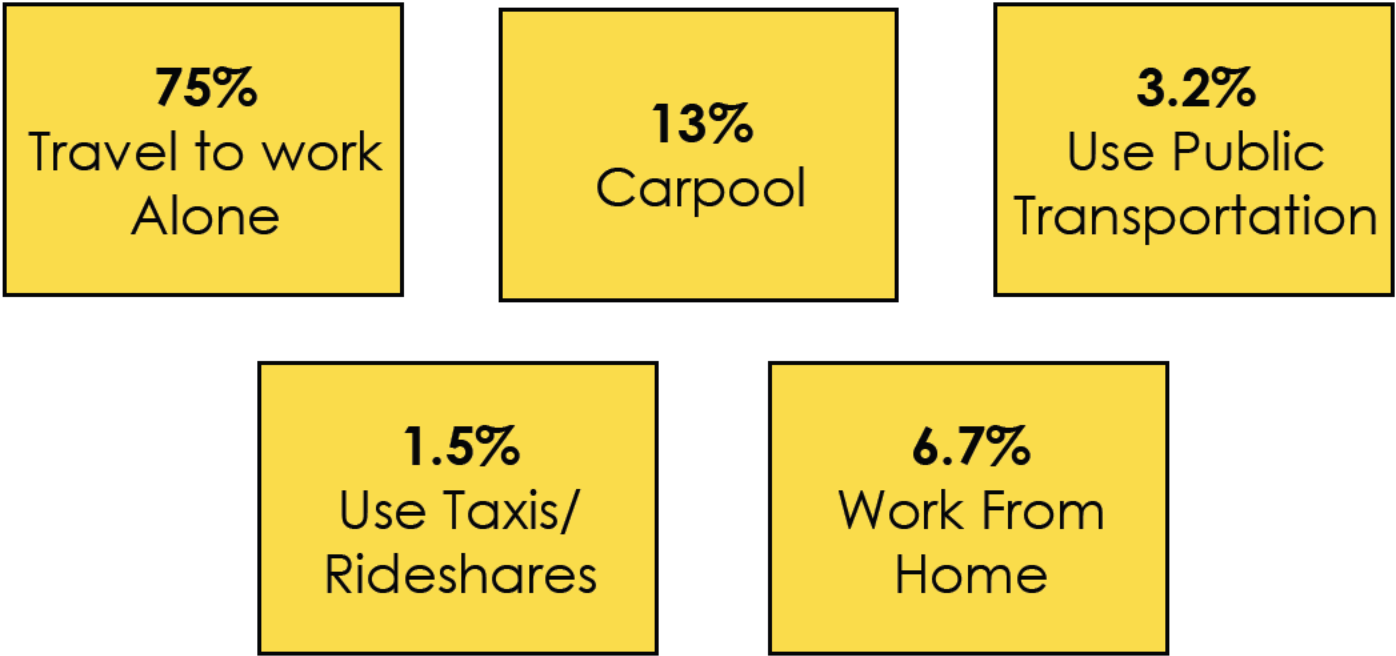
CHAPTER 5

TRANSPORTATION

This page intentionally left blank.



Transportation Statistics
ACS 2024



The Census data above shows the breakdown of how residents get to work.

The online survey and open house asked a few key questions about known transportation issues. Residents focused on redesigning the five-point intersection at James B. Rivers Memorial Drive and generally asked for infrastructure improvements throughout the city. Few mentioned how MARTA buses are inaccessible. Many respondents in the survey and open house asked for increased walkability and expanded multimodal transportation options to make the downtown area more viable. However, residents de-prioritized the 2021 comprehensive plan's goal of "Safe, Convenient Transportation System for All Modes."

At the open hose, residents were also asked where they live and where they work (if applicable) in Stone Mountain. Census data shows a majority of residents work outside of the city, with most earning less than the median income of DeKalb County.

CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Transportation goals:

1. **Redesign the “Five Points” Intersection:** Prioritize the redesign and signalization/intersection overhaul of the “Five Points” choke point at James B. Rivers Memorial Drive to reduce bottlenecks and improve safety for vehicles and pedestrians.
2. **Close the Regional PATH Trail Gap:** Complete the missing half-mile gap of the PATH Foundation trail through downtown, utilizing the recommended 2nd Street alignment (converting it to a single-lane road with a protected 10-foot multi-use path).
3. **Resolve the Southern Rail Corridor Divide:** Apply for federal grants (such as Reconnecting Communities) to construct a dedicated pedestrian/cycling overpass over the CSX tracks, while converting existing crossings (e.g., Lucile Avenue) into safe public crossings with pedestrian beacons.
4. **Implement Neighborhood Traffic Calming:** Install context-sensitive traffic calming (speed humps, curb extensions, signalized crosswalks) along residential cut-through corridors such as Ridge Avenue and 4th Street to curb commuter bypass traffic.
5. **Enhance Multimodal & Transit Connections:** Redesign West Mountain Street and James B. Rivers Drive into Complete Streets featuring minimum 6-foot sidewalks and bike lanes. Collaborate with MARTA to improve stop accessibility and explore MARTA Reach micro-transit options. Enhance multimodal accessibility and parking for golf carts, bicycles, and EV's.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. **Main Street Operations:** Deploy a dedicated traffic infrastructure study to improve vehicular operations, balance traffic flow, and systematically lower congestion bottlenecks during standard commuter peak hours on Main Street.
2. **Cut-Through Mitigation:** Implement context-sensitive traffic calming measures directly within historic neighborhoods to block heavy commuter cut-through traffic bypasses.
3. **Pedestrian Signalization:** Tackles citywide multi-modal safety by installing updated pedestrian crosswalk warning light systems and wide sidewalk infrastructure. **Active Trail Extensions:** Accelerates continuous expansions and community path connectors into the regional PATH bicycle trail network.
4. **Regional Transit Articulation:** Coordinate with the DeKalb County Transit Master Plan to champion an aspirational Arterial Rapid Transit (ART) bus service line extending along Memorial Drive.
5. The City of Stone Mountain recently finished an LCI study in 2025 titled: Connecting Parks, Paths, and Public Spaces. Its goals were to:
 1. Create a connected bicycle and pedestrian friendly green network that connects neighborhoods to the city's park and public spaces
 2. Study Connectivity options to the current half-mile gap in the PATH trail through the center of the city
 3. Assess Existing Infrastructure and Identify needs (bike, parking, sidewalks, crossings, and park amenities)

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces

Closing the Regional PATH Trail Gap: Establish the completion of the final, missing half-mile gap in the regional trail network as the city's highest priority. It selects a 2nd Street alignment over other alternatives, converting the current two-way road into a single-lane, one-way street with a dedicated 10-foot multi-use path separated from vehicles by a rollover curb and planting buffer.

The Southern Railroad Crossing Divide: Addresses a major physical barrier where an active CSX railroad bisection leaves southern neighborhoods with over a one-mile gap without public crossings. It proposes a phased local connection strategy:

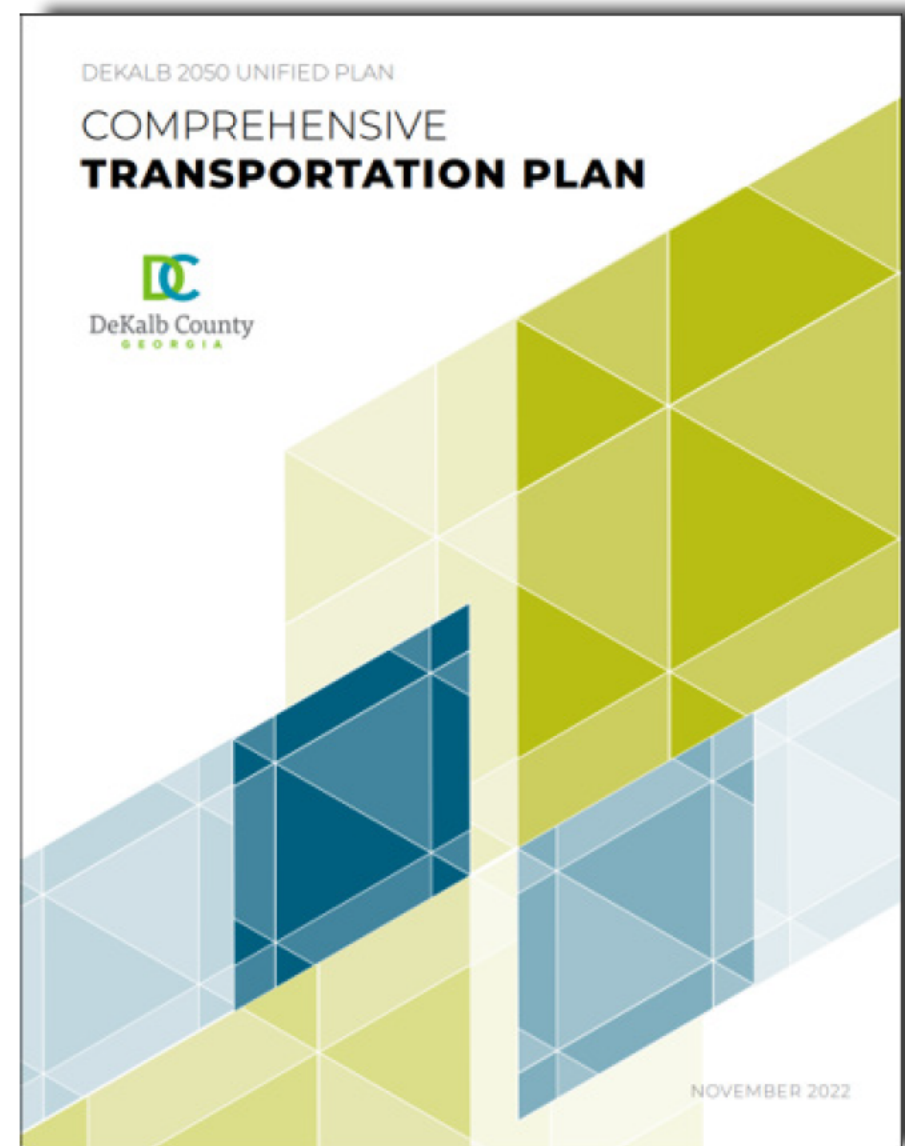
- Phase 1 (Immediate): Convert an existing private rail crossing at Lucile Avenue into a public crossing paired with a mid-block crossing and pedestrian warning beacons.
- Phase 2 (Long-Term): Securing a federal Reconnecting Communities grant to construct a dedicated pedestrian and cycling bridge directly over the tracks.

Complete Streets Access: Prepare multi-modal streetscape redesigns for James B. Rivers Memorial Drive and West Mountain Street, incorporating 6-foot minimum sidewalks, dedicated bicycle lanes, and advanced bus shelters with built-in public art.

PREVIOUS RECOMMENDATIONS

DeKalb Comprehensive Transportation Plan (CTP)

As part of DeKalb's unified 2050 plan, a comprehensive transportation plan was conducted in 2022. This plan's strategy specifically incorporates a "Universe of Projects" to assist with the development of a recommended project list. Because of this, there's an overlap in many of the plan's goals and identified projects with Stone Mountain's LCI study areas and Comprehensive Plan goals.



Source: DeKalb County Comprehensive Transportation Plan

CHAPTER 7

HOUSING

Housing was a moderate priority for residents throughout engagement. Most residents want to see modern, affordable housing options such as ADUs. They would also like to see housing as part of traditional mixed-use development in downtown to address vacant and blighted property in the form of residential units above ground level retail, restaurants, and services. Along with affordable housing development, residents would like the city to implement an expedited permitting process for all development and building, but especially for building renovation and rehabilitation projects.



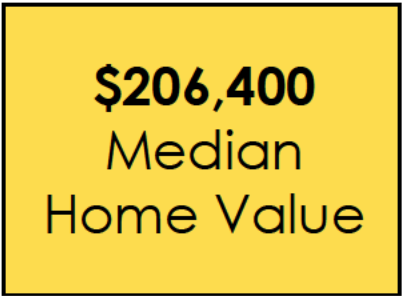
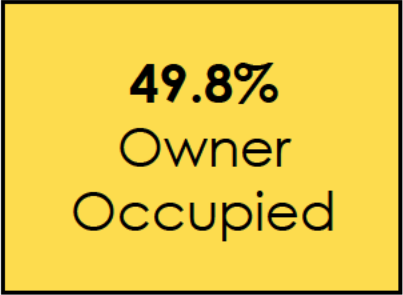
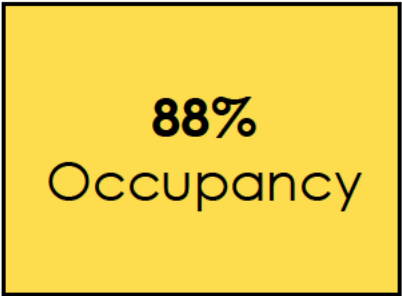
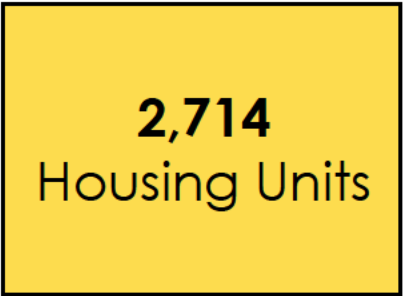
CURRENT RECOMMENDATIONS

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Housing goals:

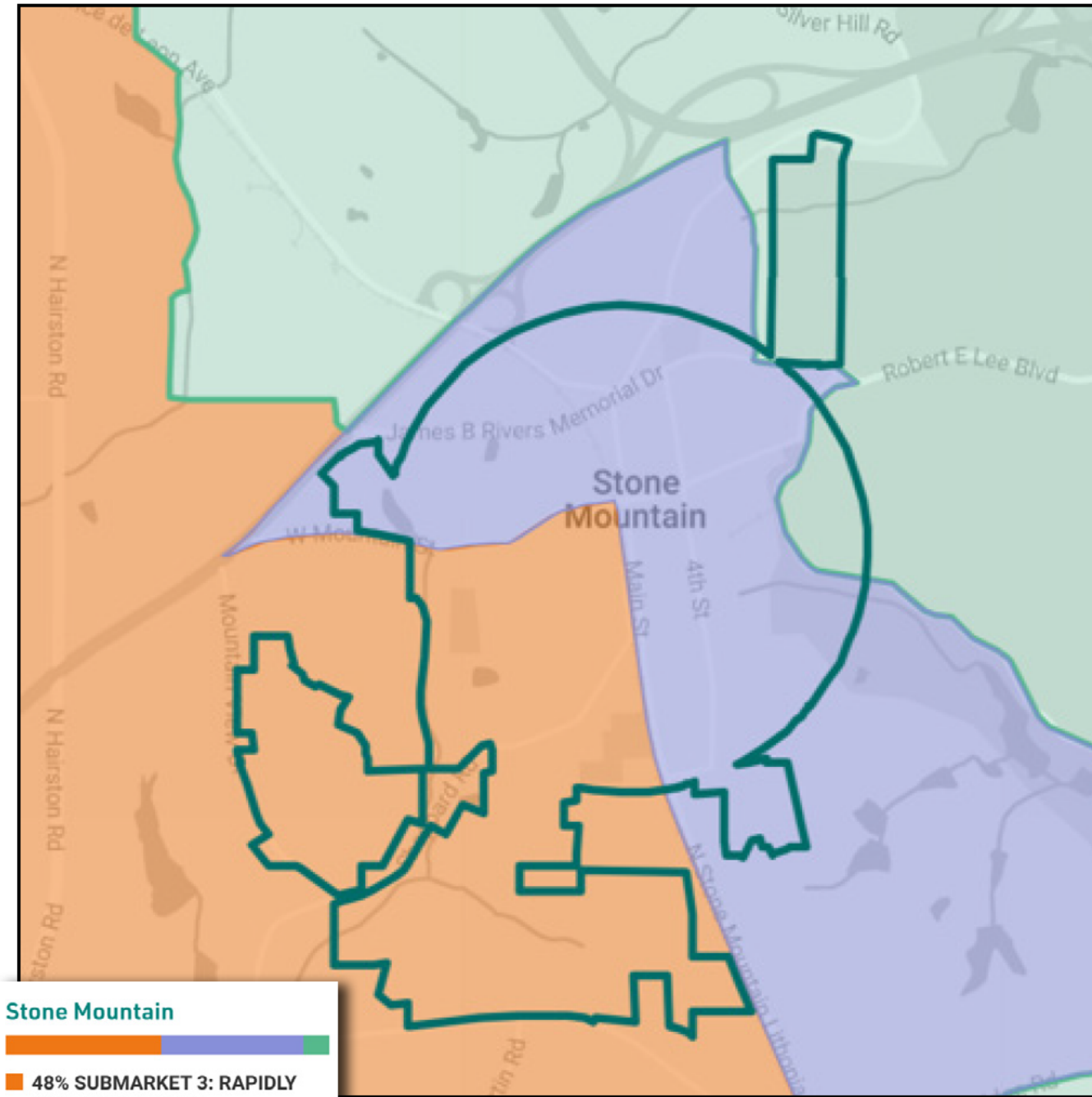
- 1. **Legalize Alternative & Missing Middle Housing:** Update zoning codes to remove minimum lot sizes and permit Accessory Dwelling Units (ADUs), triplexes/quadplexes, townhomes, and tiny home infill developments to increase overall housing diversity.
- 2. **Encourage Mixed-Use Upper-Story Residential:** Promote zoning that allows residential lofts and apartments located above ground-floor retail and dining spaces along Main Street and surrounding downtown character areas.
- 3. **Neighborhood Stabilization:** Focus code abatement and infill revitalization on vulnerable pockets in the Cul-de-sac and Traditional Residential zones, ensuring new infill matches existing architectural scale and setbacks.
- 4. **Strengthen Homeownership & Anti-Displacement Measures:** Leverage DeKalb County housing programs and Community HOME Investment Program (CHIP) grants to help fixed-income homeowners restore aging homes while establishing owner-occupancy assistance to reduce cost burdens.

HOUSING SNAPSHOT

Census data shows that 75% of renters are cost-burdened and 42% of homeowners are cost-burdened. This is backed further by the ARC's Metro Atlanta Housing Toolkit, found on the next page. The City of Stone Mountain is considered at risk of becoming a rapidly changing neighborhood due to its mostly at-risk residents. The focus on smaller and denser housing types offers opportunities to increase affordability and make the city more resilient to rapid change.



HOUSING SNAPSHOT



Stone Mountain

- 48% SUBMARKET 3: RAPIDLY CHANGING URBAN NEIGHBORHOODS →
- 44% SUBMARKET 8: BELOW-MEDIAN PRICED SUBURBAN EMPLOYMENT CORRIDORS & TOWN CENTERS →
- 8% SUBMARKET 7: BELOW-MEDIAN PRICED SUBURBAN NEIGHBORHOODS →

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. Addressing Blight: Establishes targeted local ordinances, strict code enforcement, and code abatement options to clean up unsafe vacant properties, buildings, and lots.
2. Rehabilitation Funding: Mandates creating housing redevelopment plans utilizing the state's Community HOME Investment Program (CHIP) to assist fixed-income or aging residents with home renovations.
3. Tenure Stabilization: Seeks to balance renter-to-owner ratios by actively creating programs that facilitate long-term homeownership, particularly targeting young incoming families.
4. Preserving Affordability: Commits to equitable housing expansion that protects organic affordability while safely boosting home values via proactive neighborhood branding.

DeKalb County's Comprehensive Housing Plan

DeKalb County's first ever comprehensive housing plan is underway. The County has identified five top priorities from stakeholder engagement including:

1. Reducing housing cost burdens, followed by preserving existing affordable housing.
2. Desired housing types are not available
3. Preference for single-family housing but open to small-scale multifamily options
4. School quality is influential to where people want to live
5. Develop homes affordable to buy on less than \$100,000 a year

Although a moderate priority, many of the identified goals in DeKalb's Comprehensive Housing Plan align with feedback heard during the city's comprehensive planning process. Stone Mountain should look to leverage alignment between county and city officials to preserve and expand housing affordability within its boundaries.

PREVIOUS RECOMMENDATIONS

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. Affordable Housing Protection: Integrates specialized affordable housing and inclusive economic analyses explicitly to mitigate resident displacement and protect long-term affordability as new infrastructure investments arrive.
2. Neighborhood Equity Links: Focuses urban reinvestment toward the city's southern neighborhoods to ensure vulnerable or lower-income residents gain reliable, non-vehicular access to municipal assets.



This page intentionally left blank.

HISTORIC, ARTS & CULTURAL RESOURCES

CURRENT RECOMMENDATIONS

Historic and cultural art resources were a moderate policy priority for residents. Many of the recommendations from the 2021 Comprehensive plan are still relevant. Historic preservation should be emphasized along Main Street and in Shermantown.

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Historic and Arts/Cultural Resources goals:

- 1. Restore and Reactivate the Historic Train Depot:** Complete structural capital improvements on the historic train depot to fully transform it into an active visitor welcome center, transit hub, and local history museum.
- 2. Preserve and Elevate Shermantown:** Protect the cultural heritage and physical structures of Historic Shermantown. Develop a designated "Shermantown Square" to serve as a community gathering space, local marketplace, and historical focal point.
- 3. Enforce Local Historic District Guidelines:** Maintain strict architectural design guidelines via the Historic Preservation Commission to restrict non-contextual exterior modifications or modern structural materials (such as metal "Butler" buildings) in the core historic district.
- 4. Expand Public Arts & Civic Events:** Partner with ART Station and local artists to fund interactive public art installations, murals, dynamic crosswalk art, and seasonal event programming on Lawn on the Main and Main Street.
- 5. Conduct a Historical Resource Survey:** Conduct a Historical resource survey that identifies, records, and evaluates buildings, structures, sites, and landscapes within the City of Stone Mountain. This will update and develop historic preservation codes that will inform goals listed above.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations

1. **Preservation Enforcement:** Restricts modern, uncharacteristic building materials in the historic center (such as manufactured or “Butler” metal buildings) by strictly enforcing local Historic Preservation Commission design guidelines.
2. **Train Depot Renovation:** Allocates capital funds to continue a multi-stage structural restoration of the Historic Train Depot, cementing its adaptive reuse as a community museum, meeting space, and public welcome center.
3. **Arts Partnerships:** Directly funds structural upgrades to the prominent downtown multi-disciplinary arts facility, ART Station, while executing public art programming to support local creators.
4. **Honoring Cultural Significance:** Explicitly requires that all future infill construction and development projects respect and pay homage to the city’s unique history, including the African-American community and culture centered in historic Shermantown.



Source: City of Stone Mountain

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. **Thematic Public Realm Art:** Collaborate with local groups like ART Station to deploy an annual, funded public art stream featuring murals, sculptures, dynamic asphalt art, and interactive storytelling walls reflecting the city’s unique railroad and cultural history.
2. **Train Depot Integration:** Continue to advance the ongoing gateway program and complete structural renovations to the Historic Train Depot, locking it in as an active visitor center and core trailhead hub.
3. **Celebrating Diverse Neighborhoods:** Mandate that new public spaces, gateway kiosks, and art panels permanently celebrate and elevate the local voices and historic narratives of the community.

CHAPTER 9

NATURAL RESOURCES AND SUSTAINABILITY

This page intentionally left blank.

CURRENT RECOMMENDATIONS

Natural resources were a top priority for residents. According to the survey, preserving greenspace was the second highest priority. Feedback also called for more greenspace activation, with residents asking for outdoor recreation and programs for children. From the 2021 Comprehensive plan, many of the policy recommendations are carried over and are built upon by the 2023 LCI study.



Source: City of Stone Mountain

Based on previous recommendations and current stakeholder feedback, the following goals outline the City of Stone Mountain's Natural Resources and Sustainability goals:

- 1. Establish the Downtown "Green Loop":** Implement a continuous multi-use Green Loop trail featuring marked 8-foot-wide paths to seamlessly connect downtown, local neighborhood parks (VFW, McCurdy), and Stone Mountain Park.
- 2. Develop Active Outdoor Amenities for Youth:** Expand children's recreational infrastructure across existing greenspaces, including the addition of a downtown public splash pad/water feature and interactive outdoor play equipment.
- 3. Incorporate Green Infrastructure & Open Space Mandates:** Require an appropriate dedication of open space/greenspace for all commercial redevelopment, depending on the scale and/or size of the property. Encourage pervious paving, bioswales, and rain gardens to manage stormwater runoff and mitigate urban heat.
- 4. Protect Tree Canopy and Environmental Buffers:** Adopt conservation-style subdivision regulations that enforce tree canopy retention and safeguard local stream corridors (such as Barbashela Creek) from impervious surface runoff.

PREVIOUS RECOMMENDATIONS

2021 Comprehensive Plan Recommendations:

1. Green Open Spaces: Enforces strict environmental zoning policies, including an automated requirement that a minimum of 20% open space be completely retained on all newly developed transitional commercial lots.
2. Park & Trail Connectivity: Replaces large-scale environmental trail plans with hyper-focused, viable path linkages that naturally connect local community parks (like linking VFW Park and McCurdy Park).
3. Conservation Design: Mandates the implementation of conservation style subdivision regulations or green space set-asides to seamlessly protect urban tree canopies.
4. Stream & Resource Restoration: Identifies the widespread threat of impervious concrete surfaces on natural streams (such as Barbashela Creek) and outlines long-term policies for direct stream restoration.

LCI 2023 – Connecting Parks, Paths, and Public Spaces

1. The Green Loop: Replace previously canceled environmental stream trail concepts with a continuous, citywide Green Loop. A minimum 8-foot-wide multi-use pedestrian and bicycle trail network designed with an identifiable green sidewalk band to seamlessly connect local parks.
2. The Baptist Lawn Facility: Dedicate a key vacant downtown property for transformation into a green, special-use public space equipped with native vegetation, planting beds, and water feature access to filter local runoff while minimizing urban heat.

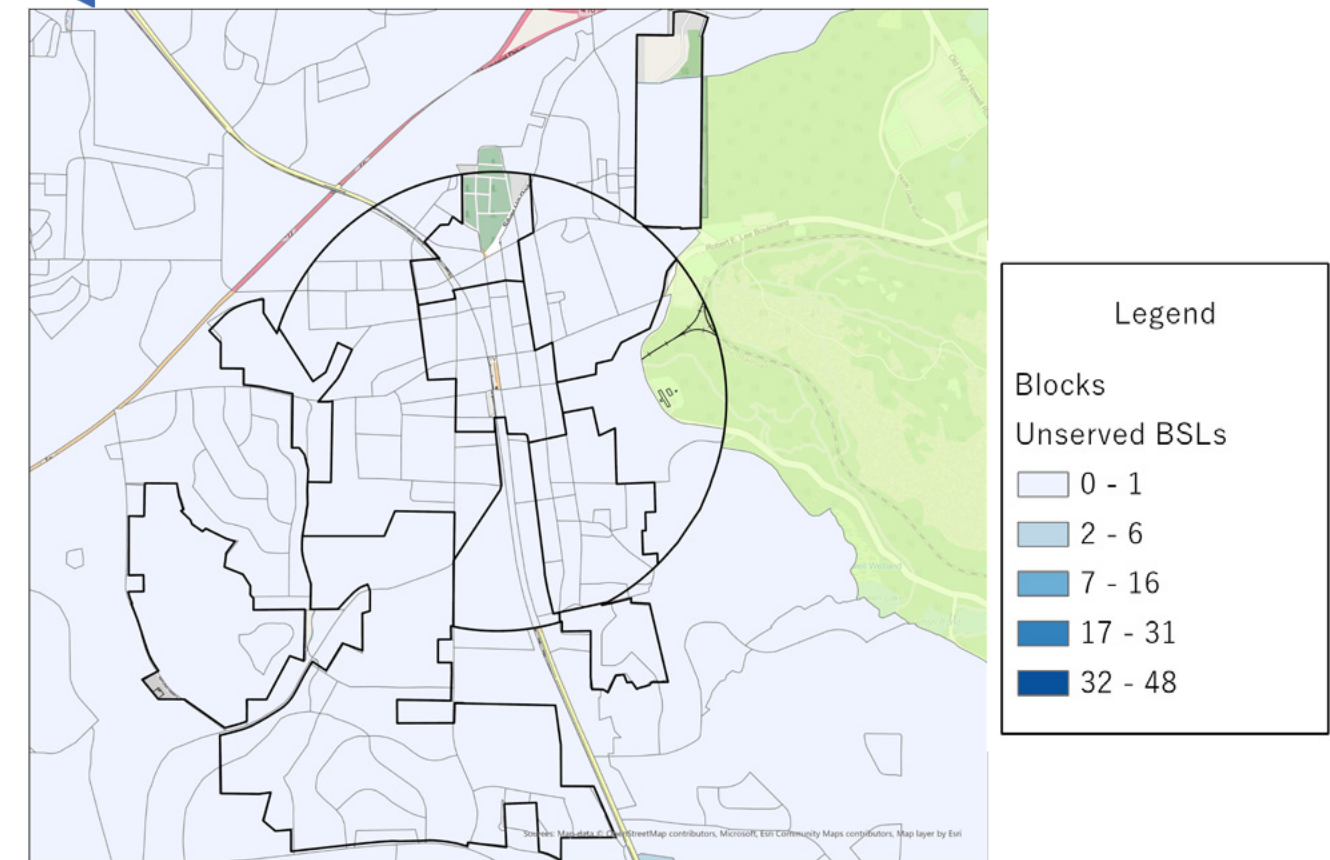


Source: City of Stone Mountain

CHAPTER 10

BROADBAND

STATUS



According to the most recent available data from the Federal Communications Commission (FCC) and the Georgia Broadband Center, <1% of households and businesses in DeKalb County were unserved by broadband as of 2025. The visual above illustrates that all of Stone Mountain is served by broadband. To further attract people and businesses to Stone Mountain’s commercial corridors, the city should consider offering municipally provided WI-FI service.

The City should also consider pursuing state certification as a Broadband Ready Community or designation of facilities and developments as Georgia Broadband Ready Community Sites. Any facility or development in Georgia that offers broadband services at a rate of not less than 1 gigabit per second in the download stream to end users is eligible for the Broadband Ready Site Designation.

CHAPTER 10

REPORT OF
ACCOMPLISHMENTS

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Housing								Completed, Underway, Postponed, Cancelled
Create ordinance and enforcement plan to address blight.	X	X				City	Staff Time	Completed
Create redevelopment plan for housing in conjunction with planned future Community HOME Investment Program (CHIP) application submittal.	X	X				City	CHIP funding	Cancelled
Economic Development								Completed, Underway, Postponed, Cancelled
Certify TAD and issue bond.	X	X	X			City	\$25,000	Underway
Pursue designation as a State of Georgia Opportunity Zone for Westgate.	X	X	X			DDA, GA DCA	Staff Time	Cancelled
Continue dialogue with DeKalb County and Carl Vinson Institute of Government regarding countywide plan for annexation	X	X				City	Staff Time	Underway
Recruit a major grocery store chain.	X	X	X			City, DDA, Private	Staff Time	Postponed
Develop property maintenance enforcement and abatement options for buildings in downtown district	X	X	X			City	Staff Time	Cancelled

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Natural and Cultural Resources								Completed, Underway, Postponed, Cancelled
Provide targeted connections between parks, e.g., connect VFW and McCurdy Park. Plan for major street crossings, traffic control devices, etc.	X	X	X	X	X	City	General fund	Underway
Community Facilities								Completed, Underway, Postponed, Cancelled
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	General fund	Underway
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Staff Time, DDA	Underway
Develop plan to utilize the Pavilion property and make it available as a community gathering place.	X	X				City, DDA, Private	Staff Time	Underway
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X	X	X	City, DDA, Grants	\$1,500,000	Underway
Transportation								Completed, Underway, Postponed, Cancelled
Continue restoration of granite curbing.	X	X	X	X	X	City, Private	General Fund, Private Funds	Cancelled
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	\$80,000	Underway
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X	X	X	City, CSX	\$158,000	Underway
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, General Fund	Underway
Implement parking plan using recent Parking Study as guide.	X	X				City	Staff Time	Underway

CHAPTER 9

COMMUNITY WORK PROGRAM

Community Work Program for 2027-2031

Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost	Funding Partners
Environment and Natural Resources								
Update City Code - Establish commercial greenspace requirements and implement commercial open space and green infrastructure standards	X	X				City	Existing Staff Resources	EPA Grants, GEFA State Revolving Fund
Construct Downtown Splash Pad & Outdoor Youth Amenities	X	X	X			City	SPLOST	LWCF Grants, Local Sponsorships, DDA
CONNECTING PARKS, PATHS, AND PUBLIC SPACES LCI STUDY	X	X	X	X		City	SPLOST	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP)
Transportation								
Redesign "Five Points" Intersection, the intersection of James B. Rivers Drive and Main Street	X	X	X	X	X	City	SPLOST	GDOT, DeKalb County, ARC, SPLOST
Close PATH Trail Gap via 2nd Street Alignment	X	X	X	X	X	City + PATH Foundation	PATH Foundation, ARC, DeKalb County, TAP, SS4A, County SPLOST	PATH Foundation, ARC LCI Implementation, TAP Grants
Establish Downtown "Green Loop", continuous, a citywide multiuse path that links key public spaces.	X	X	X	X		City + PATH Foundation	PATH Foundation, ARC, DeKalb County, TAP, SS4A, County SPLOST	PATH Foundation, Georgia Outdoor Stewardship Program (GOSP), DNR
The Southern Railroad Crossing Divide: Addresses a major physical barrier where an active CSX railroad bisection leaves southern neighborhoods with over a one-mile gap without public crossings	X	X	X	X	X	City,CSX	Further Estimate is Needed	CSX, Reconnecting Communities Grant, USDOT, SS4A
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	SPLOST	City, PATH Foundation
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X			City, CSX	SPLOST/CSX	City, CSX, Grants
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, SPLOST	
Implement parking plan using recent Parking Study as guide.	X	X	X	X	X	City	Staff Time, Existing Staff Resources	

Community Work Program for 2027-2031

Project	2027	2028	2029	2030	2031	Responsibility	Funding and Cost	Funding Partners
Housing/Community Development								
Update Zoning for ADUs & Missing Middle Housing	X	X	X			City	Existing Staff Resources	City Council, ARC Housing Initiatives
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Existing Staff Resources, DDA	
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X			City, Grants	SPLOST	
Economic Development								
Streamline Permitting & Business Onboarding	X	X				City	General Fund	
Enforce Blight Ordinances & Code Enforcement	X	X				City	Existing Staff Resources	
Target Commercial Annexation	X	X	X	X	X	City/County	Existing Staff Resources	
Maintain Certified TAD	X	X	X	X	X	City/County	Existing Staff Resources	
Develop Lawn on Main as a mixed-use destination incorporating a public gathering space, commercial uses and accommodations.	X	X	X	X	X	City	Staff Time	
Attract a quality grocery store operator to establish a location within the City	X	X	X	X	X	City,DDA	Staff Time	
Historic Resources/Placemaking								
Develop "Shermantown Square" & Cultural Preservation	X	X	X	X	X	City	Existing Staff Resources	Historic Preservation Commission, Community Groups

APPENDIX

330-503639 12/11,12/18
City of Chamblee
++2026 Meeting Calendar for the Mayor and City Council++
Regular meetings are held on the third Tuesday at 6:00 pm with the Work Session held the preceding Thursday at 6:00 pm of each month. Meetings are held at the City of Chamblee City Hall, 3518 Broad Street, Chamblee, GA 30341 in the City Council Chambers.

January 15 (Work Session) and 20 (Council Meeting)

February 12 (Work Session) and 17 (Council Meeting)

March 12 (Work Session) and 17 (Council Meeting)

April 16 (Work Session) and 21 (Council Meeting)

May 14 (Work Session) and 19 (Council Meeting)

June 11 (Work Session) and 16 (Council Meeting)

July 16 (Work Session) and 21 (Council Meeting)

August 13 (Work Session) and 18 (Council Meeting)

September 10 (Work Session) and 15 (Council Meeting)

October 15 (Work Session) and 20 (Council Meeting)

November 12 (Work Session) and 17 (Council Meeting)

December 10 (Work Session) and 15 (Council Meeting)

Mercedes Benz 2009 GL CLASS
4JGBF71E59A510809 TAG# P7024732 GA

Hyundai 2016 Sonata
5NPE34AF6GH311968 TAG# P7065817 GA

Chevrolet 2000 Suburban
3GNEC16T0Y G224839 TAG# AZB3494 GA

Nissan 2018 Sentra
3N1AB7AP0JY272965 TAG# SIX6546 GA

Nissan 2004 Maxima
1N4B441E54C859621 TAG# CUL7094 GA

BMW 2012 3-Series
WBA3A5C54CF349966 TAG# <unknown>

Nissan 2014 Altima
1N4AL3APXEC123972 TAG# <unknown>

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

678-210-0245

330-503641 12/11,12/18
Public Notice
VEHICLE(S): ++2013 BMW 5 28 i
VIN:WBAXG5C55DDY33089; 2014 CHRYSLER 300
VIN:2C3CCAA04E378089, 2016 MERCEDES GLA 250
VIN:WDCTG4GB8GJ212604++

You are hereby notified, in accordance with OCGA 40-11-19(b)(2), that the above-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at 2455 ELLENWOOD, GA. Anyone with an ownership interest in this vehicle should contact the following business immediately.
MAINSOURCE TITLE SERVICES LLC
8735 Dunwoody Pl Ste 11043
Atlanta, GA 30350
(229) 290-4900

330-503648 12/11,12/18
PUBLIC NOTICE OF ABANDONED MOTOR VEHICLE
State of Georgia County of DeKalb
Notice is hereby given that the undersigned, pursuant to the Georgia Abandoned Motor Vehicle Act (O.C.G.A. § 40-11-1 et seq.), has taken possession of the following abandoned vehicle:

Year: 2012
Make/Model: MERCEDES C 300
Vehicle Identification Number (VIN): WDDGF8BB3CF910033
License Plate: SFF2332
Color: SILVER

Year: 2021
Make/Model: RAM 1500
Vehicle Identification Number (VIN): 1C6SRFJT8MN773521
License Plate: CZN1320
Color: BLUE

Year: 2023
Make/Model: HONDA CIVIC
Vehicle Identification Number (VIN): 2HGFE2F5XPH533362

License Plate: N/A
Color: BLUE

Year: 2010
Make/Model: MERCEDES C CLASS
Vehicle Identification Number (VIN): WDDGF5EB5AF477998
License Plate: CSF7319
Color: GRAY

Year: 2020
Make/Model: DODGE CHARGER
Vehicle Identification Number (VIN): 2C3CDXGJ7LH160468
License Plate: N/A
Color: WHITE

Year: 2024
Make/Model: KIA K5
Vehicle Identification Number (VIN): 5XXG64J22RG260514
License Plate: CZU2322
Color: GRAY

Year: 2008
Make/Model: MERCEDES R350
Vehicle Identification Number (VIN): 4JGCB65EX8A068404
License Plate: CWQ3395
Color: LIGHT BLUE

Year: 2022
Make/Model: TOYOTA COROLLA
Vehicle Identification Number (VIN): JTD54MCENXJ096524
License Plate: SHL6152
Color: SILVER

Year: 2013
Make/Model: DODGE CHARGER
Vehicle Identification Number (VIN): 2C3CDXBG7DH502241
License Plate: DBI1447
Color: WHITE

Current storage location:
7043 Rogers Lake Rd, Lithonia, United States
Owner/lienholder or interested parties must pay all towing, storage, and related fees by: January 2, 2026
Vehicle holder contact information:
Address: 7043 Rogers Lake Rd, Lithonia, GA 30058
Phone: (404) 508-0246
Email: liahw@southdekabltowing.com
If the vehicle is not claimed by the above deadline, it will be sold or disposed of in accordance with Georgia law.
Date of Publication:12-11-2025
Name of Business/Individual Filing Notice:South DeKalb Towing, Inc.
++2012 MERCEDES C 300 (VIN): WDDGF8BB3CF910033++

330-503650 12/18, 1/8
City of Stone Mountain
NOTICE TO THE PUBLIC
The City of Stone Mountain Mayor and Council will hold an initial public hearing regarding the City's 2025 Comprehensive Plan Update at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083, on ++January 20, 2026, at 6:30 P.M.++
The purpose of this hearing is to brief the community on the process to be used to develop the plan update and opportunities for public participation in the process. Questions should be directed to Tamaya Huff, Planning Manager, at thuff@stonemountaincity.org or (770) 498-8984.

330-503694 12/18,12/25
ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE
You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012. The vehicles subject to liens as stated above are identified as:

++Chevrolet 2013 CRUZE
1G1PAS5H3D7153196 TAG# E5033446 GA++

Kia 2018 Optima
5XXGT4L3XJG211726 TAG# SHE0633 GA

Hyundai 2018 Sonata
5NPE24AF8JH641279 TAG# <unknown>

Ford 2010 FUSION
3FADP0L32AR427836 TAG# SLK9579 GA

Chevrolet 2004 Aveo
KL1TJ62624B251084 TAG# <unknown>

Chevrolet 2014 Malibu
1G11B5SL4EF121792 TAG# <unknown>

GMC 2022 Yukon
1GK51AKD1NR344424 TAG# CUV1290 GA

Ford 1998 E250 Vans
1FTPE24L5WHB94583 TAG# <unknown>

Mazda 2010 MAZDA3
JM1BL1H59A1131106 TAG# VKJ3J0B MO

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

330-503699 12/18
PUBLIC NOTICE
The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, January 6, 2026, at 6:30 p.m. in order to discuss and to hear public input on a variance to accommodate a rear deck and addition (parcel ID: 18-089-18-022) located at ++1082 New Gibraltar Square++ The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

330-503844 12/18
PUBLIC NOTICE
This is what homeowners face when fighting for their homes. The owner will not receive a trial by jury. In a case the was tried on 12-3-2025; case number 25CV8596-8; Donna Lindsey v. Brenda Hines; Judge Nora L. Polk violated Brenda Hines civil rights; the true and legal owner of 2212 Cloverdale Drive, Atlanta, Ga. 30316; in DeKalb County. The United States Supreme Court held that..."every action recognized in 1791 for the recovery of possession of property carried with it the right to jury trial." Pernell v. Southall Realty, 416 U.S. 363, 94 S. Ct. 1723, 40 L.Ed.2d 198 (1974). Judge Polk failed to follow the rule of law that

states in the 14th Amendment of the U.S. Constitution and article one, paragraph one of the Ga. State Constitution..."No one shall be denied the right to life, liberty or property without due process of law"(a trial by jury). Under federal law this is a violation of 18USC3571. The penalty for this is \$250,000 per charge; under federal law. This is the second time that the defendant, Brenda Hines has had her rights violated. In 2016, DeKalb Co. Superior Court held a secret trial against her and never informed her of the trial and made the decision to steal her home that she did not even have a mortgage on. This is a pattern of judicial misconduct in the courts of not just DeKalb but all over the State of Ga. and in other states. Judge Polk continued her abuse of the defendant by not letting her expert witness; John Fisher to testify in her behalf about the fraud applied against her. Ms. Hines has legal documents with Governor Brian Kemp's name on them and the clerk of the superior Court of DeKalb with a sworn affidavit by the county from their Superior court records stating that she is the true and legal owner of said real property. She has a land grant dated 1-28-2018 stating that she is the true owner of the land. All of these documents are on file in the court house records and on display in the court house of DeKalb County for ALL to see. Mr. Fisher is a top expert in the State of Ga. on land grants, proof of ownership and acknowledgment of deeds. Mr. Fisher was told by Judge Polk to leave the court room. Judge Polk held the trial without a jury or was suppose to have a grand jury convene in order to see if there is enough evidence to go to trial. The right to jury trial on appeal is expressly given in O.C.G.A. 5-3-30 which states, "[a]ll appeals to superior or state court shall be tried by a jury..."therefore, the appellants are not being denied a jury trial, but instead, only endure a procedural delay in the magistrate court before receiving a jury trial on appeal to the state or superior court. Hill v. Levenson, 259 Ga. 395, 396, 383 S.E. 2d 110-111-12 (1989). Only Superior Court has exclusive jurisdiction in matters of equity. If you are a victim of Mortgage Identity Theft; know that all of the foreclosure documents and claims of foreclosure were forged! Now comes the time that these victims/Plaintiffs are suing and filing for the return of their homes and monies in federal courts as due each of them and every federal agency as it applies to each of them. We are victims of mortgage identity theft and numerous cases of fraud and deception, including judicial misconduct, misprision of felony and violations of oaths of offices by judges and enforcement officials. All of these victims have been subject to denial of a trial by jury. As per the U.S. Constitution and the Constitution of the State of Georgia (Ga. Constitution, Article One Paragraph One; "No one shall be denied life, liberty or property without due process of law [trial by jury]!"). Not a single one of these victims have received due process of law as the courts and judges in this state and other states will not allow

the case to get in to a court of record. Also known as Superior Court. And if they do allow this to happen, a grand jury must convene to determine if there is enough evidence to have a trial. We have had secret court decisions and trials where the defendant; herein the homeowner/victim is NEVER notified of a trial. Fraud on the courts of DeKalb County was filed, by John Fisher on 12-6-2018, under Superior Court case number 14CV1230. The D.A. of DeKalb Co. has yet addressed this case. This group also met with the Honorable Sherry Boston, D.A. of DeKalb County on 1-24-2017; 4 days after she was sworn in. Our group filed a court subpoena for D.A. Boston to appear in a magistrate court case on 4-30-2024; of which she failed to appear. We even contacted her 2 weeks before the trial to let her know that all we needed for her to do was to state that she was aware of foreclosure auction fraud and bid rigging in DeKalb Co. per newsletters from the U.S. Department of Justice and that we had had a meeting with her to the effect. (Our group gets the same reports from the DOJ because we are a part of the federal task force on fraud). We gave her a list and documents showing fraud of 30 persons in this group. Police reports have been filed ever since 5-22-2013; case number 13-055122. This includes other cases in Valdosta, Ga. 20151003777, in Henry County; case number 09021537 and FBI case number 329FAT2175733. This group is the Ga. Coalition for Fair Housing Justice and Eviction Support Group. We were formed after we were failed by The National Action Network, the NAACP, the SCLC, Operation Push and other civil rights groups to help us. We have the documents to prove this. Victims of mortgage fraud cases are statutorily entitled to restitution, 18USC3663 (A) (2009). The actions of these fraudsters and criminal actors have caused unrepairable emotional harm and these victims are due to be made whole as much as humanly possible. These criminal actions constitute SLAVERY: (forced compliance to contracts not held); 18USC3571, as mortgage identity theft is a federal crime. On February 9, 2012; then Attorney General Sam Olens of Georgia, joins the \$25 Billion Federal-State Settlement with the Nation's Five Largest Mortgage Servicers. Ga. received right at \$1 Billion to address its foreclosure issues. As of this date, they have not paid out one penny. This settlement was for IMMEDIATE RELIEF to distressed and wrongfully foreclosed homeowners. Our group on April 12, 2018; 13 years ago; had a meeting with Assistant State Attorney General, the Honorable Gregory Lohmeier about this issue and provided to the AG Office a list of over 80 homeowners that were victims. This list was published on 10-22-2020 in the legal pages of the Champion Newspaper. Attorney General Chris Carr was asked to be in this meeting and other meetings that we have requested but has failed to respond. These homeowners have been denied due process of law and all of the provisions of the United States Con-

stitution (violation of 18USC3571). Said acts are also in violation of Title 18USC241. These rights are based on Natural Law, hence invariant and not subject to human opinion or prosecution. Where is our money for being victims of mortgage identity theft; a federal crime? We have over 18 attempts to meet with Governor Brian Kemp, D.A. Fani Willis of Fulton Co. and other officials. I have been in front of the Fulton Co. commission and the city council of Atlanta. I have been interviewed by the DOJ six times, the IRS twice, the U.S. Attorney's Office in Washington DC (interviewed by Attys. Daniel Mosteller and Ian DeWaal), the Security and Exchange Commission. In 2023 we asked the Governor under OCGA 45-15-18 to have the State Attorney General to investigate these issues. Homeowners are issued dispossessionary warrants and improper warrants (in violation of 18USC3571) that they are NEVER shown or are NEVER signed by a judge and forced into magistrate court that DOES NOT HAVE JURISDICTION while they are still the owners of their homes and listed as tenants in their own houses that they still own at the time of court. Most of the people in this group houses NEVER ARE LISTED ON A FORECLOSURE LIST; and are sold in secret on the side at the auctions on the side or the internet. The buyer then purchases a deed under power of a so called foreclosure deed; in which the language never said a foreclosure has happened, from an agent or attorney. The homeowner's name is listed under an attorney in fact for the purpose of using that person's name to steal the usage rights of that stolen house. The Supreme Court of Georgia never signs the order to move cases back to the Magistrate Court that has no jurisdiction and lets the Clerk, Thersa Barnes sign orders to evict home owners without due process of law. In 2020 I pointed this out to then Chief Supreme Court Justice Harold Melton, who stepped down on 6-30-2021. This allows them to steal your equity, use it to even pay off judges, law enforcement officials and clerks as the finances of the house is used to continue the fraud. The market value of the house is then raised again to allow them to steal more money as they use your equity and profits to pay for your own foreclosure; which by the way NEVER HAPPENED. "Where one person without lawful authority sells and conveys as his own the land of another person and receives the consideration paid therefore, such PRETENTED SALE AND CONVEYANCE WILL NOT OPERATE TO DIVERT THE TITLE OF THE OWNER, NOR WILL THE PURCHASER DERIVE ANY TITLE...Crews v. Heard, 7 Ga. 60,21 R.C.L., 923." These homeowners have Federal Patents and Land Grants, Acknowledgements of their Warranty Deeds with Governor Brian Kemp's name on them, the Secretary of State, the clerk of the court county where the home is located with signed affidavits by the clerk and seals of the State of Ga. certifying



2026 Comprehensive Plan Update

Initial Public Hearing

Stone Mountain City Council Meeting

January 20, 2026

Agenda

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



Why plan?

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

...and in Georgia...

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



Required Plan Elements

Required for all plans



Required for some plans

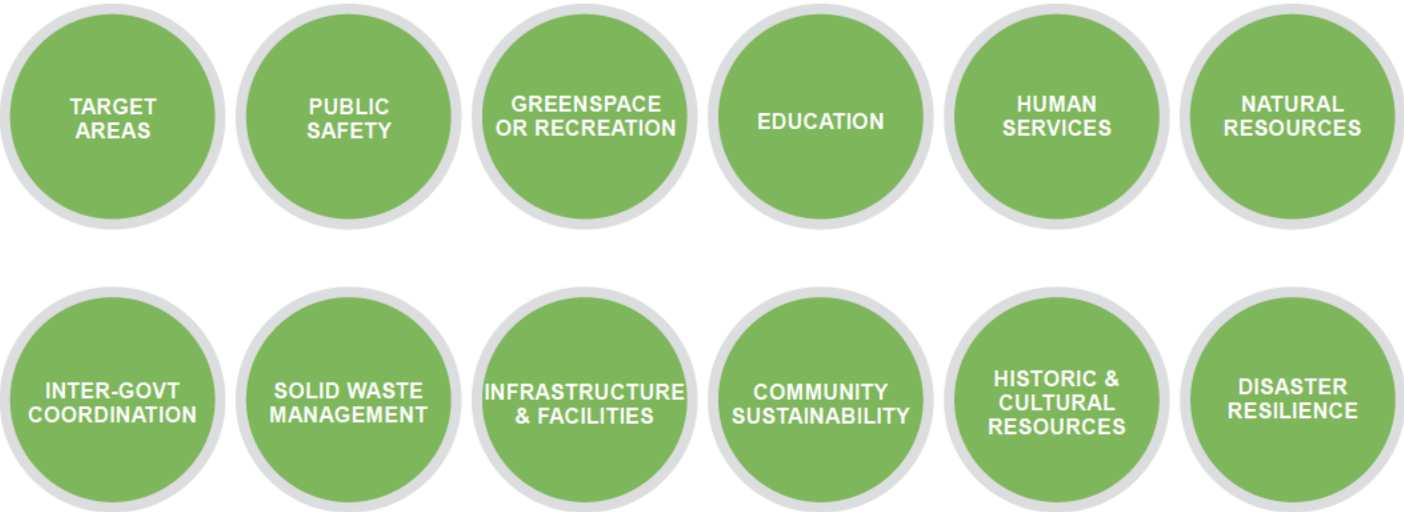
Asterisk* = Required for Stone Mtn



Underlined = Required to be updated every 5 years

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

Optional Plan Elements



Elements RC is Required to Assist With*

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

**Per p.6 of DCA rules at Chapter 110-12-1-.03(7)(b)*
**These items are required of the RC, but ARC's scope of work includes more*

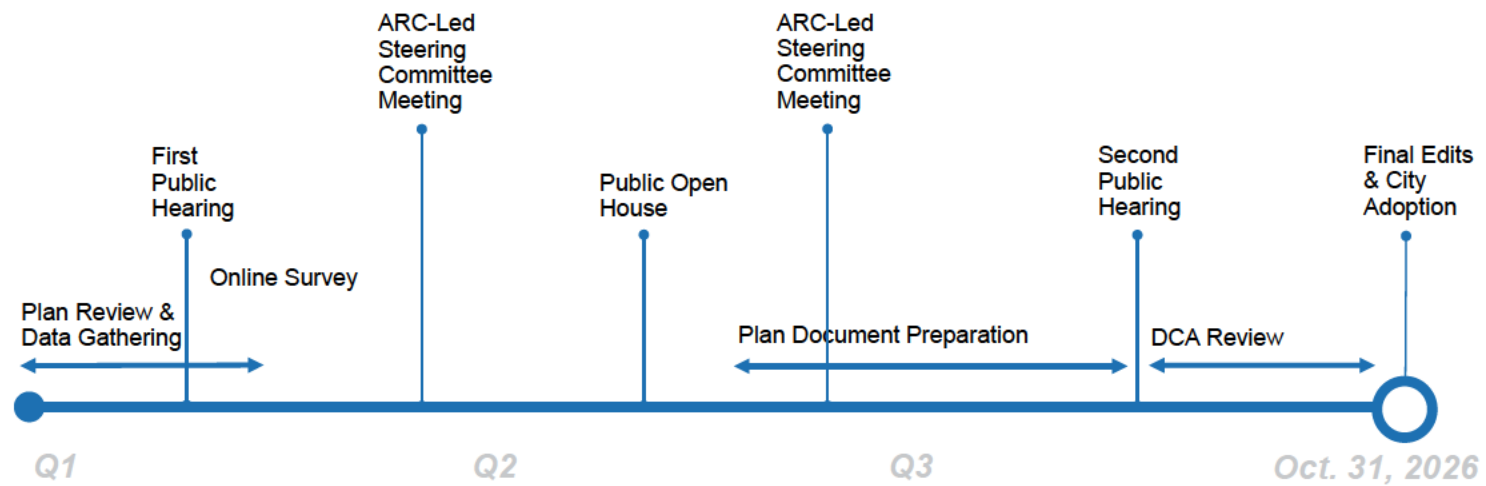
Approach – ARC Roles

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

Approach – City Roles

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

Next Steps – Tentative Schedule



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

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

Helpful Resources for Local Planning

DCA Main Page

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

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

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

DCA Due Dates, Status, and Other Resources

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



Questions?

Ranata Mattison
RMattison@atlantaregional.org

ONE
great
REGION



ONE
great
REGION

Stone Mountain Comprehensive Update

Steering Committee Meeting #1 | April 9, 2026

Agenda

- Introductions & Overview
- Data Trends
- Summary of Stakeholder Committee Work
- Strengths, Weaknesses, Opportunities & Threats
- Next Steps



Introductions & Overview



Why do we plan?

- One of the fundamental responsibilities of local government is planning - **How a community shapes and guides growth and development.**
- Updating the comprehensive plan offers communities the opportunity to **look beyond the execution of day-to-day services and consider where they want to be in the next five years – as well as what has to be done to get there.**



Required Elements

REQUIRED
FOR ALL



REQUIRED
FOR SOME



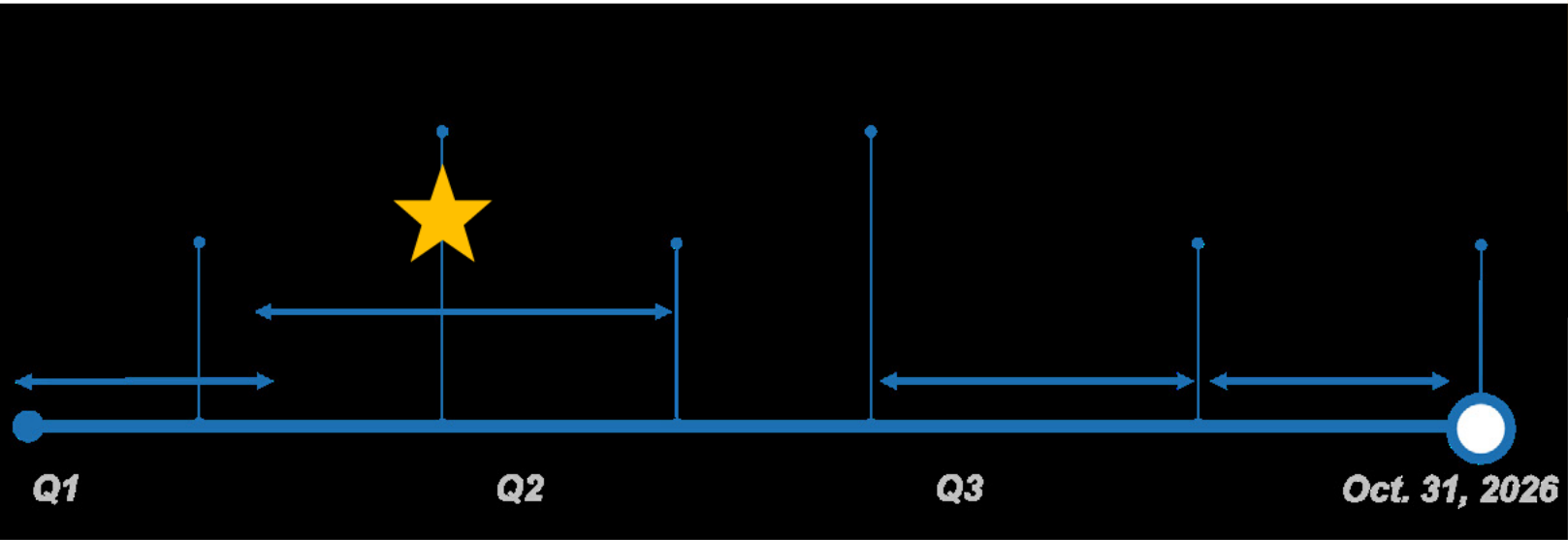
See pp. 7-12 of DCA rules at Chapter 110-12-1-.03

* = Required for Stone Mountain

Underlined = Required to be updated every 5 years

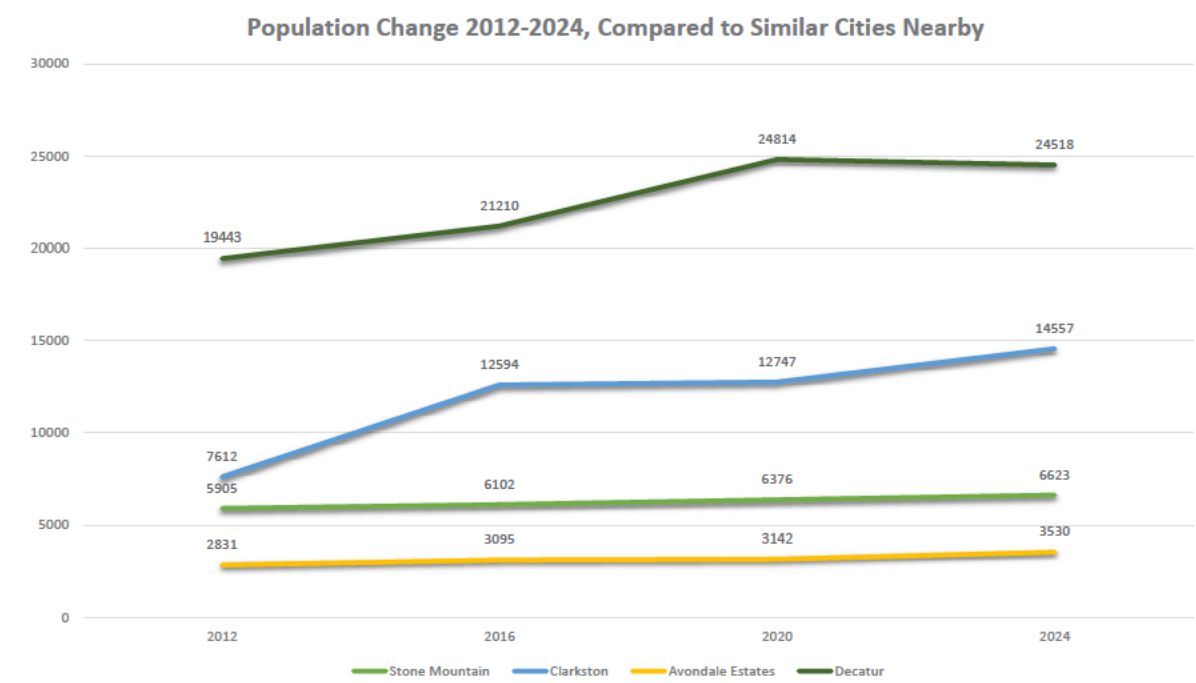


What is the timeline?



Data Trends

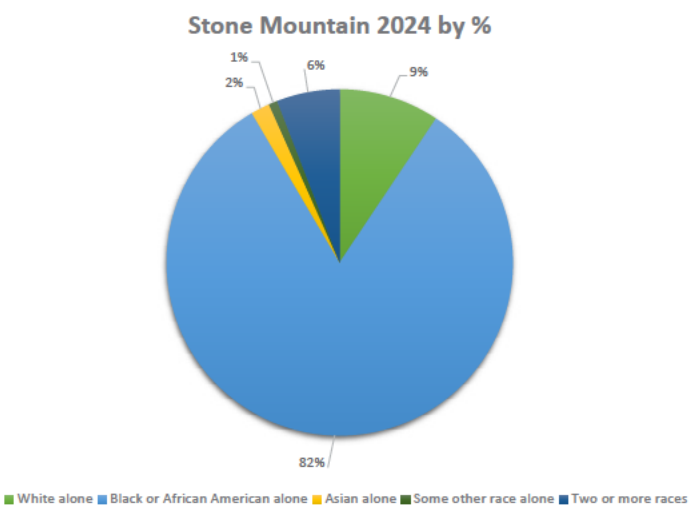
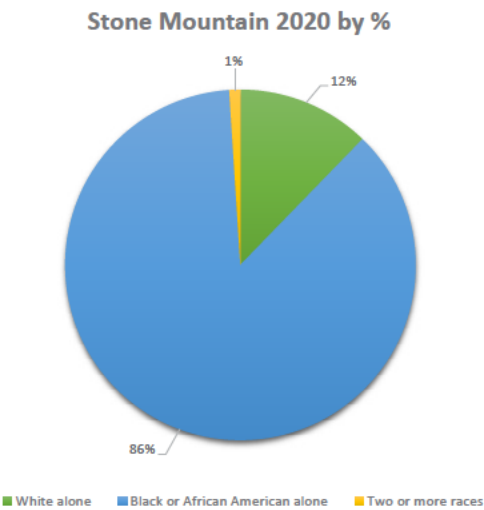
Population Change



Stone Mountain has seen steady, incremental growth over the past decade. Between 2012 and 2024, the population rose from 5,905 to 6,623. While this growth is more moderate than some neighboring cities like Clarkston or Decatur, it demonstrates a consistent upward trend for the community.

Race Distribution

The city's demographic makeup is evolving. Since 2021, the White and Black populations have seen slight decreases. Conversely, there has been a notable increase in residents who identify as Asian or as being of two or more races, reflecting an increasingly diverse community.

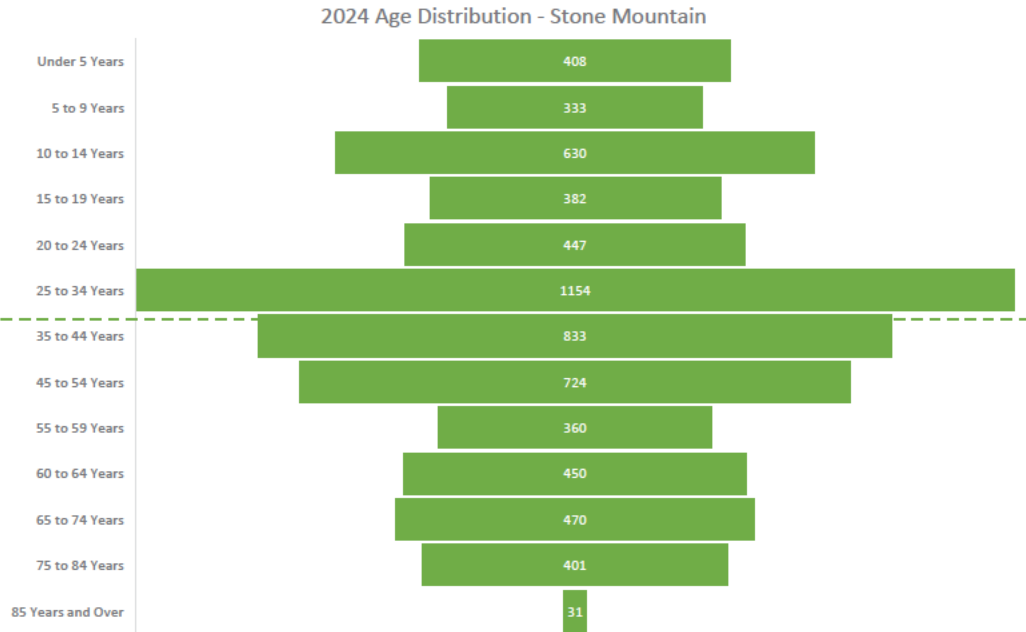


Age Statistics

Stone Mountain's demographic profile is trending younger, with a median age of 34.9. While the city maintains a balanced population—with nearly half of residents aged 35 or older—the largest single age group is now young adults aged 25 to 34. Additionally, with over 26% of the population under age 20, there is a clear and growing presence of young families and early-career professionals within the community.

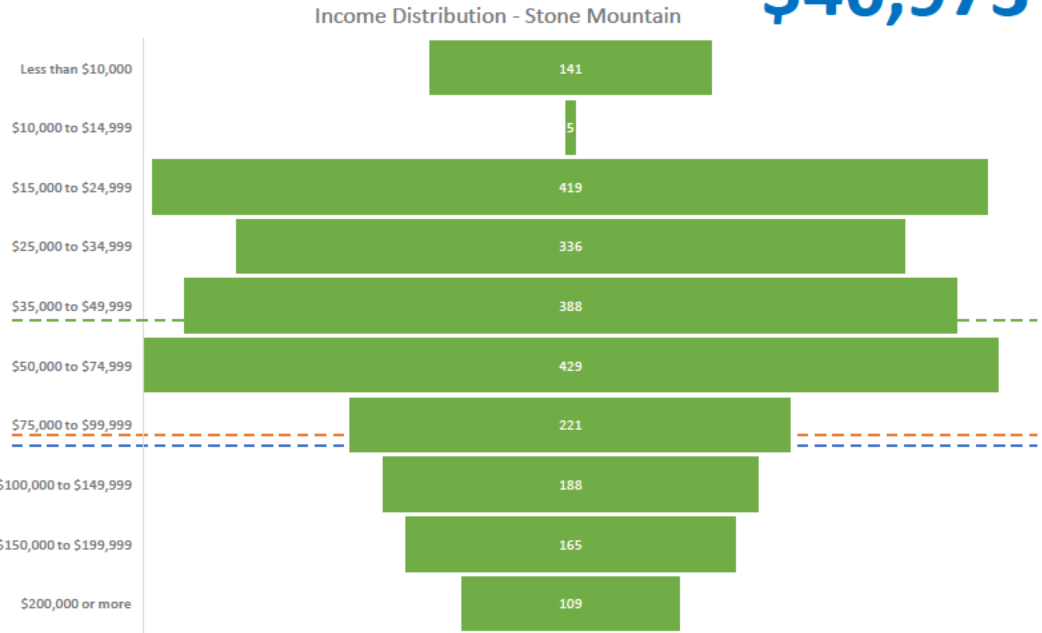


Median Age: 34.9



Income Statistics

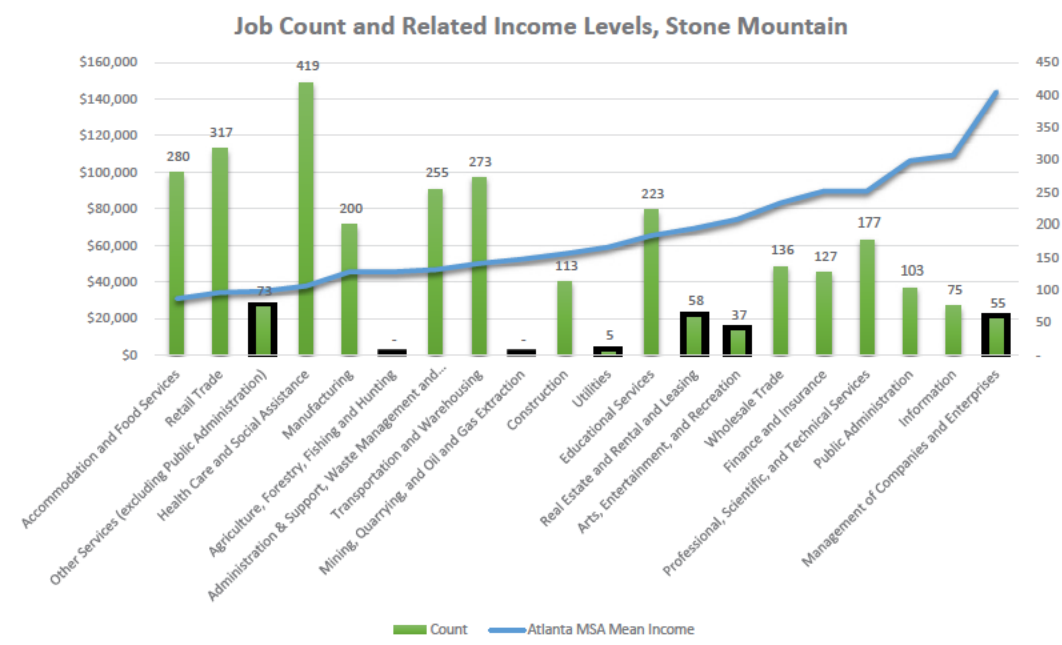
City Median Income
\$46,973



The income distribution in Stone Mountain highlights a community with a strong middle-income presence, as over 25% of households earn between \$35,000 and \$74,999. While there is a notable concentration of households in the \$15,000 to \$24,999 range, the city has seen growth in higher-income brackets, including the recent emergence of households earning \$200,000 or more. This spread contributes to a median household income that, while rising, remains below the broader regional averages of DeKalb County and the Atlanta MSA.

- Stone Mountain Median Income
- DeKalb County Median Income
- Atlanta MSA Median Income

Industries Distribution



The local workforce has shifted toward professional and service-oriented sectors. While residents previously worked primarily in retail and food services, the most prominent industries for Stone Mountain residents now include educational services, health care, social assistance, and manufacturing

Housing Statistics

2024 Median Home Value: \$206,400

2020: \$128,300

2024 Median Mortgage: \$1,420

2024 Median Rent: \$1,540

2020: \$1,105



Housing Overview



39.8% of Householders
Live Alone



2.76 People per
Housing Unit



73.9% Renters Cost Burdened
1,205 Occupied Rental Units



50.2% Live in Renter-Occupied Units
49.8% Live in Owner-Occupied Units



5.3% Homeowner
Vacancy Rate
5.7% Rental Vacancy Rate



90.6% of Homes Built Prior
to 2000
9.4% of Homes Built 2000 or
After



71.6% Live in 1-Unit
Structures
28.4% Live in 2+Unit
Structures



Owner Cost Burden (2023)
782 units with a Mortgage
414 without a Mortgage



Summary of Previous Steering Committee Work

Top 10 Goals

- 🚦 Preserve affordable housing
- 🚦 Identify housing needs
- 🚦 Establish housing stability policies
- 🚦 Allow and incentivize innovative housing types
- 🚦 Leverage funding for preservation
- 🚦 Grants
- 🚦 Connect neighborhoods
- 🚦 Improve pedestrian and bicycle facilities and connectivity
- 🚦 Repair sidewalks
- 🚦 Signage

Top 10 Needs and Opportunities

- 🚦 Support programs to facilitate business and home ownership
- 🚦 Explore grants and opportunities and partnerships
- 🚦 Improve sidewalks and multimodal facilities
- 🚦 Dysfunction operation @ 5way and inadequate traffic (improve signage @ left turn)
- 🚦 Coordinate with GDOT to find improvements on JBR
- 🚦 Improve connection to city shuttle with Stone Mountain Park
- 🚦 Challenges with permitting process – digitize it, permit expediting process
- 🚦 Support development and tourism and increase visitors to the City
- 🚦 Incorporate pedestrian safety in scoping/desired paths
- 🚦 Golf cart parking

Top 10 Workplan Items

- 📌 Explore grants and opportunities for partnerships
- 📌 Improve signage and connectivity
- 📌 Widen sidewalks, improve pedestrian crossings, interactive public art installations
- 📌 Expedited permitting / dedicated staff for permitting / building review and revise permitting and digitize permitting process
- 📌 Increase fees for blight
- 📌 Coordinate with MARTA to improve the indirect train station downtown and SMP connectivity
- 📌 Update guidelines for historic preservation
- 📌 Implement previous studies
- 📌 Updating 2016 annexation plan
- 📌 Add golf cart, bicycle, EV parking, and EV charging



SWOT Analysis



Strengths, Weaknesses, Opportunities, Threats

SWOT Activity

On giant Post-it notes, we will dive into the strengths, weaknesses, opportunities, and threats that the City faces from the perspective of the Steering Committee



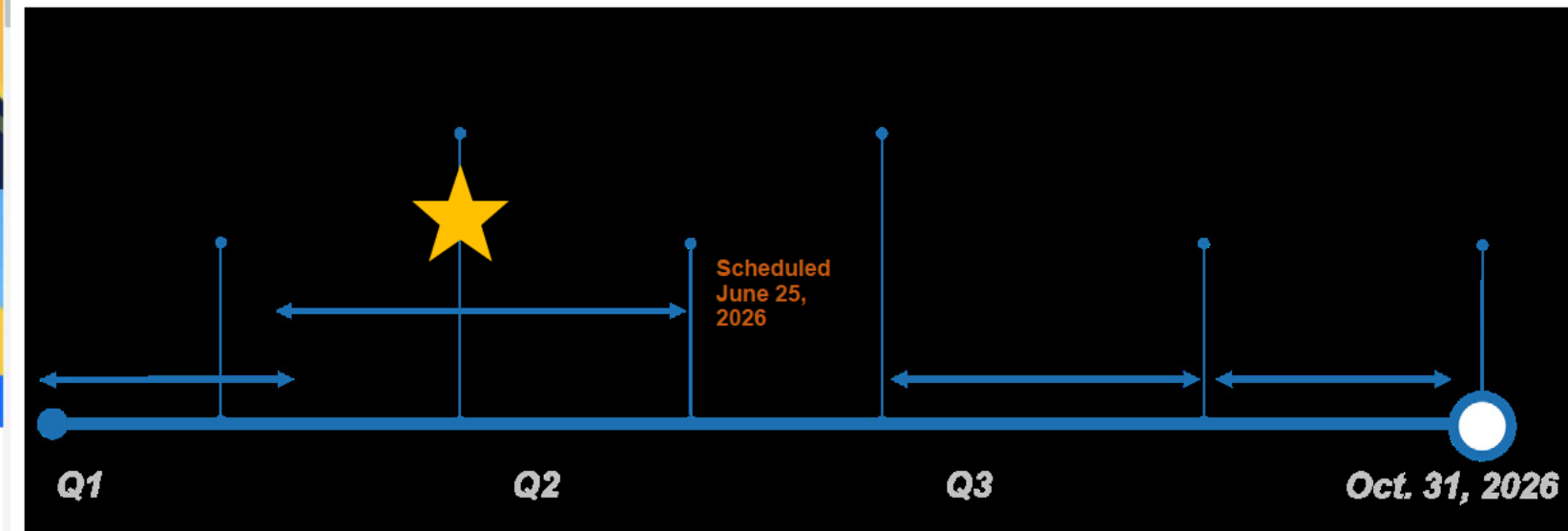
Next Steps

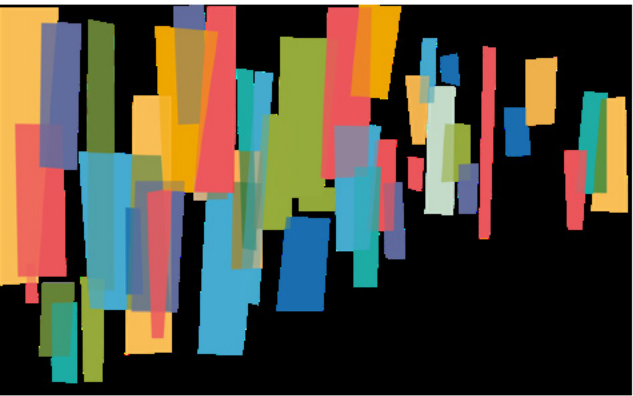
Help us spread the word!

<https://publicinput.com/r10546>

The screenshot shows a public input page for the '2026 Stone Mountain Comprehensive Plan Update'. The header features the text 'GET ENGAGED!' and 'COMPREHENSIVE PLAN 2026' in large, bold letters. Below this, it says 'CLICK HERE FOR MEETING DATES AND OPPORTUNITIES TO PARTICIPATE!'. A navigation bar includes links for 'Welcome!', 'Steering Committee', 'Survey', and 'Relevant Documents'. A 'Translate' button is also visible. The page is branded with the Stone Mountain City of Atlanta logo and the 'ONE great REGION' logo.

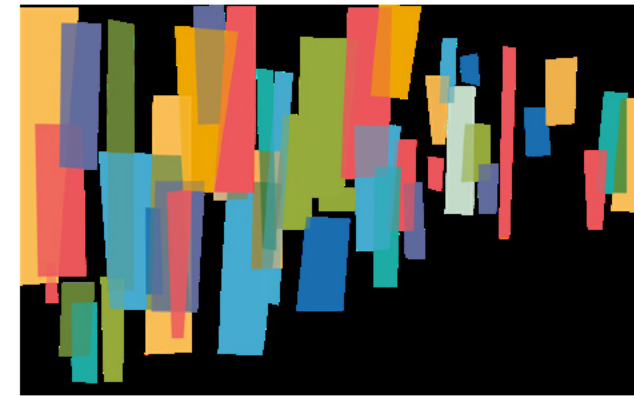
What is next?





Before you go...

Any questions?



Thank You

CITY OF STONE MOUNTAIN COMPREHENSIVE PLAN UPDATE PUBLIC MEETING



Hosted by: Atlanta Regional Commission

The Atlanta Regional Commission will be hosting a public meeting to gather community input regarding the City's Comprehensive Plan Update.

Date: Tuesday, June 23rd, 2026
Time: 5:30 PM
Location: 5380 Studios



2026 Comprehensive Plan Update
Community Open House
June 23, 2026

Name	Email Address
Elaine Vaughn	
Jody NORMWOOD	
TOMMY NORMWOOD	
Geri Fuller D. Burns	
Eileen G Ryan Smith	
Pamela Winston	
Kay Nunez	
Denise Glenn	
Kimmy Rankin	
Denise Phillips	
Rusty Hamby	
SHARON PIERSON	
CLINT MONROE	
[Signature]	
Shirani Linder	
Valisii Das Jackson	
Jelani Linder	
Cordell Vigil	
Anna Briggs	
Rebecca MERSERSON	

This sign-in sheet is for internal record keeping purposes for the City of Stone Mountain and ARC.
Your information will not be shared with any outside parties.

Stone Mountain Website Draft Posting

2026 Comprehensive City Plan ^	4 documents
Comprehensive Plan Stakeholder 3172026.xlsx	
SC1 CoSM.pdf	
Stone Mountain SC Summary April9.docx	
8.26.26 - CoSM Comp Plan Draft	
2021 Comprehensive City Plan v	6 documents
2016 Comprehensive Plan v	3 documents
Proposed 2026 Comprehensive Plan Update v	1 document

City of Stone Mountain Comprehensive Plan Update Public Open House

Visit Our Website & Take The Survey!



The City of Stone Mountain is working with the Atlanta Regional Commission (ARC) to create its 2026 comprehensive plan document. A comprehensive plan helps communities shape and guide growth and development over a five-year planning horizon. The plan articulates the community’s vision and goals, focusing on key elements such as land use, transportation, economic development, and housing. The plan will include a Community Work Program which identifies specific projects and initiatives to help city staff with implementation.



2021 Vision Statement

Please use a sticky note or comment card to let us know if this still reflects your vision of Stone Mountain.

The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play and prosper together.



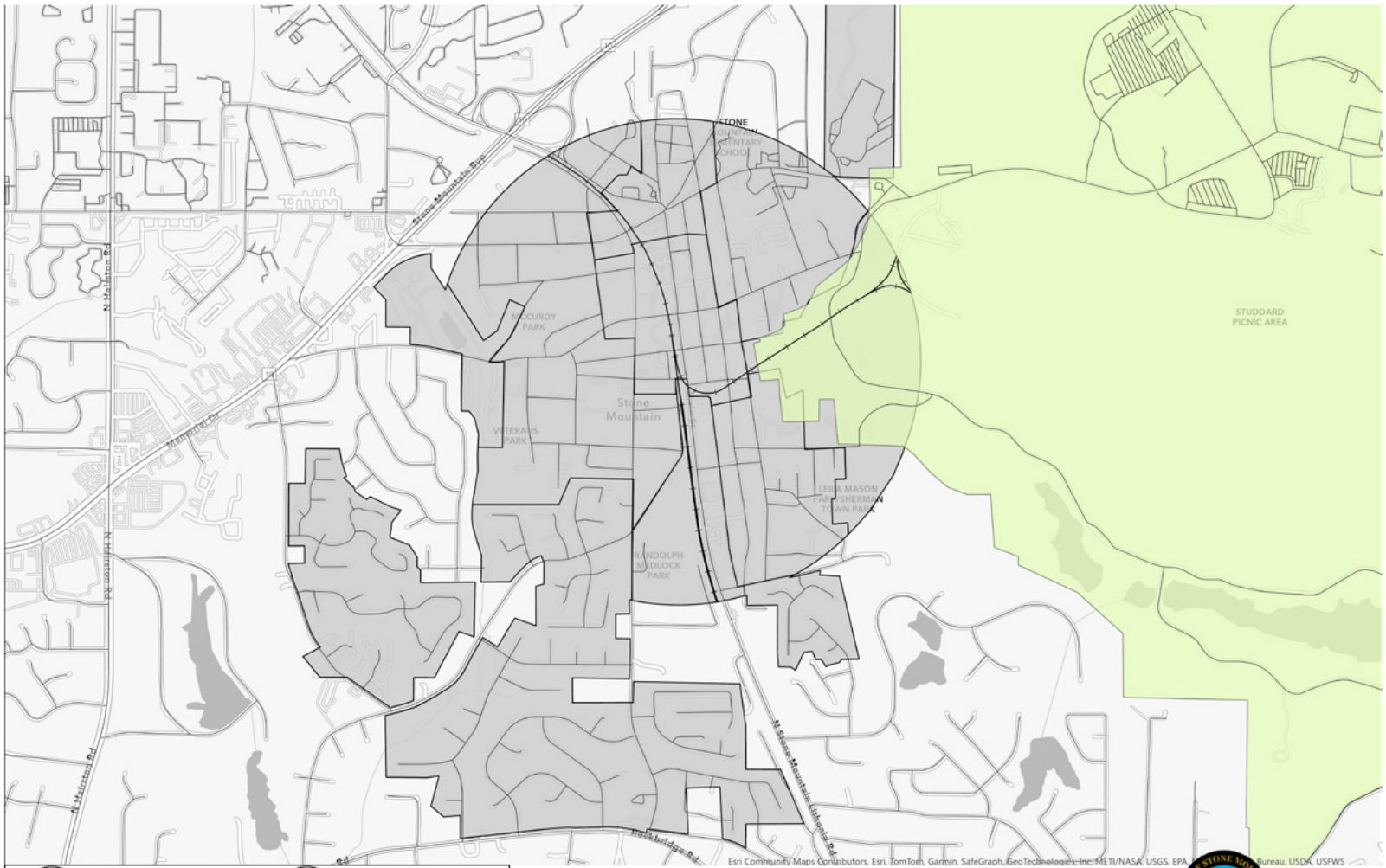
2021 Goals

What matters most to you? Place a dot on your top two priorities.

1. Vibrant downtown and resilient neighborhoods
2. Strong, connected business environment
3. Positive reputation and image
4. High-quality community appearance with local character
5. Growing resident population
6. Safe, convenient transportation system for all modes



Where do you live or work in Stone Mountain?

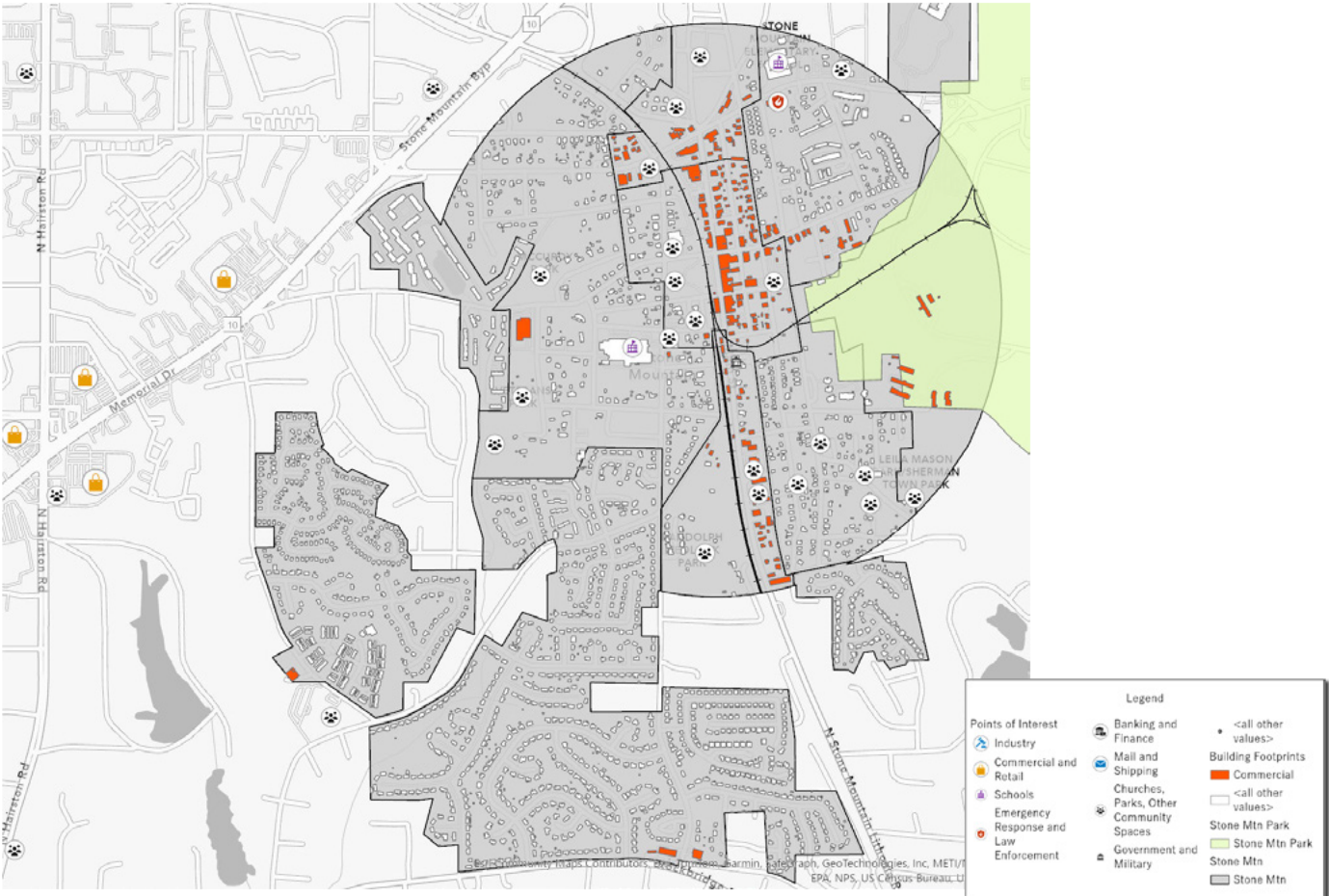


☐ Live ☐ Work



What's Something You'd Like to See?

Are there places where you would like to see something new in Stone Mountain? Place a dot or leave a sticky note comment.

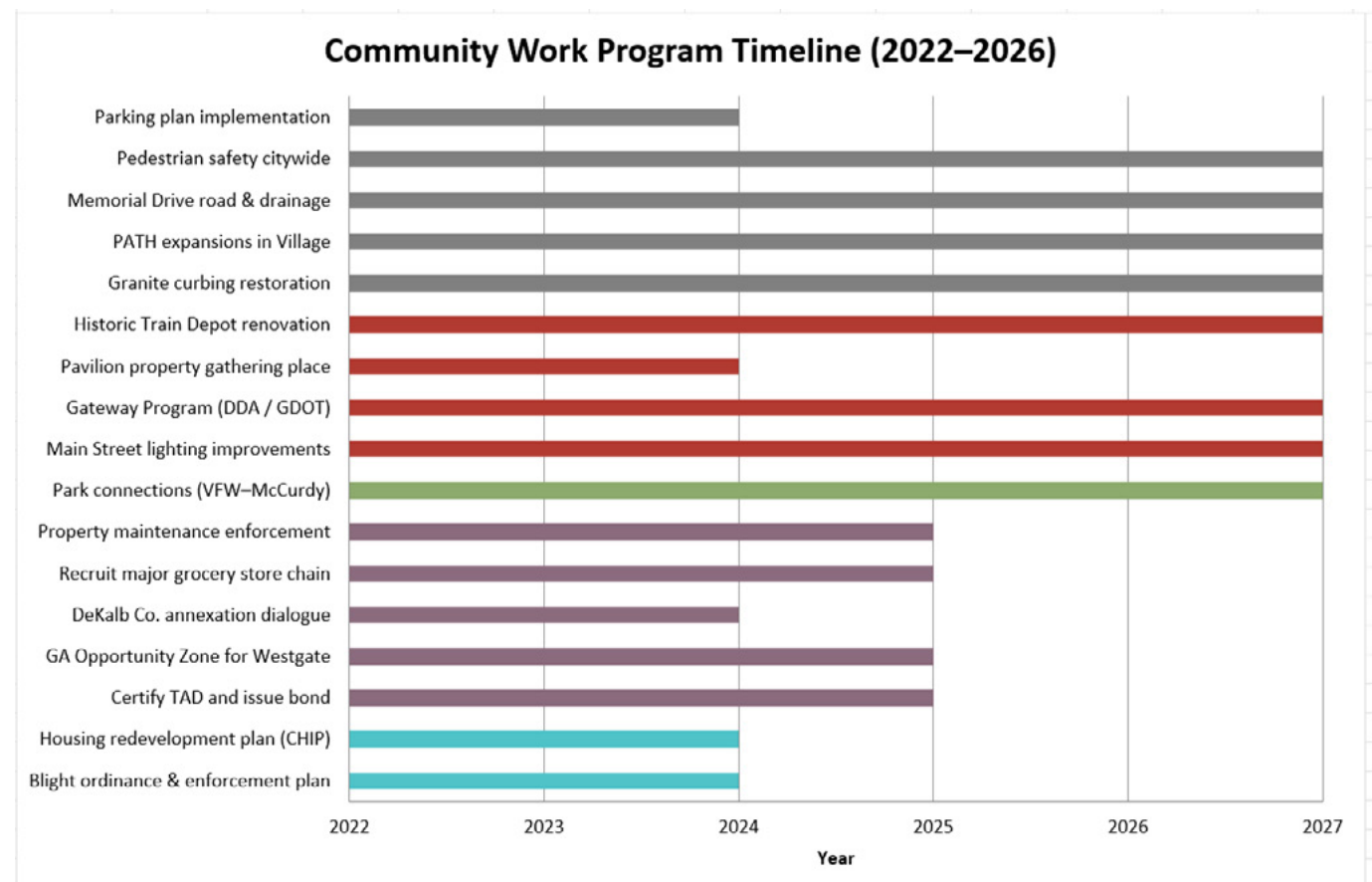


☐ Greenspace ☐ Commercial Space ☐ Other (What Kind)



2021 Community Work Program

Many of these plans are underway!



Proposed 2026 Needs and Opportunities

Vote for your top 5 priorities from the following two boards:

Support Programs to Facilitate Business and Homeownership

Explore Grants, Opportunities, and Partnerships

Improve Sidewalk & Multimodal Facilities

Dysfunction at the 5-way Intersection

Coordinate with GDOT to Improve Jones Bridge Road



Proposed 2026 Needs and Opportunities

Vote for your top 5 priorities from the two boards:

- Improve Connection to City Shuttle with Stone Mountain Park
- Modernize and Expedite the Permitting and Renovation Process
- Support Development and Tourism to Increase Visitors to the City
- Incorporate Pedestrian Safety in Scoping and Finding Desired Paths
- Golf Cart Parking



Prioritizing a Future Scenario

From the Steering Committee, three scenarios came forth that we wanted to see how residents felt about prioritizing. Rank the following options from Least (1) to Most (3) desirable for the city to prioritize.

*This is not binding. It is a way to gauge preferences and sentiment.

Options and Scenarios	Ranking
Annexation Strategy The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.	
Future Land Use & Permitting The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.	
Catalytic Projects The city should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies.	



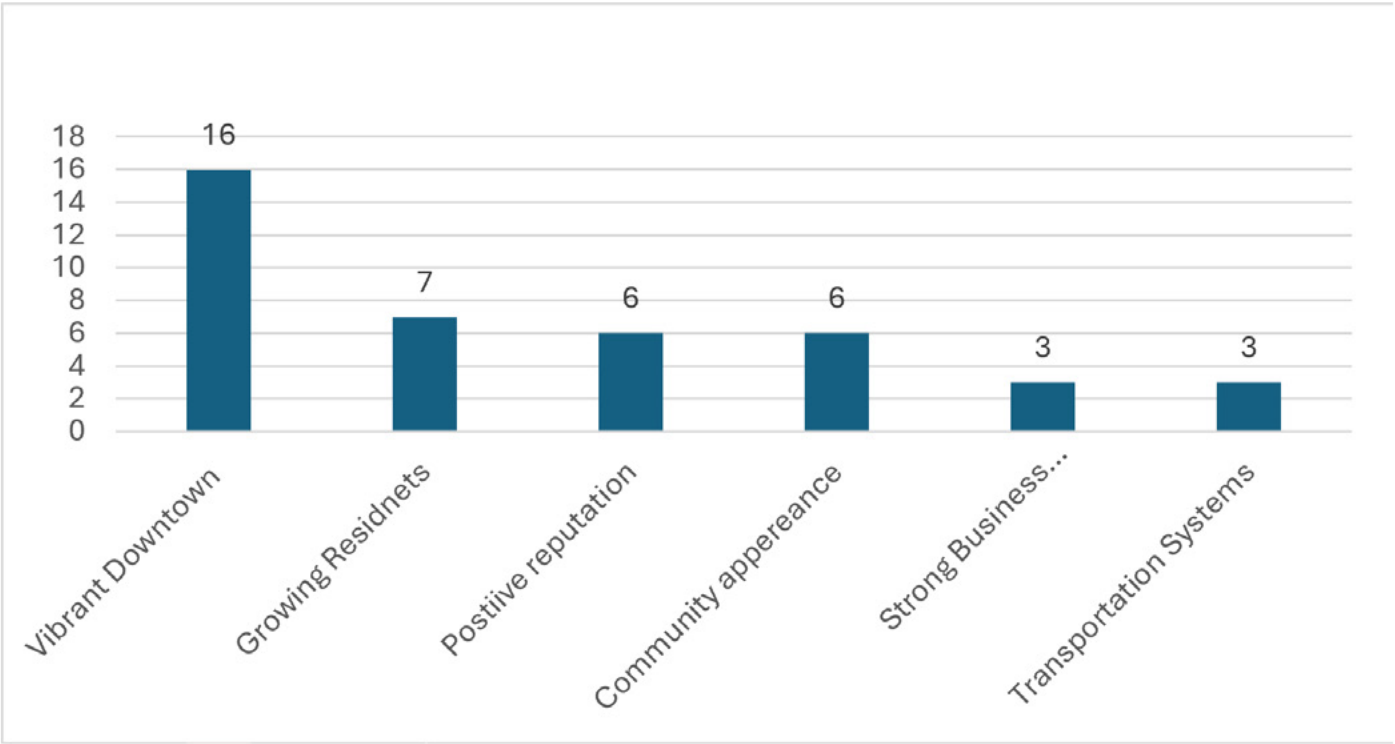
Open House Results

2021 Vision Statement Responses

- 1. Council Wrote a New Vision Statement in January
- 2. As Long as council is here this will not happen. Look at the millage
- 3. This still reflects our vision as Stone Mountain
- 4. Seems a little generic

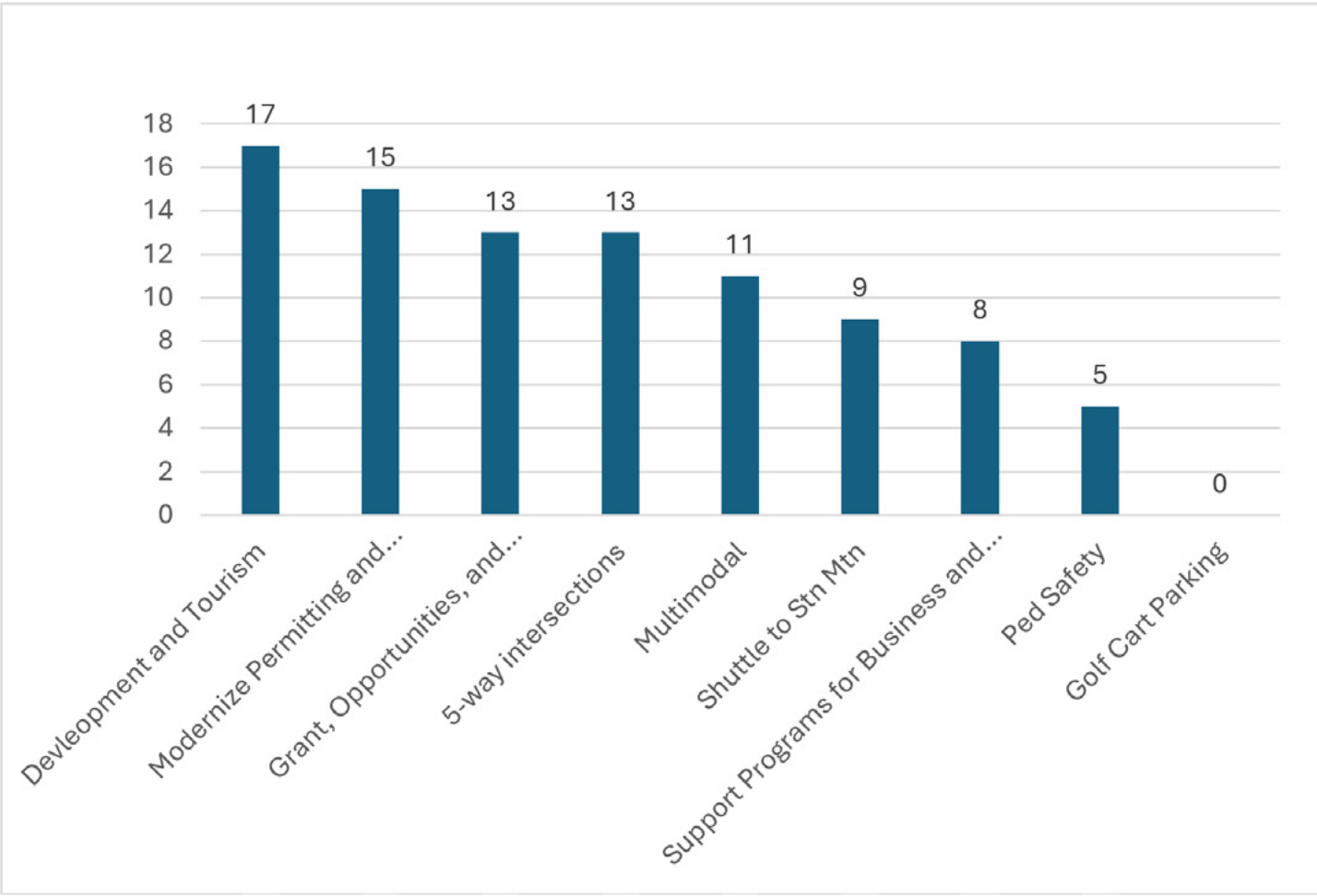
Top Two Priorities from 2021 Goals

The top priority is a vibrant downtown. Without clear indication for 1st or 2nd priority, the next three categories could be interchangeable in terms of priority. However, all feed into a vibrant downtown.



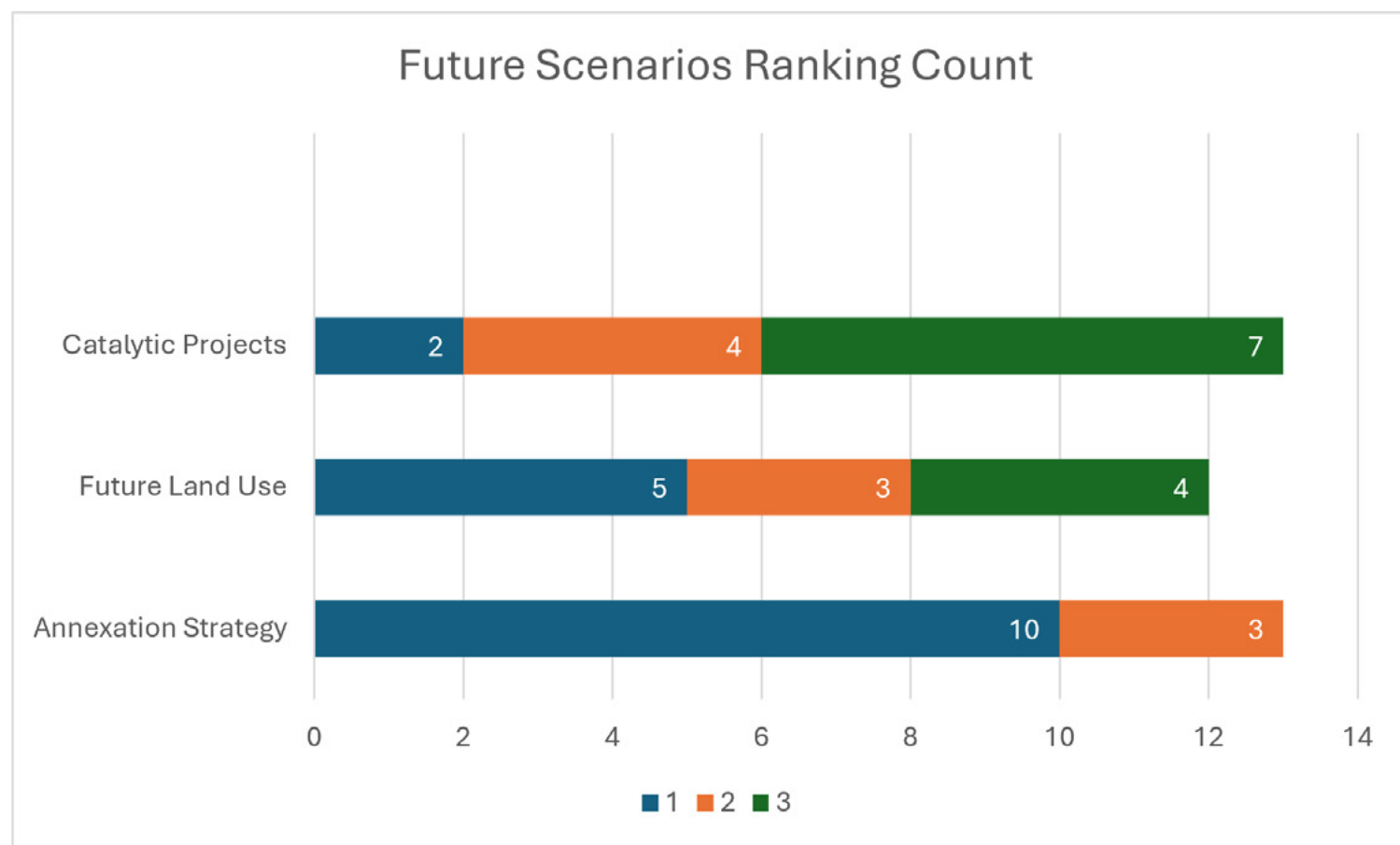
Top 2026 Priorities

The top priorities are Development and Tourism with Modernizing permits and renovations.



Future Scenarios Ranking Count

1 is high priority 3 is low priority.



From this graph, it is clear the annexation strategy is preferred most, with 10 respondents choosing this as a #1 priority and 3 reporting it as a second priority. The future land use scenario would rank second with 5 reporting it as first choice, and 3 as second choice.

Scenario Description:

Annexation Strategy

The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.

Future Land Use & Permitting

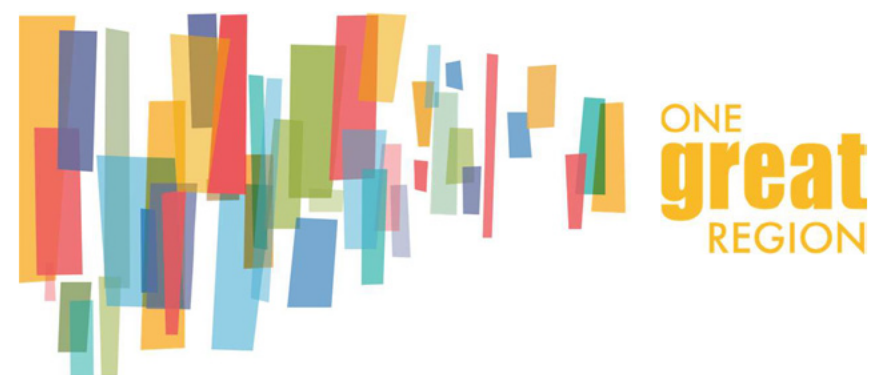
The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.

Catalytic Projects

The City should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies

Comments from Map (Will Include on Map)

1. New Residential Allowed on Vacant Lots dispersed throughout the city +1
2. Better relationship with Park
3. I would like to see Silver Hill Isolated and own Cemetery increased in size?
4. Incorporate the FOP Bldg. and Central
5. Get rid of take giant markers and make space for the citizens in the cemetery
6. Make downtown more livable
7. Clean out blight new housing
8. Tiny house development somewhere
9. Mixed use hotel
10. Public pool/splash pad in the town center
11. Mixed use development +2
12. More children's outdoor activities. With an activity bus to pick up and drop off
13. Tree Trimming+1
14. Drainage and ditches cleaned on Lucille and Pepperwood because of Flooding
15. Start acting like the Pepperwood subdivision matters before annexing any other areas.



Stone Mountain Comprehensive Plan Update

Steering Committee Meeting #2 | July 9, 2026



2026 Comprehensive Plan Update
SC 2 July 9th

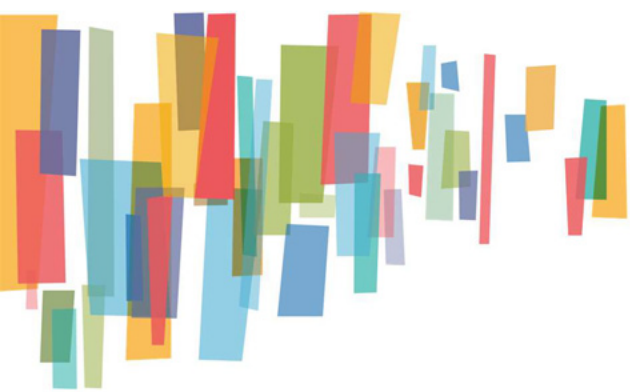
Name	Email Address
James Westerfield	
Josh Griffith	
Mike Helton	
Nancy Lovingood	
Josue Navarez	
Robbie Terry-Washington	
Ryan Smith	
Sarah Hage	
Shavala Ames	
Rachey Isley	
Elisabeth Richmond	

*This sign-in sheet is for internal record keeping purposes for the City of Stone Mountain and ARC.
Your information will not be shared with any outside parties.*

Agenda

- 📅 Progress Update
- 📅 Engagement Summary (Survey and Open House Results)
- 📅 Community Work Program
- 📅 Next Steps

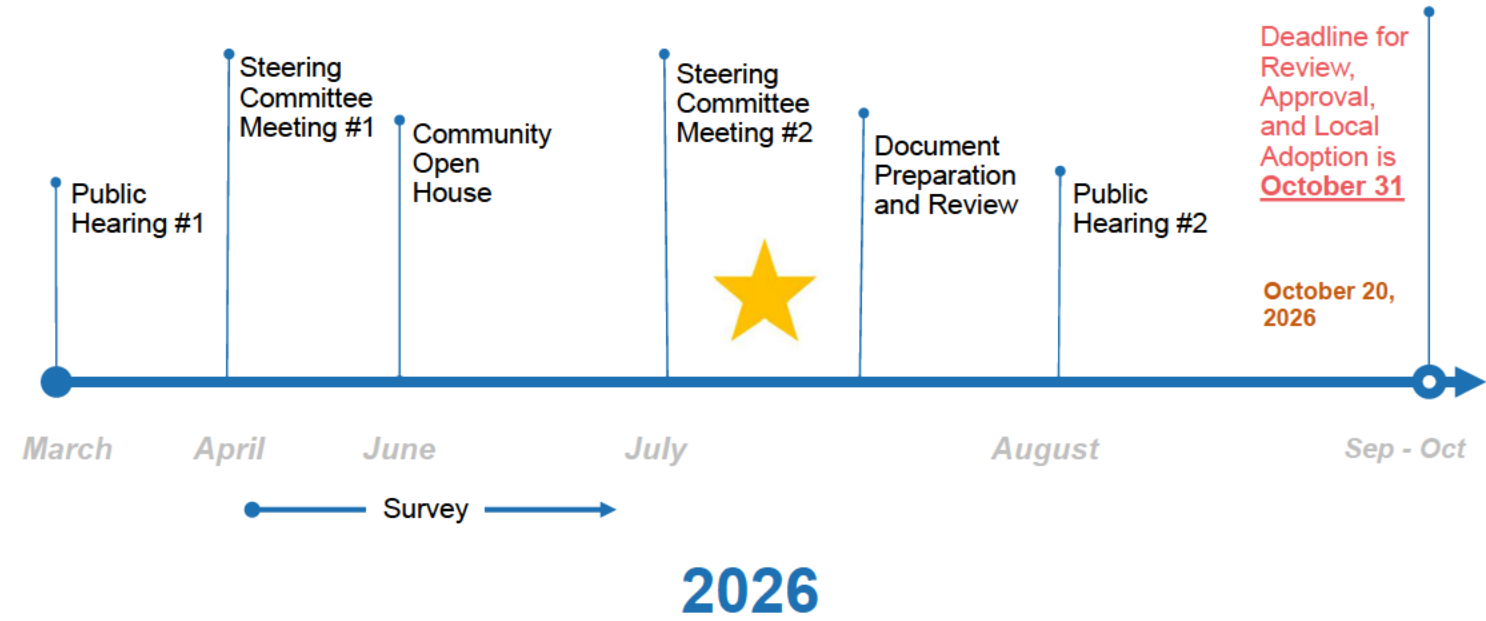


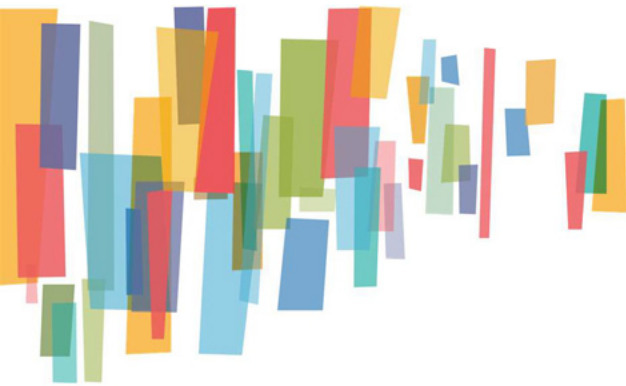


Progress Update



What is the timeline?





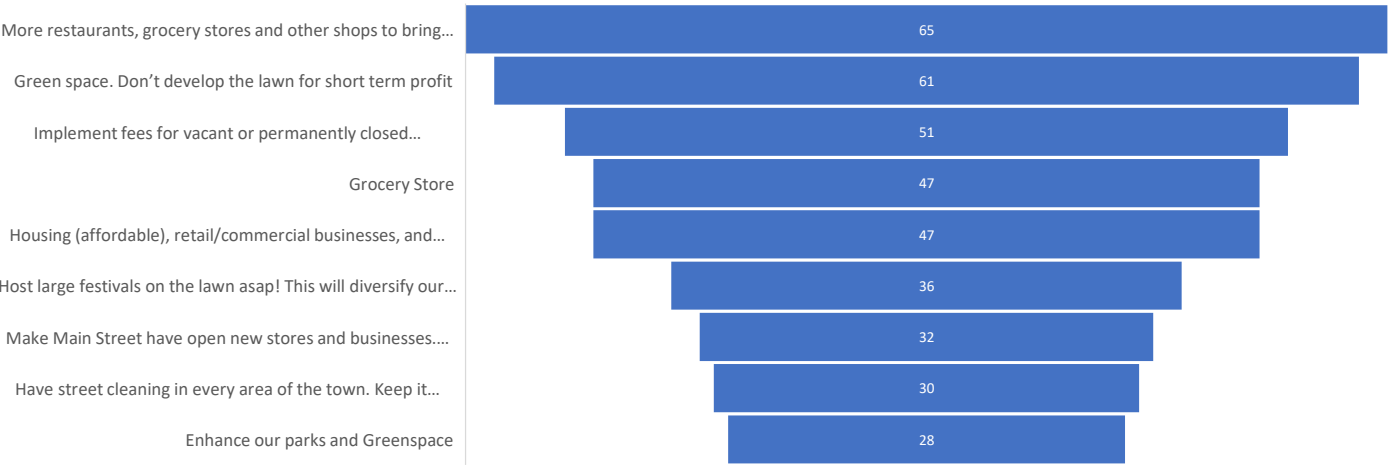
Engagement Summary

Survey Results

Views 1,465	Participants 98	Responses 1,607	Comments 128
-----------------------------------	---------------------------------------	---------------------------------------	------------------------------------

What's Missing From Stone Mountain as a Whole?

Below are the top 10 comments respondents made



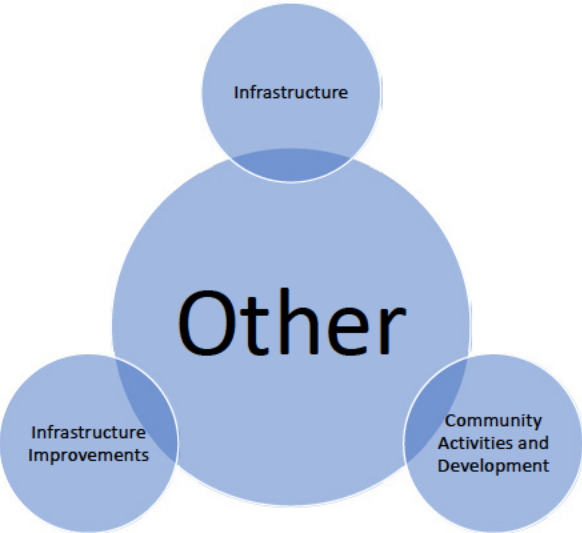
Residents largely focused on Main Street’s economic, community, and aesthetics, along with greenspace activation.

How Would You Rank the Priorities for Stone Mountain?



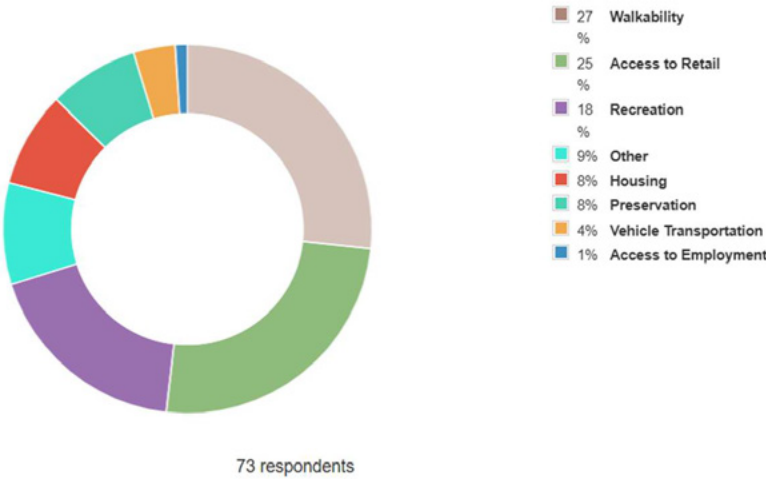
How Would You Rank the Priorities for Stone Mountain?

Below are the broad areas summarizing the focus of respondents' comments.



What's Most Important to you

* What is most important to you? Select up to three choices. To add an option for Other, click the field and type out a word.



Walkability and Access to Retail account for over half of the respondents' top choices. Recreation comes third, highlighting the need for greenspace identified in the previous slide.

Other comments reflect what was already stated in the comments: Infrastructure, beautification, a unique thriving community.

What’s Most Important to you

* The 2021 City of Stone Mountain Comprehensive Plan update identified a series of community concerns. How much do you agree with the following statements?

	Agree	Slightly Agree	Neutral/Not Applicable	Slightly Disagree	Disagree
Recruiting a major grocery store chain still a community concern?	53% Agree	23% Slightly Agree	8% Neutral/Not Applicable	4% Slightly Disagree	12% Disagree
Code ordinance enforcement is still a community concern.	52% Agree	27% Slightly Agree	16% Neutral/Not Applicable	2% Slightly Disagree	2% Disagree
Westgate's designation still a community concern?	19% Agree	5% Slightly Agree	55% Neutral/Not Applicable	3% Slightly Disagree	18% Disagree
Property maintenance enforcement in the downtown district is still a concern.	74% Agree	12% Slightly Agree	10% Neutral/Not Applicable	2% Slightly Disagree	1% Disagree
Statewide annexation (city boundary growth) remains a community concern.	30% Agree	21% Slightly Agree	24% Neutral/Not Applicable	7% Slightly Disagree	18% Disagree
Creating a redevelopment plan for housing.	32% Agree	18% Slightly Agree	23% Neutral/Not Applicable	12% Slightly Disagree	15% Disagree

83 responses

Residents strongly agree that the 2021 priorities and goals of a Grocery Store, Code Enforcement, and Property Maintenance still resonate.

Meanwhile, most are neutral on the 2021 priority of Westgate’s designation being a community concern, showing a changing attitude.

Other Comments

Below are the general themes from the comments section, with applicable direct quotes.

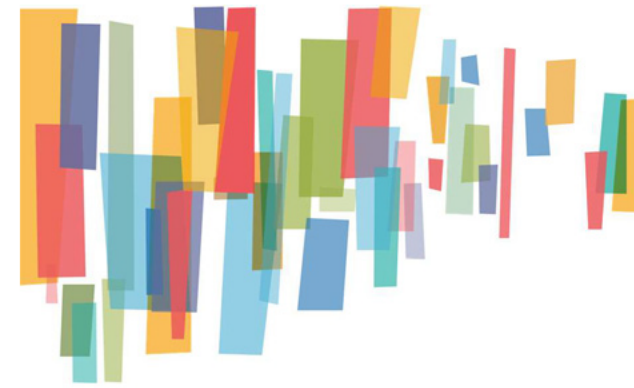
Economic Development & Revitalization	Grocery Store/Retail	Tourism/Stone Mtn, Park	Property Taxes	Infrastructure (JBR)	Governance	Housing
Right now, the City does not have a clear plan for creating a real, sustainable economy... The DDA should be actively studying what comparable cities are doing to attract business investment. The town just appears to be very run down with no cohesive look or personality... too many storefronts are closed.	Why doesn't the city work with Tucker to buy the corner at Goldrush/Memorial , or buy up the old crappy hotel on Memorial and W. Mountain to build a grocery store? There's a need for diverse grocer options besides Kroger, Publix and Walmart	Stone Mountain Village sits next to the most visited attraction in the state yet we are not meaningfully connecting that traffic to our downtown	Cut the city budget/staff to reflect priorities for residents. If the budget was cut and staff reduced there would be no need to raise the millage.	If this city doesn’t address the mess that is JBR, this city will never get any respect. Total neglect and lack of leadership and vision.	We need to work with DeKalb County to allow an annexation exception so the city can annex ALL the way to Memorial Dr. on JBR and West Mountain Lack of Transparency and Trust Need better theft protection at night.	Regulate investor housing. Assist senior residents. Multi family and low income housing always seems to bring more problems.



Summary

- The survey results show that residents want to see both residential and economic growth in Stone Mountain.
- Main street improvements and acquiring a grocery store carry over from 2021's Comprehensive Plan priorities.
- There are many respondents who want to see improved greenspace activation and cohesive community identity develop.

Based on these results, are there any first impressions or items that stood out? Is there anything missing?

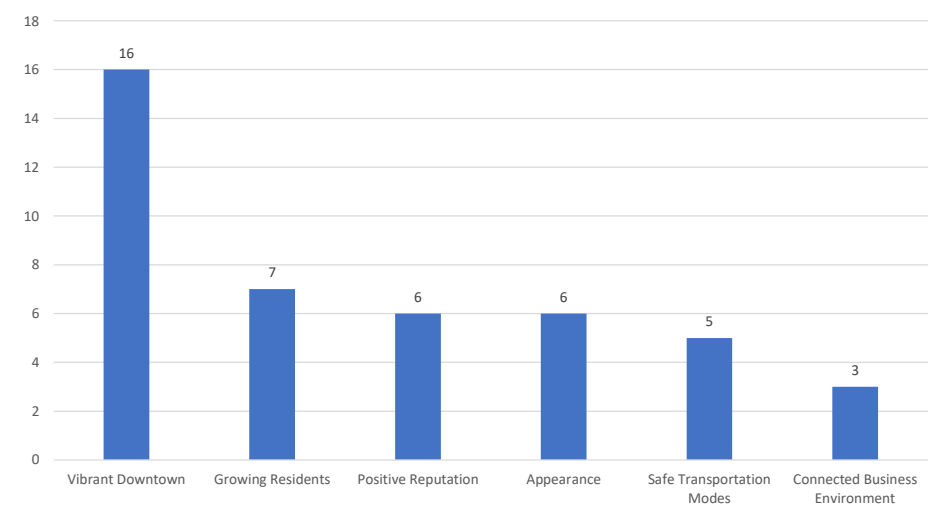


Open House Summary



Top Priorities from 2021 Goals

The top priority is a vibrant downtown. Growing residents is the next priority, with reputation and appearance tied for the third priority. The second, third, and fourth priorities support a vibrant downtown.

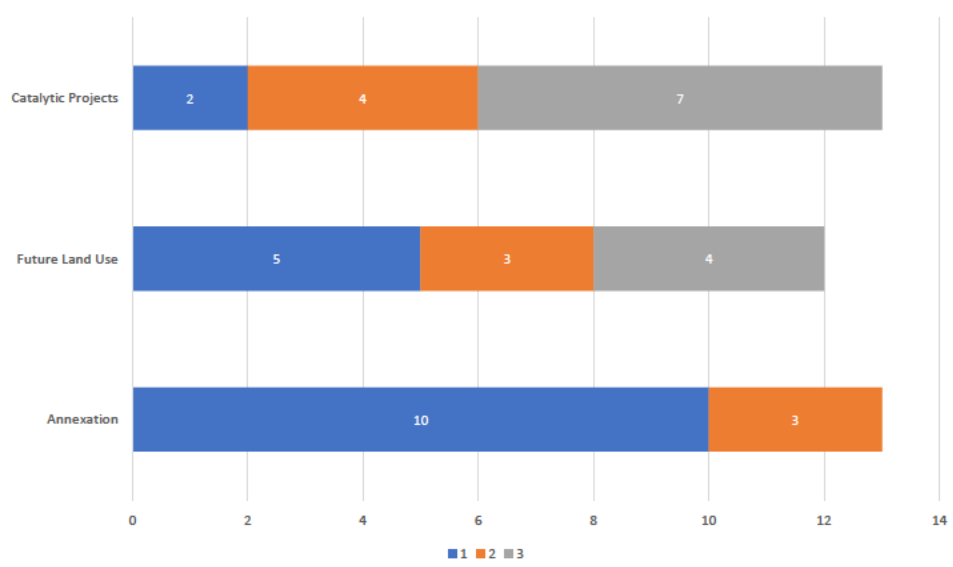


Strategy Prioritization

In the open house, we asked residents to prioritize the following three strategies

- 1. Annexation Strategy:**
“The city should prioritize targeted annexations along Memorial Drive toward Walmart, abutting Clarkston, with a goal of growing commercial tax revenue by 5% annually. Tucker has already crossed the train tracks, creating a risk of the city becoming geographically landlocked. The City Manager and Mayor have an active relationship with Tucker leadership to help navigate shared boundaries.”
- 2. Future Land Use:**
“The city should prioritize updating the Future Land Use Map because it does not reflect actual conditions or future goals. Future Land Use should revise historic preservation guidelines, update the city charter, and overhaul permitting to be more business-friendly. A food and business incubator was flagged as a near-term opportunity given existing community interest.”
- 3. Catalytic Projects:**
"The city should prioritize catalytic projects such as hotels, walkability improvements, and greater housing density to leverage the nearby Costco and new apartment developments. Through blight ordinances, Community Land Trusts, and mixed-use zoning, the city can turn over vacant buildings. The city needs stronger facilitation, clearer actionable solutions, and should build on prior studies."

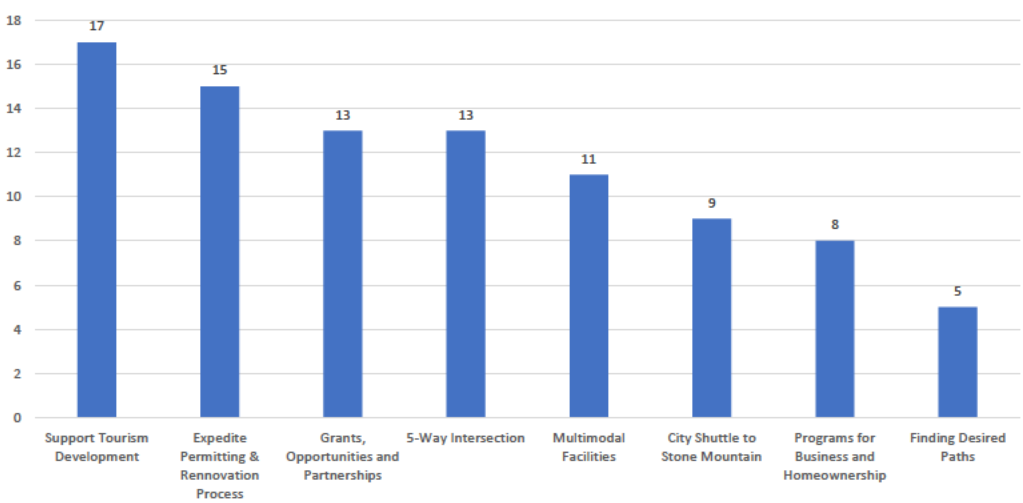
Strategy Prioritization



An overwhelming number of residents prioritized the annexation strategy. Future Land Use received a mixed-response, while Catalytic Projects was the lowest priority.

Based on these responses, and the city's staff and leadership capacity, what is feasible for the city to accomplish over the next 5 years?

Proposed 2026 Needs and Opportunities



Looking forward, residents see developing tourism and using Stone Mountain Park as an anchor.

However, many residents desire to see the city reform their permitting and renovation policies and to support innovation through other funding opportunities.

Map: What's Something You'd Like to See?

Greenspace

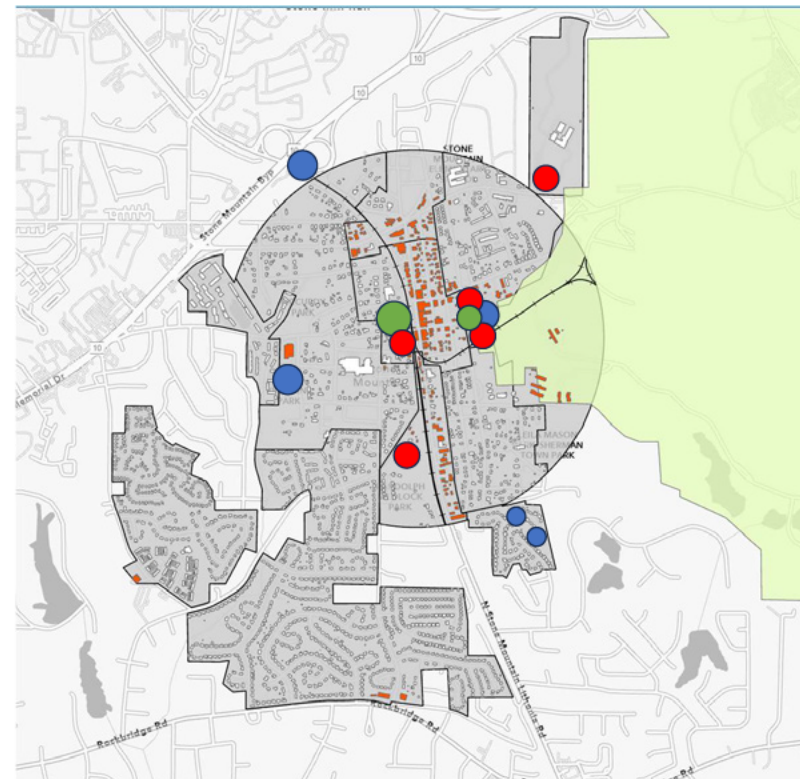
Public pool/splash pad in town center. More children's outdoor activities (ages 7 – 17). Get rid of the fake grave markers. Have a better relationship with [Stone Mountain] park.

Commercial

Mixed use, hotel in downtown. Make downtown more viable.

Other

Clean out blight. Tiny house and infill residential development. Pepperwood Community improvements.



A&C

Summary

- The open house results reflect some of the sentiments found in the online survey.
- A vibrant downtown remains the focus, with many residents feeling the permitting process as a barrier to achieving this vision.
- Many see the city as underutilizing Stone Mountain Park as an anchor to further spur growth for Stone Mountain's Downtown.
- Contrary to their main street growth mindset, residents appear to be focused on annexation rather than updating land use for its current boundaries.
- Aside from the 5-way intersection, infrastructure and transportation are less important than the other issues mentioned.

Do you feel that this summary accurately reflects community sentiment? Is there anything missing?

ONE great REGION

A&C

ONE great REGION

2021 Vision Statement

"The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play, and prosper together."

As long as council is here, this will not happen. Look at the millage.

This still reflects our vision as Stone Mountain.

Seems a little generic.

Council's 2026 Mission Statement

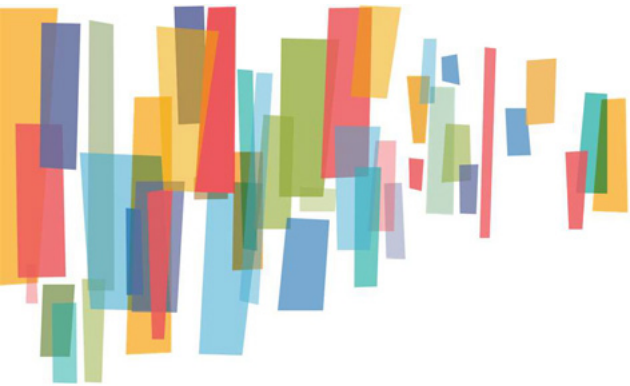
Is there anything in the mission statement that should be included in the 2026 vision statement?
What changes are needed to the current vision statement so that it accurately reflects what people WANT the city to become in the next 5 – 10 years?

2026 Mission Statement

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

2021 Vision Statement

The City of Stone Mountain will be a visionary, diverse, vibrant, sustainable community where people live, visit, create, learn, play, and prosper together.



Community Work Program



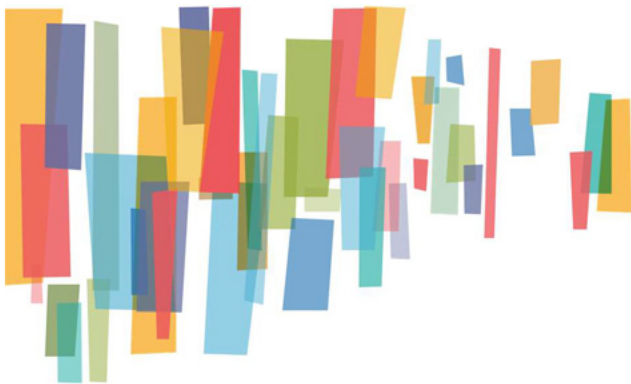
Workplan Update

Project	2022	2023	2024	2025	2026	Responsibility	Funding/Cost	Status
Completed, Underway, Postponed, Cancelled								
Housing								
Create ordinance and enforcement plan to address blight.	X	X				City	Staff Time	Completed
Create redevelopment plan for housing in conjunction with planned future Community HOME Investment Program (CHIP) application submittal.	X	X				City	CHIP funding	Cancelled
Economic Development								
Certify TAD and issue bond.	X	X	X			City	\$25,000	Underway
Pursue designation as a State of Georgia Opportunity Zone for Westgate.	X	X	X			DDA, GA DCA	Staff Time	Cancelled
Continue dialogue with DeKalb County and Carl Vinson Institute of Government regarding countywide plan for annexation	X	X				City	Staff Time	Underway
Recruit a major grocery store chain.	X	X	X			City, DDA, Private	Staff Time	Postponed
Develop property maintenance enforcement and abatement options for buildings in downtown district	X	X	X			City	Staff Time	Cancelled
Natural and Cultural Resources								
Provide targeted connections between parks, e.g., connect VFW and McCurdy Park. Plan for major street crossings, traffic control devices, etc.	X	X	X	X	X	City	General fund	Underway
Community Facilities								
Provide additional and brighter lighting on North and South Main Street.	X	X	X	X	X	City	General fund	Underway
Complete Gateway Program in collaboration with DDA and using Village Forward Downtown Master Plan	X	X	X	X	X	City, DDA, GDOT	Staff Time, DDA	Underway
Develop plan to utilize the Pavilion property and make it available as a community gathering place.	X	X				City, DDA, Private	Staff Time	Underway
Renovate Historic Train Depot as a welcome center, city museum, and community meeting space with public restroom facilities for downtown.	X	X	X	X	X	City, DDA, Grants	\$1,500,000	Underway
Transportation								
Continue restoration of granite curbing.	X	X	X	X	X	City, Private	General Fund, Private Funds	Cancelled
PATH expansions and connections within Village.	X	X	X	X	X	City, PATH Foundation	\$80,000	Underway
Improve road and drainage on Memorial Drive at railroad bridge.	X	X	X	X	X	City, CSX	\$158,000	Underway
Address pedestrian safety citywide (crosswalks, sidewalks, intersections), including crosswalk warning light systems in appropriate downtown areas.	X	X	X	X	X	City	Staff Time, General Fund	Underway
Implement parking plan using recent Parking Study as guide.	X	X				City	Staff Time	Underway

Interactive Workplan Exercise



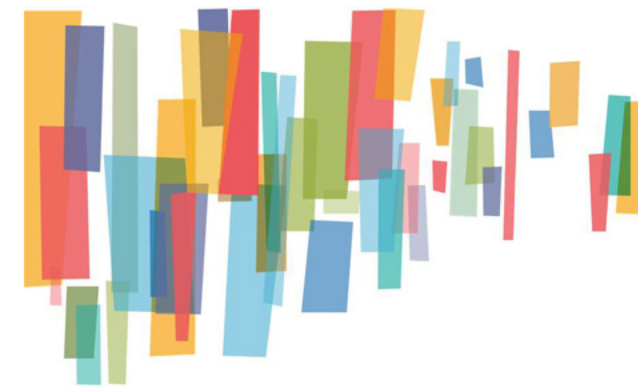
- Based on community input and your knowledge of the city's needs, please suggest items that we should add to the Community Work Program for 2026 – 2031.
- Are there any Items from the 2021 Workplan that need updates or need to be reframed?



Next Steps

What is next?

- 📅 **July 24th:** Draft Comprehensive Plan to city manager & planner for review
- 📅 **August 18th:** Distribute draft plan to Steering Committee & City Council; deadline to run legal ad for second/final public hearing
- 📅 **August 25th:** Comments due from Steering Committee & City Council
- 📅 **September 2nd/3rd:** Upload final plan to DCA Website
- 📅 **October 20th:** City Council adoption of 2026 Comprehensive Plan



Before you go...

Any questions?

2026 Stone Mountain Comprehensive Plan Update

Project Engagement

VIEWS

1,658

PARTICIPANTS

98

RESPONSES

1,607

COMMENTS

128

* What is missing from the City of Stone Mountain and the community as a whole? Utilize the comment box below to provide feedback and attach example pictures.

More restaurants, grocery stores and other shops to bring in business

2/7/2026

65 Agree

Green space. Don't develop the lawn for short term profit

2/4/2026

61 Agree

Implement fees for vacant or permanently closed commercial properties on Main Street

2/19/2026

51 Agree

Grocery Store

2/5/2026

47 Agree

Housing (affordable), retail/commercial businesses, and growth.

2/3/2026

47 Agree

Show all comments

https://publicinput.com/report?id=52104

1/9

8/31/26, 2:37 PM

Atlanta Regional Commission - Report Creation

* How would you rank the priorities for the City of Stone Mountain? To rank the priorities, responses above the Next Priority line. To add an option for Other, click the field and type out a word.

Item # 2.

97%	Sustainable Growth	Rank: 2.14	37 ✓
97%	Access to Commercial/Retail	Rank: 2.14	37 ✓
37%	Other	Rank: 2.50	14 ✓
97%	Historic Preservation	Rank: 3.54	37 ✓
97%	Housing Choices	Rank: 4.08	37 ✓
97%	Employment Opportunities in the City	Rank: 4.30	37 ✓

38 Respondents

https://publicinput.com/report?id=52104

147

2/9

70%	Walkability	51 ✓
66%	Access to Retail	48 ✓
48%	Recreation	35 ✓
23%	Other	17 ✓
22%	Housing	16 ✓
21%	Preservation	15 ✓
10%	Vehicle Transportation	7 ✓
3%	Access to Employment	2 ✓
73 Respondents		

Recruiting a major grocery store chain still a community concern?	53% Agree	23% Slightly Agree	8% Neutral/Not Applicable	4% Slightly Disagree	12% Disagree
Code ordinance enforcement is still a community concern.	52% Agree	27% Slightly Agree	16% Neutral/Not Applicable	2% Slightly Disagree	2% Disagree
Westgate's designation still a community concern?	19% Agree	5% Slightly Agree	55% Neutral/Not Applicable	3% Slightly Disagree	18% Disagree
Property maintenance enforcement in the downtown district is still a concern.	74% Agree	12% Slightly Agree	10% Neutral/Not Applicable	2% Slightly Disagree	1% Disagree
Statewide annexation (city boundary growth) remains a community concern.	30% Agree	21% Slightly Agree	24% Neutral/Not Applicable	7% Slightly Disagree	18% Disagree
Creating a redevelopment plan for housing.	32% Agree	18% Slightly Agree	23% Neutral/Not Applicable	12% Slightly Disagree	15% Disagree
83 responses					

58%	Affordable Housing	31 ✓
40%	Multi-family Housing	21 ✓
23%	Senior Housing	12 ✓
53 Respondents		

* Use the space below to provide additional feedback to help make Stone Mountain a great place to live, work, and play.

Stone Mountain is beautiful. I just moved there. I am coming from Marietta, and I used to live close to an entrance for the Chattahoochee National Park. And That's exactly what is missing in Stone Mountain. St. Mtn has way more green area then Marietta, but it doesn't have a public park in the woods. At least not a safe and clean one. There is a road, close to my house, that goes to a deck on a lake, and the first thing my wife, I, and my 4yo son did when we moved, was to go to this road to check the lake. We got terrified. it's completely abandoned, and there was a car, parking there, selling drugs in a bright day light. I'll probably never go back there again.

4/10/2026

Stone Mountain has many under-leveraged assets that can help it thrive in the future. Three significant ones are ...

1. the Park - doesn't need much amplification
2. U.S. 78. There are many radial (U.S.) highways on this side of Atlanta that are surface streets. We have a freeway right to our city limits, That's incentive for future residents and tourists from the east side of Atlanta.
- 3, Real estate in Stone Mountain, particularly residential, is significantly less expensive than most surrounding communities, even many farther out from Atlanta than Stone Mountain.

4/10/2026

Funding changes to the Depot Museum next to Freedom Bell in City of Stone Mountain to draw people to view the city bac

1800's History is not a reflection of progress of our city or country. We all know the journey and sigma etched into the Stone Mountain Park granite. Who wants to spend state and county grants or citizen tax payer property tax increases to fund going back to hurtful and disrespectful bias of humans. I don't. Let's move forward and not backward.

4/3/2026

- 1) introduction to the city of stone mtn with a sign (stronger signage)
 - 2) have stronger neighborhood boundaries (identity of neighborhoods, districts, etc);
 - 3) stronger design along the main corridors; more emphasis on placemaking; focal points of areas, sculpture, street furniture, planting strips; stronger emphasis on the trails
 - 4) better upkeep of lawns, facade of downtown area, and businesses
 - 5) design ordinance (i.e. property maintenance)
 - 6) grocery store in area to bring more foot traffic to downtown area
- Commissioner Hudson

3/31/2026

You do not show "OTHER" choices so how does the public know who said what?
Your ""Housing" question makes no sense whatsoever. It will mislead people and you will come up with a mishmash of answers based on countless interpretations of what you have said. This survey is not a good one. It does not appear to be designed to illicit opinions.

3/26

Show all comments

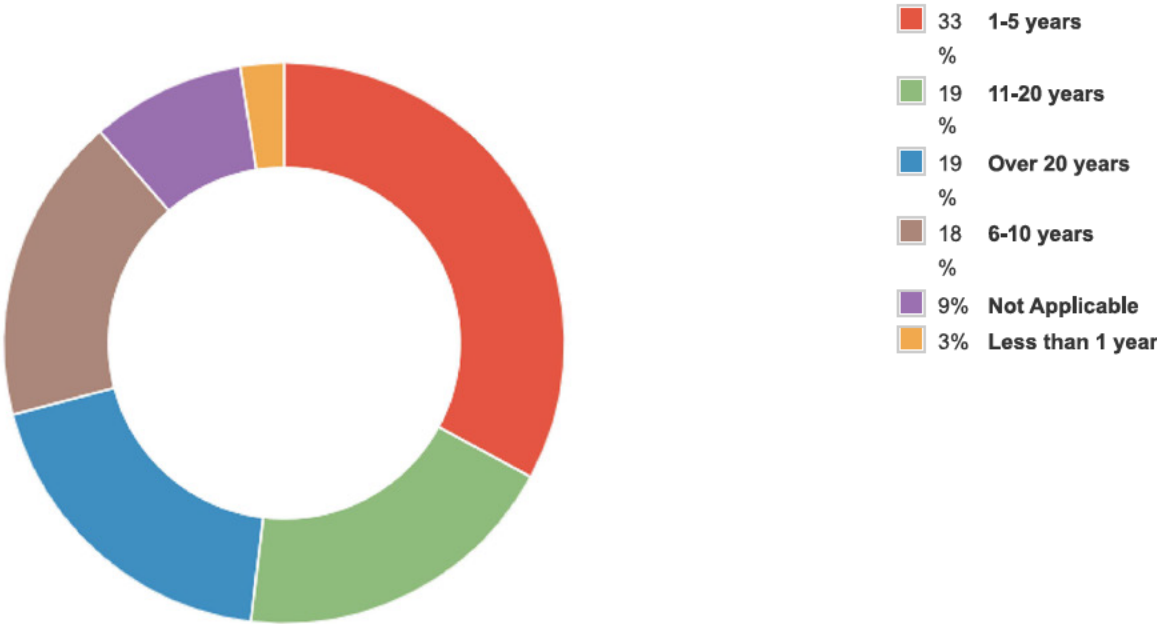
Please select each of the following that apply to you:

Item # 2.

90%	I live in Stone Mountain	61 ✓
18%	I work in Stone Mountain	12 ✓
10%	I own a business in Stone Mountain	7 ✓
6%	I do not live but frequent Stone Mountain	4 ✓
4%	Other	3 ✓

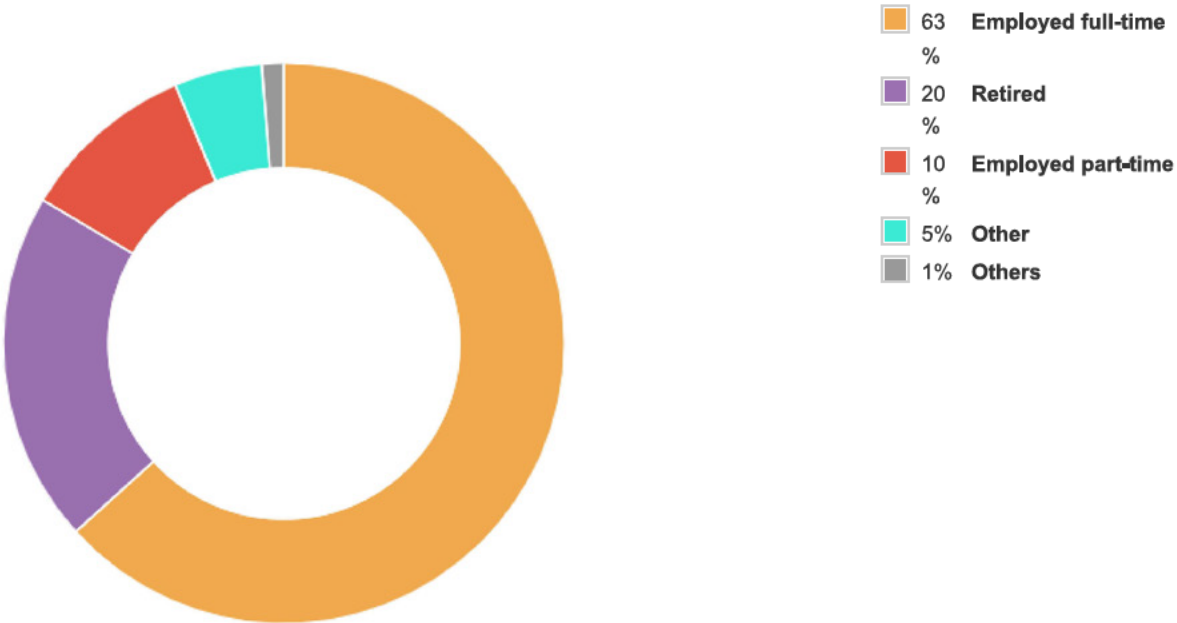
68 Respondents

If you live in Stone Mountain, how long have you been a resident?



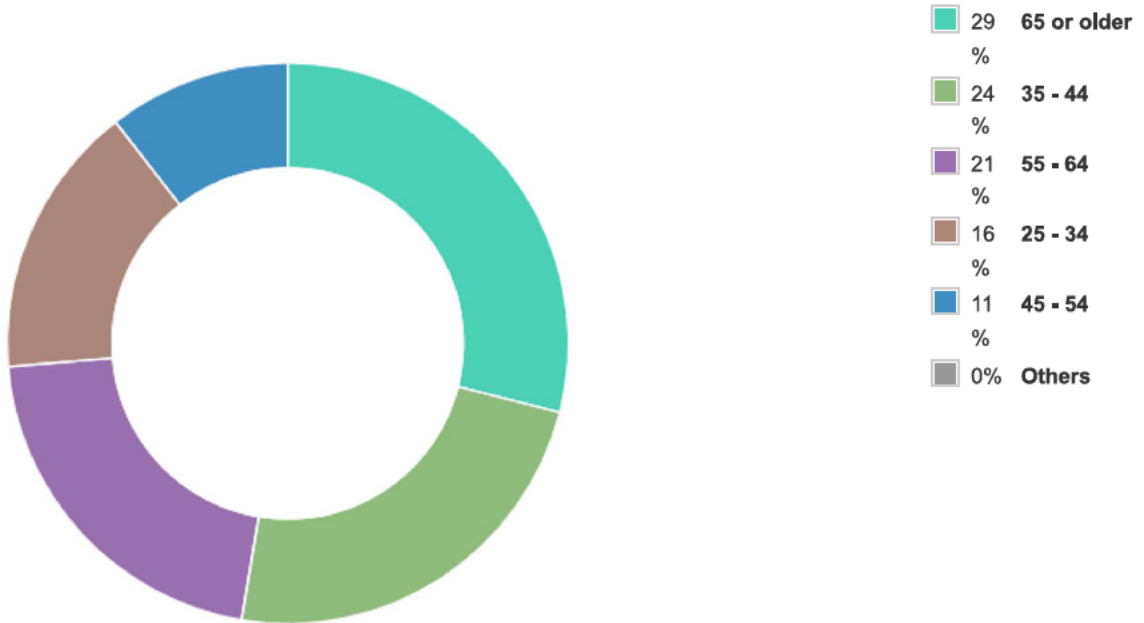
79 respondents

Which of the following categories best describes your employment status?



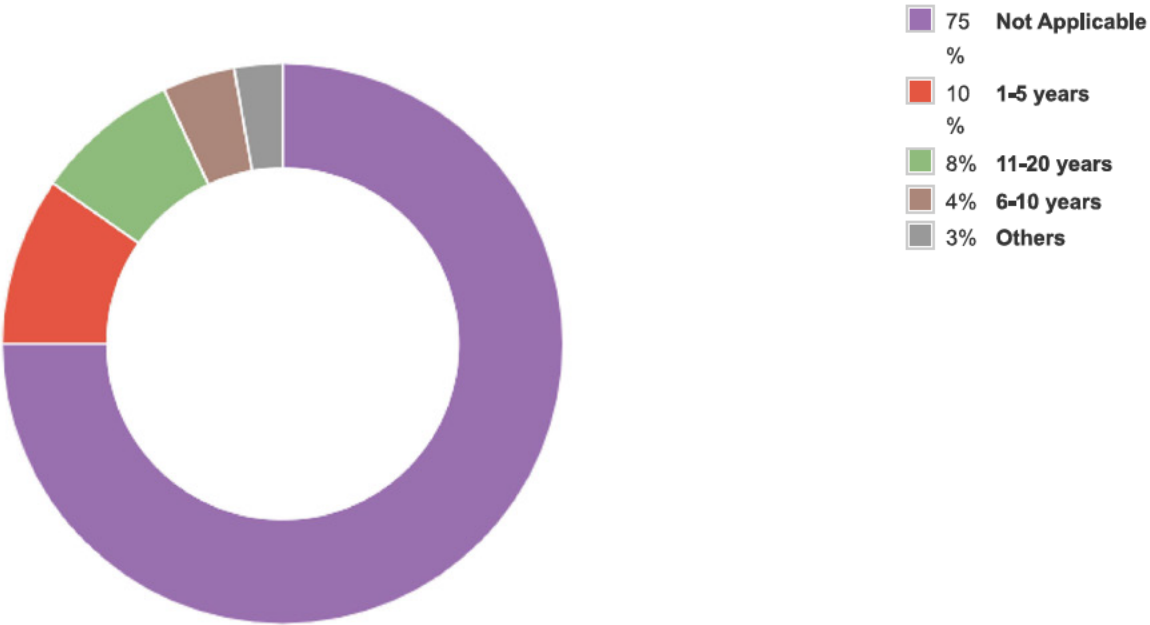
79 respondents

What is your age?



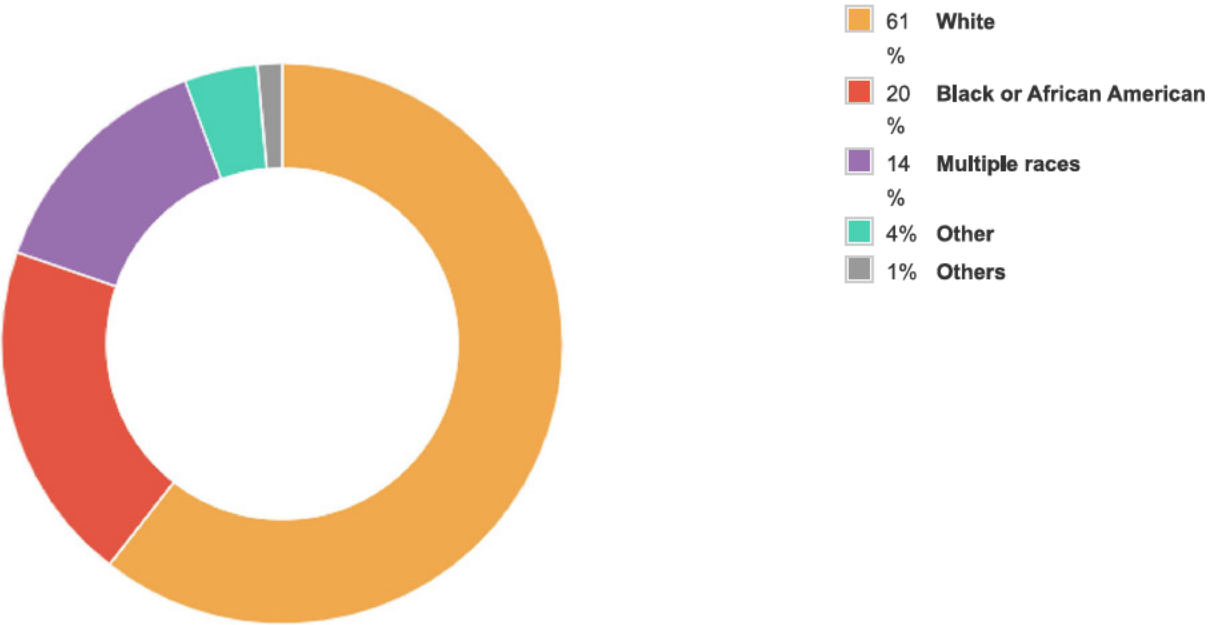
76 respondents

If you work or own a business in Stone Mountain, how long have you done so?



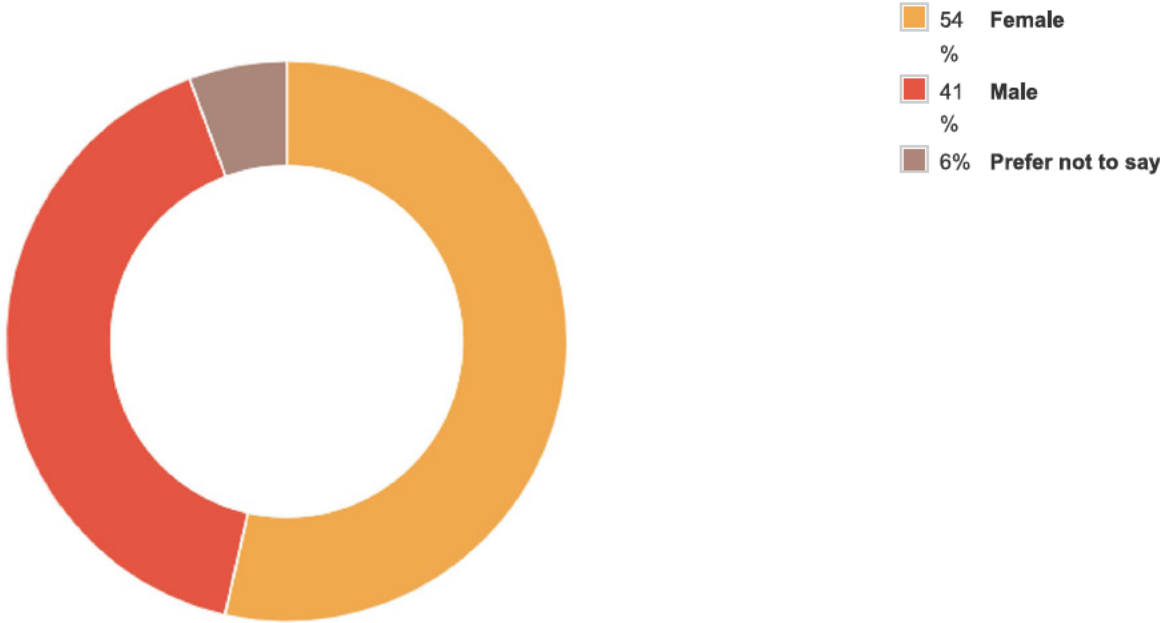
72 respondents

Which race do you identify as?



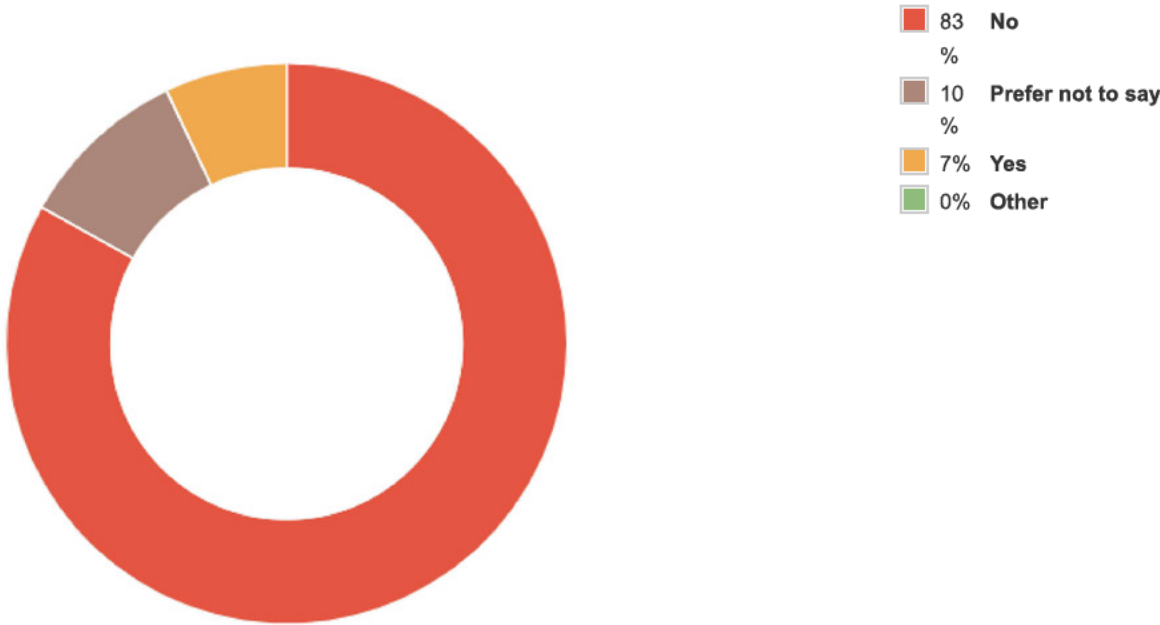
71 respondents

What is your gender identity?



71 respondents

Do you identify as Hispanic, Latino, or Spanish?



71 respondents

Loading more report objects...

Stone Mountain Website Displaying Comprehensive Plan

Comprehensive City Plan

Home > Departments > Planning & Zoning > Comprehensive City Plan

Comprehensive City Plan

Welcome to the City of Stone Mountain's Comprehensive City Plan

Embark on a journey to shape the future of our community through our Comprehensive City Plan. Here, you'll find concise summaries outlining our vision, goals, and strategies for sustainable growth and development.

Our Comprehensive City Plan is a roadmap for enhancing livability, economic vitality, and environmental stewardship in Stone Mountain. As part of our commitment to meeting the highest standards of urban planning, we adhere to the Minimum Planning Standards set forth by the state of Georgia.

To ensure alignment with these standards and best practices, please refer to the Georgia Department of Rules and Regulations for additional resources on [Georgia's Minimum Planning Standards](#).

For your convenience, below you'll find documents organized by year. Explore and stay informed about the initiatives driving positive change in our community.

Thank you for your commitment to shaping a brighter future for Stone Mountain.

Search for file name:

search here

SEARCH

2026 Comprehensive City Plan ▾

4 documents

2021 Comprehensive City Plan ▾

6 documents

2016 Comprehensive Plan ▾

3 documents

Proposed 2026 Comprehensive Plan Update ▾

1 document

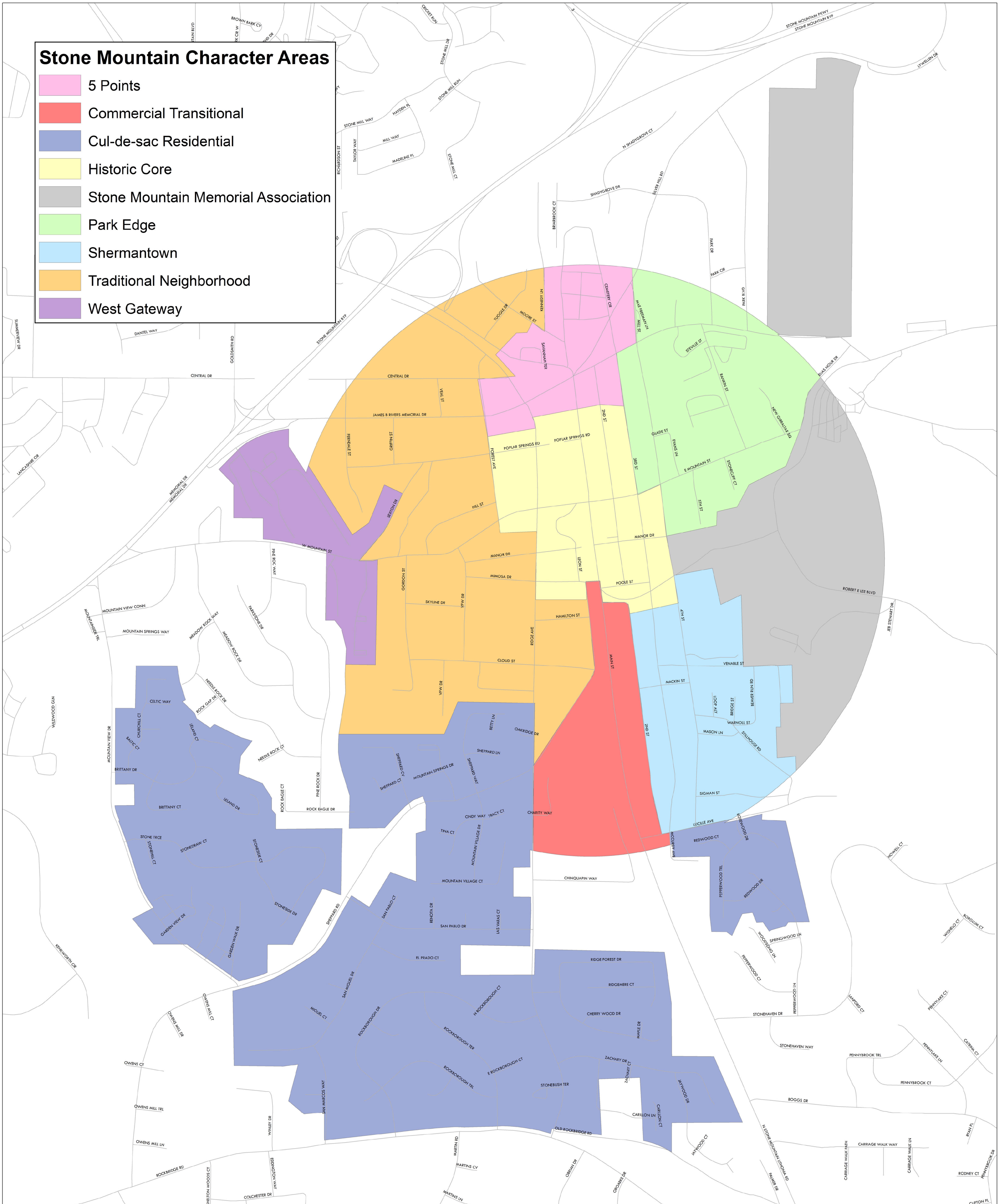
https://publicinput.com/report?id=52104

9/9

151

310-00187541 8/13, 8/20, 8/27, 9/3 NOTICE ++2026-1455++ TO: All Interested Parties The Petition of JOHN B. BRACEWELL, for a year's support from the estate of Emily H. Bracewell, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before 09/14/2026, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Bedelia C Hargrove Judge of the Probate Court By: Donna Whitehead, Clerk of the Probate Court 556 N. McDonough St., Rm. 1100 Decatur, Georgia 30030 404-371-2601	310-509725 7/30, 8/6, 8/13, 8/20 NOTICE ++2026-1052++ TO: All Interested Parties The Petition of WINNIFRED A. JOHNSON, for a year's support from the estate of Errol F. Johnson, Deceased, for Decedent's Surviving Spouse and minor child, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before 08/31/2026, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Bedelia C Hargrove Judge of the Probate Court By: Donna Whitehead, Clerk of the Probate Court 556 N. McDonough St., Rm. 1100 Decatur, Georgia 30030 404-371-2601	310-509372 7/23, 7/30, 8/6, 8/13 NOTICE ++2026-1454++ TO: All Interested Parties The Petition of LATRINA KEITH, for a year's support from the estate of Clovis McDowell, Jr., Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before 08/24/2026, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Bedelia C Hargrove Judge of the Probate Court By: Donna Whitehead, Clerk of the Probate Court 556 N. McDonough St., Rm. 1100 Decatur, Georgia 30030 404-371-2601	310-509711 7/30, 8/6, 8/13, 8/20 NOTICE ++2026-1414++ TO: All Interested Parties The Petition of JANIE DUGGAN BOTTOMS, for a year's support from the estate of Louis Guy Bottoms, Deceased, for Decedent's Surviving Spouse, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before 08/31/2026, why said Petition should not be granted. All objections to the Petition must be in writing, setting forth the grounds of any such objections, and must be filed on or before the time stated in the preceding sentence. All pleadings/objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed the Petition may be granted without a hearing. Bedelia C Hargrove Judge of the Probate Court By: Donna Whitehead, Clerk of the Probate Court 556 N. McDonough St., Rm. 1100 Decatur, Georgia 30030 404-371-2601	Public Hearing 320-187594 8/13, 8/20, 8/27, 9/3 PUBLIC HEARING NOTICE Stone Mountain City Council will hold a public hearing regarding the ++2026 Comprehensive Plan Update++ on TUESDAY, SEPTEMBER 1, 2026 at 6:30 PM at City Hall, 875 Main Street, Stone Mountain, GA 30083. The purpose of this hearing is to brief the community on the contents of the plan update and provide an opportunity for residents and council members to make final comments. Following the hearing, the city council will conduct a vote to approve transmittal of the plan to the Atlanta Regional Commission (ARC) and Georgia Department of Community Affairs (DCA) for review. Questions should be directed to Thatcher Hart, Community Development Director, at thart@stonemountaincity.org or 770-722-5014. 320-187594 8/13, 8/20, 8/27, 9/3 CITY OF TUCKER NOTICE OF PUBLIC HEARINGS MAYOR AND CITY COUNCIL PUBLIC HEARING: MONDAY, ++SEPTEMBER 14, 2026, AT 7:00 P.M.++ CITY HALL ADDRESS: 1975 LAKESIDE PARKWAY, SUITE 350B, TUCKER, GA 30084 Public hearing for the determination of a time extension for SLUP-22-0002 (O2022-06-42) at 2247 and 2251 Northlake Parkway per Sec. 46-1599.	Public Notice 330-187625 8/13, 8/20, 8/27, 9/3 ORDER OF PUBLICATION IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA CIVIL ACTION NO. ++26FM2928-1++ Yoan Simbafo Tchasseem PLAINTIFF VS Jessika Jade Little DEFENDANT It appearing by Affidavit, that the above named defendant on whom service is to be made in this case resides out of the State, or has departed from the State, or cannot, after due diligence, be found within the State, or conceals himself or herself to avoid service of the Summons, and it further appearing, either by Affidavit or by verified Complaint on file, that a claim exists against the defendant in respect to whom service is to be made, and that the defendant is a necessary or proper party to the action. IT IS HEREBY CONSIDERED, ORDERED AND DECREED THAT: Service be made by publication as provided by law. SO ORDERED this 10th day of July, 2026. NAME OF PARTY TO BE SERVED: Jessika Jade Little CLERK OF SUPERIOR COURT OF DEKALB COUNTY, GA. 330-187055 8/6, 8/13, 8/20, 8/27 IN THE SUPERIOR COURT OF DEKALB COUNTY STATE OF GEORGIA FOX FUNDING GROUP, LLC, Plaintiff, vs. SOLSTICE INVESTMENTS, LLC and KASIE SCOTT, Defendants. Civil Action No. ++26CV9526++ NOTICE OF PUBLICATION TO: Kasie Scott 861 Cavanaugh Avenue, S.E. Atlanta, Georgia 30316 By Order for Service by Publication dated July 23, 2026, you are hereby notified that on the 17th day of October, 2025, the above named Plaintiff, Fox Funding Group, LLC filed with the Superior Court of Dekalb County, State of Georgia a Complaint against Solstice Investments, LLC and Kasie Scott. You are required to appear and defend by answering the Complaint in this action and to serve a copy of your Answer on the Dekalb County Clerk of Superior Court at 556 N. McDonough St., Decatur, Georgia 30030 and on Plaintiff's counsel, Taylor Dove, Hunter, Maclean, Exley & Dunn, P.C., Post Office Box 9848, Savannah, Georgia 31412, within sixty (60) days. If you fail to do so, judgment by default will be rendered against you for the relief demanded in the Complaint. WITNESS, the Honorable Asha F. Jackson, Judge of this Superior Court. This the 28th day of July, 2026. Debra Debery	CLERK, SUPERIOR COURT FOR: Taylor L. Dove Georgia Bar No: 993210 P.O. Box 9848 Savannah, Georgia 31412-0048 Telephone: 912-236-0261 Facsimile: 912-236-4936 E m a i l : tdove@huntermaclean.com ATTORNEYS FOR PLAINTIFF 330-187056 8/6, 8/13 ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE (REPAIR FACILITY) Vehicle Make: BMW Year: 2012 Model: 750LI Vehicle ID #: ++WBAKB8C53CC964228++ Vehicle License #: State Person who left vehicle at facility: _UNKNOWN Any information relating to owner: _UNKNOWN You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at 5042 WINTERS CHAPEL RD., ATLANTA, GA. 30360. Anyone with an ownership interest in this vehicle should contact the following business immediately: _SOLOMOTOR SPORTS Address: Telephone #: 5042 WINTERS CHAPEL RD. ATLANTA, GA. 30360 470 448 1189 330-187147 8/9, 8/13 ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 2481 Old Covington Hwy SW Conyers, GA 30012 The vehicles subject to liens as stated above are identified as: ++Jeep 2015 Cherokee 1C4PJLAB2FW532272 TAG# CWG1476 GA++ Dodge 2010 JOURNEY 3D4PG4FB2AT118956 TAG# ZLH021 GA Ford 2009 Mustang 1ZVHT84N595121862 TAG# <unknown> Chevrolet 2011 Aveo KL1TD5DE3BB119437 TAG# <unknown> Ford 2012 Escape 1FMCU0E72CKB06848 TAG# <unknown> BMW 2011 3-SERIES WBAPK5G50BNN81395 TAG# <unknown>	Nissan 2015 Sentra 3N1AB7AP5FY246434 TAG# SCA8161 GA Ford 2002 Excursion 1FMNU42S92EC84357 TAG# RYS6222 GA Chevrolet 2015 IMPALA 2G11X5SL8F9229635 TAG# TDW7756 GA CADILLAC 2004 DeVille 1G6KD54Y84U148635 TAG# SFK7617 GA Ford 1999 F-250 SD 1FTNF20L1XEB21174 TAG# <unknown> Nissan 2003 Altima 1N4AL11D63C237653 TAG# PNS3486 GA BMW 2004 7-Series WBAGL6343ADP69627 TAG# FVOD GA Anyone with an ownership interest in any of these vehicles should contact the following business immediately: Quick Drop Impounding, Towing, and Recovery 2481 Old Covington Hwy SW Conyers GA 30012 678-210-0245 Please call with any questions. O: 678-210-0245 F: 678-413-0773 I am also requesting a copy of the ad and a publisher's affidavit MASTER CARD 5348 6900 1336 0043 EXP 06/30 CODE ON BACK: 188 330-00187151 8/6, 8/13 ABANDONED ADVERTISEMENTS: (REPAIR FACILITY) Vehicle Make: ++LEXUS Year: 2013++ Model: GS 350 Vehicle ID# JTHCE1BL0D5010904 Person who left vehicle at facility: DWAYNE WHITE You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicle is currently located at: G&T AUTOMOTIVE LLC. Anyone with an ownership interest in this vehicle should contact the following business immediately: Business Name: G & T AUTOMITVE LLC Address: 961 WEST MOUNTAIN ST SUITE A STONE MOUNTAIN GA 30083
---	--	--	--	---	--	---	--

Placeholder for Sept. 1 Slide Deck





		City Council Meeting Date:	September 15, 2026
Goal:	Governance	Requested by:	CM Jordan
Agenda Title:	Discussion – Limited Hour Parking on Main Street		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):**

To discuss further plans for parking limits on Main Street and provide clarity and direction for staff.

Staff Recommendations (Motion):

N/A

Mayor's Signature Required:

YES

NO

List Attachments:

No Supporting Documentation

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

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



Date:	09/15/2026	City Council Meeting Date:	September 15, 2026
Goal:	Government /Operations and Improvements	Presenter:	Thatcher Hart, Community Development Director
Agenda Title:	Consideration of GovWell Software Platform for Business Licensing, Planning and Zoning, and Related Development Services		

Agenda Item Description (Background/History/Details):

The City evaluated three software platforms: iWorQ, GovWell, and GovPilot, to identify a software solution to support business licensing, planning and zoning, permitting, code enforcement, and related development services.

The platforms were evaluated based on functionality, departmental needs, implementation requirements, and cost. Based on the evaluation and demonstrations, staff recommends GovWell as the preferred platform.

GovWell's standard agreement is a two-year contract. To accommodate the City's preference to align the contract term with the City's calendar year, GovWell has agreed to provide a three-month extension at no additional cost, allowing the contract to begin in October 2026.

Under the proposed arrangement, the City will receive access to the GovWell platform beginning in October 2026 at no additional charge for the three-month period of October through December 2026. The first billing will occur in January 2027, with the quoted first-year cost of \$14,000. The anticipated annual cost after the first year is \$10,000.

The revised contract documents reflecting these terms are being prepared by GovWell and will be subject to review by City staff and the City Attorney prior to execution.

Organization	Planning and Zoning	Business License	Code Enforcement	Implementation Cost	First Year Total Cost / Annual Cost After Year 1
Iwork	\$3,400	\$3,500	N/A	0.00	\$6,900
GovWell	\$5,000	\$5,000	N/A	\$4,000	\$14K/\$10K
GovPilot	\$2,300	\$3,000	\$2,500	0.00	\$7,800

Staff Recommendations (Motion):

Staff recommends that City Council approve GovWell as the City's selected software platform and approve funding in the amount of \$0.00 for FY2026, and \$14,000.00 for FY2027, with the final form of the contract subject to City Attorney review and approval.

Mayor's Signature Required:	YES	NO
------------------------------------	------------	----

Budgeted Yes/No	Fund Name & Code	Current Balance	Requested Budget Amendment	City Manager's Initials
No	01-5030-53-1120 - Computer Software	N/A	No / No cost for 2026	MD

GovWell Order Form

This Order Form, dated as of the Effective Date, is entered into by and between GovWell Technologies Inc. ("**GovWell**") and the customer identified below ("**Customer**"), and is subject to the Terms of Service (as defined below), which are incorporated by reference herein.

Customer: City of Stone Mountain, GA	Effective Date:
Customer Contact Name:	Customer Contact Email:
Customer Contact Phone:	Billing Contact Name:
Billing Contact Email:	Billing Contact Phone:

1. Software Modules and Services

The table below outlines the GovWell software modules and services included in Customer's purchase:

Software Module	Description	Annual Subscription Fee	Deployment Services Fees	Data Migration Services	Data Migration Fees
Business Licenses	Manage business licenses and collect revenue for the right to operate within the jurisdiction. Covers general business registration and annual renewals. Does not include contractor licenses, liquor licenses, cannabis licenses or health permits.	\$5,000	\$2,000	None	N/A
Liquor Licenses	Manage liquor license applications and renewals for alcohol sales permits requiring state coordination and public hearings.	Included with Business Licenses	Included with Business Licenses	None	N/A
Planning and Zoning	Manage discretionary land use applications requiring staff review or public hearings. Does not include building permits or engineering permits.	\$5,000	\$2,000	None	N/A

Software Module	Description	Annual Subscription Fee	Deployment Services Fees	Data Migration Services	Data Migration Fees
Rental Registration	Manage rental property registration and renewals. Does not include code enforcement violations or business licenses.	\$5,000	\$2,000	None	N/A
AI Community Assistant - Premium (1 Year Trial)	Provide 24/7 support to your community in 80+ languages.	\$5,000 \$0	N/A	None	N/A
One-Time Discount	Applies to each year of the Initial Term, and does not carry into any Renewal Term.	(\$5,000)	(\$2,000)		
TOTALS		\$10,000	\$4,000		\$0

2. Scope of Work

By signing this Order Form, the Customer agrees to the Scope of Work ("SOW") attached as Exhibit A. The SOW outlines the specific services GovWell will provide, as well as the responsibilities of the Customer with respect to Deployment Services, Data Migration Services, Continuous Deployment Services, and Product Support. The Customer acknowledges that GovWell's obligations are limited to the hours and scope defined in the table below. Any services requested beyond these limits may incur additional fees, as described in the SOW.

Item	Quantity / Scope
Deployment Services	52 hours, conducted via Zoom.
Data Migration Services	N/A
Staff Training	7 (seven) 60-minute sessions conducted via Zoom
Continuous Deployment Services	20 hours / year
Product Support	Included for free

3. Initial Term

For AI Community Assistant: One (1) year, beginning on Effective Date. For all other modules: Two (2) years, beginning on the Effective Date.

Project Quote # 3

Module Package for Stone Mountain, GA		Investment
3- Module Modified Essentials Package 1. Business License 2. Report a Concern (Code Enforcement) 3. Planning / Dev Application		\$7,800.00
Data Import: None Needed		\$0.00
Included: Configuration, Training, Support, Unlimited Users, GIS Map		\$0.00
Total Year 1 Fee		\$7,800.00
Annual Fee Years 2-3		\$7,800.00



Standard Billing Terms

Recurring Fees:

Standard Invoice Date	Amount	Invoice Purpose	First Year Service Period
30 Days Prior to the Period Start	\$6,900.00	Annual Invoice	01-01-2027 - 12-31-2027

Setup Fees

Standard Invoice Date	Amount	Invoice Purpose	First Year Service Period
30 Days Prior to the Period Start	\$0.00	Agreement Setup Amount	60 Days after Kickoff

Annual Subscription Fees

Application ID	Classification	Application Name	Standard Pricing	Agreement Pricing
2000	Package	Planning & Zoning	\$4,000.00	\$3,400.00
1000	Package	Portal Home	\$1,000.00	\$0.00
ADD-22	Added	Payment Processing (Payroc)	\$500.00	\$0.00
1100	Package	Entity Management	\$3,500.00	\$3,500.00
1000	Package	Entity Portal Home	\$1,000.00	\$0.00
ADD-22	Added	Payment Processing (Payroc)	\$500.00	\$0.00

Subscription Fee Total (This amount will be invoiced each year) \$6,900.00

One-Time Setup

Service(s)	Standard Pricing	Agreement Pricing
Implementation and Setup Cost (Year 1)	\$7,000.00	\$0.00

Recurring Agreement Pricing

\$6,900.00



Date:	August 25, 2026	City Council Meeting Date:	September 1, 2026
From:	Michelle Uran	Department:	Finance
Goal:	Governance	Presenter:	
Agenda Title:	Bank of America Purchasing Card Program Application and Participant Agreement		

Agenda Item Description (Background/History/Details):

The City currently utilizes credit cards issued through its existing banking institution for authorized municipal purchases. Staff recommends transitioning to the Bank of America Corporate Purchasing Card Program available through the State of Georgia. The program provides enhanced spending controls, real time account monitoring, transaction reporting, fraud protection, receipt management, and centralized program administration. Approval of the application and related participant agreement will allow the City to begin implementation of the purchasing card program. Individual card limits, merchant restrictions, authorized cardholders, documentation requirements, and approval procedures will remain subject to the City's purchasing policy, adopted budget and internal controls.

Workplan Goal Details: Supports good governance, financial accountability, operational efficiency, and strengthened internal controls through centralized card administration, configurable spending limits, improved transaction monitoring, and enhanced reporting.

Staff Recommendations (Motion):

Staff recommends approval of the City's application and participation in the State of Georgia/Bank of America Visa Purchasing Card Program and authorization for the Mayor to execute the application, participant agreement, and related implementation documents on behalf of the City subject to review and approval by the City attorney.

Department Head Approval:	Michelle Uran
City Manager Approval:	Miglena Dimov

Mayor's Signature Required:	YES	NO
------------------------------------	-----	----

List Attachments:

1. State of Georgia/ Bank of America Visa Purchasing Card Application
2. Bank of America Works Fact Sheet
3. Bank of America Global Card Access Fact Sheet
4. Bank of America Corporate Purchasing Card Program Information

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

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



Corporate Purchasing Card

Less process, more productivity.

The Bank of America Corporate Purchasing Card is an all-in-one solution that can help increase your purchasing power, reduce costs associated with routine business purchases and streamline your reporting and accounts payable activities.

Our Corporate Purchasing Card helps you:

- Save hard and soft dollars when converting checks to card payments
- Control unauthorized spending when you leverage greater security features
- Negotiate discounts with preferred suppliers
- Consolidate reporting in multiple languages, across multiple currencies and countries

Spending controls

- Enforce corporate and individual spending policies and practices with flexible spending controls
- Centrally bill certain types of transactions, such as airline expenses, through diversion accounts

Multiple billing and payment options

- Select the frequency cycle and payment mode that's right for your organization

Powerful tools

Web-based tools allow you to manage your program locally, regionally or globally. Simplified processing and robust reporting capabilities can help you gain greater control over your travel and procurement expenses throughout the world.

- Make payments locally and globally
- Capture enhanced point-of-sale data required for auditing, tax reporting robust transaction reconciliation
- Consolidate reporting across multiple currencies and countries

Value-added protection

- Protection from card misuse¹ with liability insurance up to \$100,000
- Travel protection with Automatic Accidental Death and Dismemberment insurance of up to \$500,000
- Lost Luggage Insurance for both lost checked and carry-on luggage not covered by the common carrier¹ up to \$3,000 coverage

Real time account activity alerts

Monitor your corporate card account and prevent fraudulent transactions. Companies and cardholders can set up and manage alerts online through our user-friendly website.

Convenient and recognized customer service

- Take advantage of dedicated 24/7 customer service
- Receive implementation and servicing through our world-class service model
- Build a strategic relationship with a provider who understands your industry, unique payments cycle and processes
- Bank of America Global Corporate and Commercial Banking has been recognized by J.D. Power by providing "An Outstanding Customer Service Experience" for Phone support for 13 consecutive years.

Work with a global treasury leader

As a long-time leader in treasury management services, we welcome the opportunity to put our Corporate Purchasing Card program to work for you. To learn more, visit our webpage using the QR code.



¹ Certain restrictions, exclusions and limitations apply. Benefits subject to change without notice. ² **Disclaimer:** J.D. Power 2022 Certified Customer Service Program recognition is based on successful completion of an evaluation and exceeding a customer satisfaction benchmark through a survey of recent servicing interactions. For more information, visit www.jdpower.com/cc.

"Bank of America" is the marketing name used by certain of the Global Banking and Global Markets businesses of Bank of America Corporation. Lending, other commercial banking activities, and trading in certain financial instruments are performed globally by banking affiliates of Bank of America Corporation, including Bank of America, N.A., Member FDIC. © 2022 Bank of America Corporation. All rights reserved.



Global Card Access App

Card management information and tools in the palm of your hand

Cardholders need real-time account information and access to individual card management tools, while on your computer in the office and when on the go via your mobile device. Global Card Access delivers the critical information and features that a cardholder needs when using their card online or in a convenient mobile app. The app offers the same robust security features and utilizes the same user credentials as the Global Card Access website. This simple-to-use tool provides security and convenience to cardholders.

Real-time account information anytime, anywhere

- View individual account information including current balance, total credit, available credit, and payment due date in the dashboard
- Access specific transaction details for posted and pending transactions including decline reasons and merchant information
- Securely view your unique card PIN
- Find region-specific contact information for servicing

Quick actions for added security

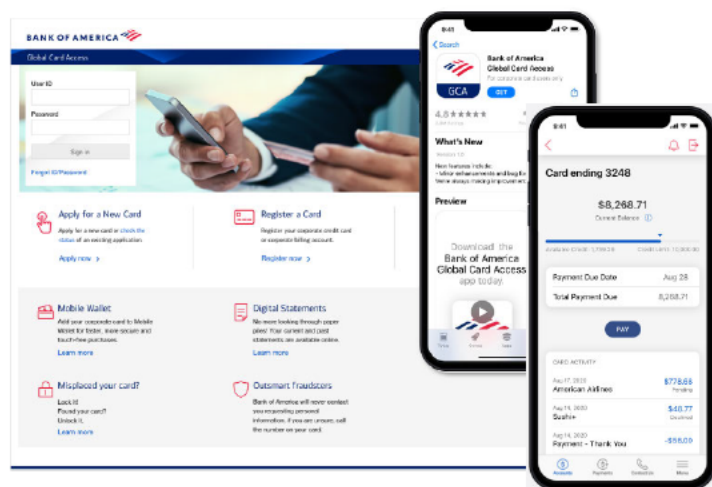
- Temporarily lock a card to prevent unauthorized use
- Manage custom alerts to be sent via text or email

Convenient options for self-service tasks

- Activate a new card
- Update contact information
- Make payments on the website or via the mobile app

Additional, robust capabilities are available via the Global Card Access Website

- Review up to 13 months of digital statements
- Create a custom PIN
- Request a new card from program administrator
- Access reporting, expense management and other management modules
- View or redeem Premium Rewards points¹



For more information

As a longtime leader in treasury management services with a powerful global platform, let us put Global Card Access to work for you.

To learn more, including terms and conditions that may apply, visit our [website](#). The Global Card Access App is available in all major app stores.

¹Premium Rewards information available for accounts enrolled in Premium Rewards.

STATE OF GEORGIA / BANK OF AMERICA VISA PURCHASING CARD APPLICATION**Does your Organization currently bank with Bank of America?**

Yes

No**Organization Information** (Please type or print):

Name of Organization (As it will appear on card): Limit 21 characters (including spaces):

C	I	T	Y		O		S	T	O	N	E		M	O	U	N	T	A	I	N
					f															

Organization Legal Name (*must match Financials and W-9*) City of Stone Mountain

Street Address 875 Main Street

City/State/Zip Stone Mountain, GA 30083

Tax ID # 58-6000670

Business Phone 770-498-8984

No. of Employees

Type of Organization:

Community College

Special District (type) _____

Municipality

District School Board Other (specify) _____

County

County Constitutional Office (specify) _____

Program Administrator(s): (attach additional list if necessary)

Name Miglena Dimov

Title City Manager

Business Address 875 Main St

City Stone Mountain State GA Zip 30083

Business Phone 470-275-3025

E-mail address mdimov@stonemountaincity.org

Fax number

Name

Title

Business Address

City State Zip

Business Phone

E-mail address

Fax number

Name

Title

Business Address

City State Zip

Business Phone

E-mail address

Fax number

Program Information:

1. What is your projected annual spending volume with the Purchasing Card

(total)? \$75,000+2. What is your annual AP Spend (non-Purchasing Card) ? \$6,000,000What types of purchases do you plan to use the Purchasing Card for (travel, office supplies, etc.)? Travel, Training, dues and fees, supplies,
etc. _____3. How many cards do you anticipate initially? 5 At full implementation? 104. When do you plan to implement a Purchasing Card program (Target Go Live Date)? October 1, 2026

Planned Payment Method:

- ☐ ACH Credit
- ☐ ACH Debit
- ☐ Wire Transfer
- ☐ Global Card Access

Signature and Authorization:

The Organization named above (the "Organization"), by the signature of its authorized officer or employee below, requests that a Visa Purchasing Card account be established by Bank of America, N.A. USA in the name of the Organization, and that Visa Purchasing Cards be issued to the representatives of the Organization as the Organization designates from time to time. The Organization agrees to be liable for transactions made on the account, and shall pay Bank of America, N.A. USA the account charges in accordance with Bank of America's response to the State of Georgia's RFP #SWC 40300-224-0000000029 and amendments which may be added from time to time (the "Agreement"). The Organization hereby acknowledges receipt of a copy of the Agreement. The Organization understands that its participation in the Purchasing Card Program may be immediately terminated if it fails to make timely payments hereunder. If Agreement should terminate, Bank of America may, at its option, upon notice to the Organization, terminate Organization's account or issue new terms for the account. I hereby certify that I am authorized to sign this application for the Bank of America Purchasing Card Program and to contractually bind the Organization to all terms and conditions found herein, without limitation, for the duration of the said contract.

Name (print): _____ Title: _____

Signature: _____ Organization: _____

Date: _____

TO ENSURE PROMPT PROCESSING, CONFIRM THAT THE FOLLOWING IS PROVIDED:

Complete Application: Complete all sections of the Application including Signature(s) and Authorization and Resolution.

Financial Statements: Enclose the three most recent years audited financial statements or three most recent years tax returns (if applicable).

Submit the completed Application, along with required documentation to:

Bank of America
Tiffani Christie
Tiffani.christie@bofa.com

For questions about this application contact Tiffani Christie at (404) 607-3353

Email Tiffani.christie@bofa.com

**State of Georgia
Bank of America
Purchasing Card
Application**

Bank of America



Resolution

Legal Name of Organization _____

Headquarters Address _____

City/State/Zip _____

I, _____, Secretary of the above-named organization (the "Organization") do hereby certify that I am the keeper of the records, corporate seal and minutes of the proceedings of the governing board of the Organization (the "Board"); that on the _____ of _____, 20_____, a meeting of the said Board was held in accordance with the laws of _____ and Bylaws of the Organization, that a quorum of Board members was present, and the following resolutions were duly and legally passed:

Copy of Resolutions:

Be it Resolved, that the following officers and/or employees:

Title	Name
_____	_____
_____	_____
_____	_____

of the Organization (the "Designees"), or any _____ of them be and they/he hereby are/is authorized for and on behalf of and in the name of the Organization, for such time, at such interest rates, and on such other terms and conditions as are deemed expedient by the Designees to negotiate and procure credit from Bank of America, N.A. ("Bank of America") on VISA Purchasing card(s), to designate the officer(s) or employee(s) to receive Purchasing card(s), and to execute the application and provide any other documents or information required by Bank of America as a requirement of issuing such Purchasing card(s). The authority herein given and the designation of officer(s) or employee(s) shall remain irrevocable as far as Bank of America is concerned until Bank of America is notified in writing of the revocation of such authority and shall have acknowledged in writing receipt of such notification.

Be it Further resolved, that such Purchasing cards, the debt created by their use and any security interest pertaining to that debt, issued to designated officer(s) or employee(s) of the Organization shall represent legal and binding obligations of the Organization; and that Bank of America is hereby authorized and directed to pay the proceeds of any such credit without the necessity to look to the use of the credit or of the account, whether such account is opened or maintained by the Designees, or others as designated by the Designees, in their individual capacities or not, and whether funds from the use of such accounts are deposited to the individual credit of, or used for the individual credit of, or used for the individual purposes of, the Designees, or others designated by the Designees, or not.

Be it Further Resolved, the Corporation shall indemnify and hold harmless Bank of America from any claim, loss, cost, damage, liability or expense arising out of its actions in reliance on this Resolution.

I Hereby Further Certify that the seal affixed hereto is the Seal of the Organization; that the individuals named above are the duly elected incumbents of the respective offices of the Organization set forth opposite their respective names; and that the signatures set opposite their respective titles are the genuine, original signatures of each respectively:

(Please supply genuine signatures hereunder)

Title	Name (printed or typed)	Specimen Signature
_____	_____	_____
_____	_____	_____
_____	_____	_____

I have hereunto affixed my name as secretary and have caused the Seal of the Organization to be affixed this _____ day of _____, 20_____.

(Secretary)



Works®

Less process. More productivity.

Expand your card program beyond traditional limits and elevate purchasing cards to your payment method of choice with the Works® card management platform. This simple, web-based application can help automate, streamline and integrate your existing payment authorization and reconciliation process, resulting in enhanced efficiencies and reduced costs.

- Cost management – Boost spend visibility, streamline transactions, and improve reporting
- Card management – Access a variety of functions to manage your programs better, including the ability to change card limits and controls online in real time
- Process efficiency – Incorporate streamlined workflows, automated approvals and data input in the payments process
- Governance – Centralized visibility and tracking of expenses, financial management and built-in policy compliance functionality help protect against card fraud

Real-time administration functions

- Transactions can be routed for post-purchase approval by the appropriate manager and accountant from your organization
- Pre-approve a purchase by dynamically adding funds to a card once a request is approved
- Real-time, online management of card controls, for example: credit limits, Merchant Category Code (MCC) restrictions

Online, on-demand, configurable reporting

- Easy access to required data and dashboard reporting for spend information to share with managers and auditors
- Real-time or batch integration with your Enterprise Resource Planning (ERP) system
- On-demand file download of reconciled transactions available in a variety of formats
- Pre-configured report templates and configurable, with ad hoc reporting available
- Spend monitors to help you track and report spending
- Online self-service and payment initiation is available to you with 24/7 global access.¹

Check payment conversion

Virtual Payables allows you to convert check payments to cards by integrating into an A/P module and sending a file to Bank of America to process card payments.

Dedicated implementation consultant

- Determines your specific needs and implements the features that fit your requirements.
- Provides ongoing support throughout the implementation process.

Reduce cardholder allocation errors

Map and configure up to 10 G/L segments, specify required validation segments, or use the G/L Assistant tool to help reduce cardholder allocation errors by enabling your cardholders to pick from a limited list of personally authorized cost center codes.

Multiple credit options

- Declining balance charge cards and zero-dollar cards for better control
- Multiple restoration of available credit choices

Receipts imaging

Store faxed receipt images for purchasing and travel transactions when an expense report is created. An alternative to store and retrieve receipts, this feature delivers one platform to manage expenses.

Push file delivery

Push file delivery automates the reporting and data delivery process. This leverages the already robust report generation/customization feature in Works and provides seamless and automated transmission of your data.

¹System is not available during a two hour maintenance period every Thursday evening.



REVIEW OF JOURNAL

		City Council Meeting Date:	September 15, 2026
		Department:	City Clerk
Goal:	Governance	Presenter:	Shavala Ames
Agenda Title:	Consideration of an action on a request to approve CivicPlus Migration Agreement		

Workplan Goal Details:

Governance: Migration to a modern meeting management platform will strengthen the City's governance processes by streamlining agenda preparation and management, improving workflow and efficiency, and supporting greater transparency and public access to City business. The initiative will also ensure the City maintains a reliable and sustainable platform for managing legislative meetings and official meeting materials as the current system approaches obsolescence.

Agenda Item Description (Background/History/Details):

The current meeting management platform will become obsolete as of June 2027. The proposed software will provide a more user-friendly interface and additional options to streamline the agenda management process. The transition will be considered a migration, with implementation anticipated following approval, with a target go-live date of January 2027.

Staff Recommendations (Motion):

Staff recommends the following: **"Approve CivicPlus Migration Agreement"**

Department Head Approval:	Shavala Ames
City Manager Approval:	Miglena Dimov

Mayor's Signature Required:	YES	NO
------------------------------------	------------	----

List Attachments:

1. CivicPlus Migration Agreement

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

Budgeted Yes/No	Fund Name & Code	City Manager's Initials
Yes	01.5032.52.1300 Technical Services	MD

**CivicPlus**

302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #:
CivicPlus Pricing
Approval Date:
Expires On:

Statement of Work
Q-123934-1
8/26/2026 11:47 AM
9/30/2026

Client:
City of Stone Mountain, GA

Bill To:
STONE MOUNTAIN, GEORGIA

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Steven Skok		steven.skok@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	AMM Select: Conversion Pro Premium Implementation	AMM Select: Conversion Pro Premium Implementation
1.00	AMM Select: Live Meeting Manager Implementation Fee	Live Meeting Manager Implementation

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	AMM Select: Pro Annual Fee	AMM Select: Pro Annual Fee
1.00	AMM Select: AI Editing Assistant	AMM Select: AI Editing Assistant
1.00	AMM Select: Live Meeting Manager Annual Fee	AMM Select: Live Meeting Manager Annual Fee
1.00	AMM Select: AI Editing Assistant	AI Editing Assistant is an optional AMMS feature that enables authorized users to enhance agenda and meeting content using integrated AI tools to generate, summarize, rewrite, or polish text in fields like item descriptions, fiscal info, and minutes.

QTY	PRODUCT NAME	DESCRIPTION
1.00	Conversion Pro Premium Package	Conversion Pro Premium Package

Total Investment - Initial Term	USD 8,863.74
Annual Recurring Services (Subject to Uplift)	USD 8,363.74

Initial Term	11/22/2026 - 11/21/2027, Renewal Term 11/22 each calendar year
Initial Term Invoice Schedule	100% Invoiced on Initial Term Start Date

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at <https://www.civicplus.help/hc/en-us/p/legal-stuff> (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-123934-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit <https://www.civicplus.com/verify/>

Authorized Client SignatureCivicPlus

By (please sign):

By (please sign):

Printed Name:

Printed Name:

Title:

Title:

Date:

Date:

Organization Legal Name:

Billing Contact:

Title:

Billing Phone Number:

Billing Email:

Billing Address:

Mailing Address: (If different from above)

PO Number: (Info needed on Invoice (PO or Job#) if required)



REVIEW OF JOURNAL

Date:	September 10, 2026	City Council Meeting Date:	September 15, 2026
From:	City Manager	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	City Manager
Agenda Title:	Ordinance 2026-15 – Entertainment District (SECOND READ)		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):**

This Ordinance establishes an entertainment district and outlines the guidelines, regulations, and requirements for its operation.

Staff Recommendations (Motion):

Staff recommends the following: Approval of the Ordinance.

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Proposed Ordinance and District Map

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

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

**STATE OF GEORGIA
COUNTY OF DEKALB**

ORDINANCE 2026-15

AN ORDINANCE TO ESTABLISH A DOWNTOWN ENTERTAINMENT DISTRICT WITHIN THE CITY OF STONE MOUNTAIN; TO AUTHORIZE THE OUTDOOR POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES WITHIN A DESIGNATED DISTRICT UNDER CERTAIN CONDITIONS; TO PROVIDE FOR PARTICIPATING LICENSED ESTABLISHMENTS; TO PROVIDE FOR ADMINISTRATION AND ENFORCEMENT; TO AMEND THE CODE OF ORDINANCES OF THE CITY OF STONE MOUNTAIN; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The City of Stone Mountain is a municipal corporation organized and existing under the Constitution and laws of the State of Georgia; and

WHEREAS, The Mayor and City Council are authorized to adopt ordinances necessary for the protection of the public health, safety, and welfare and to regulate the sale and consumption of alcoholic beverages within the City; and

WHEREAS, The City recognizes that its historic downtown serves as the center of commerce, tourism, special events, dining, entertainment, and community gatherings; and

WHEREAS, The Mayor and City Council find that establishing a Downtown Entertainment District will encourage economic development, support local businesses, enhance tourism, increase pedestrian activity, and improve the overall visitor experience while maintaining appropriate public safety standards; and

WHEREAS, The Mayor and City Council desire to establish regulations governing the outdoor possession and consumption of alcoholic beverages purchased from participating licensed establishments within a designated Downtown Entertainment District.

NOW THEREFORE BE IT ORDAINED THAT THE CITY COUNCIL OF THE CITY OF STONE MOUNTAIN AS FOLLOWS:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to establish a Downtown Entertainment District within the City of Stone Mountain and to authorize the possession and consumption of alcoholic beverages within designated public areas under regulations adopted by the City.

SECTION 2. ESTABLISHMENT OF THE DOWNTOWN ENTERTAINMENT DISTRICT.

A Downtown Entertainment District is hereby established. The boundaries of the Entertainment District shall be designated by resolution of the Mayor and City Council and may be amended from time to time without amendment of this Ordinance.

SECTION 3. PARTICIPATING LICENSED ESTABLISHMENTS.

Only establishments holding a valid City of Stone Mountain alcohol license for on-premises consumption **and sale** and located within **and-or having a property boundary adjacent to** the Downtown Entertainment District may participate. Participation shall be voluntary and subject to compliance with all City ordinances, administrative policies, and applicable state law.

SECTION 4. AUTHORIZED OUTDOOR CONSUMPTION.

Persons twenty-one (21) years of age or older may possess and consume alcoholic beverages within the Downtown Entertainment District provided that:

1. The beverage was purchased from a participating licensed establishment.
2. The beverage is contained in a City-approved disposable container.
3. The beverage remains within the boundaries of the Entertainment District.
4. The individual complies with all applicable federal, state, and local laws. Glass containers shall not be permitted outside the licensed premises.

SECTION 5. APPROVED CONTAINERS.

Alcoholic beverages removed from participating establishments shall be served only in City-approved disposable containers displaying identifying information required by the City. The City Manager is authorized to establish specifications regarding container size, design, labeling, and other administrative requirements.

SECTION 6. HOURS OF OPERATION.

Outdoor consumption within the Entertainment District shall be permitted only during hours established by resolution of the Mayor and City Council or as otherwise authorized by the City's Alcohol Beverage Ordinance.

SECTION 7. PROHIBITED ACTS.

It shall be unlawful to:

- a. Remove alcoholic beverages outside the boundaries of the Entertainment District **unless said beverages are in original, unopened packaging.**
- b. Possess alcoholic beverages in glass containers on public property within the district.
- c. Consume alcoholic beverages **brought from outside the Entertainment District or** purchased from a non-participating establishment while in the district.
- d. Violate any provision of this Ordinance or any applicable provision of the City Code or Georgia law.

SECTION 8. ADMINISTRATION.

The City Manager is authorized to adopt administrative policies and procedures necessary to implement this Ordinance, including but not limited to:

- Entertainment District maps;
- Approved container specifications;

- Required signage;
- Operational guidelines for participating establishments;
- Temporary suspension of district operations during public safety emergencies or special circumstances.

SECTION 9. ENFORCEMENT.

Violations of this Ordinance shall be subject to enforcement by the City of Stone Mountain Police Department and may result in citations, suspension of participation privileges, administrative penalties, or other remedies authorized by law.

SECTION 10. CODIFICATION.

It is the intent of the Mayor and City Council that this Ordinance be codified within Chapter 6 of the Code of Ordinances of the City of Stone Mountain relating to Alcoholic Beverages, with section numbering to be assigned by the City Clerk during codification.

SECTION 11. SEVERABILITY.

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 12. REPEALER.

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 13. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stone Mountain.

SO ORDAINED, this ____ day of _____, 2026.

CITY OF STONE MOUNTAIN, GEORGIA

Jelani Linder, Mayor

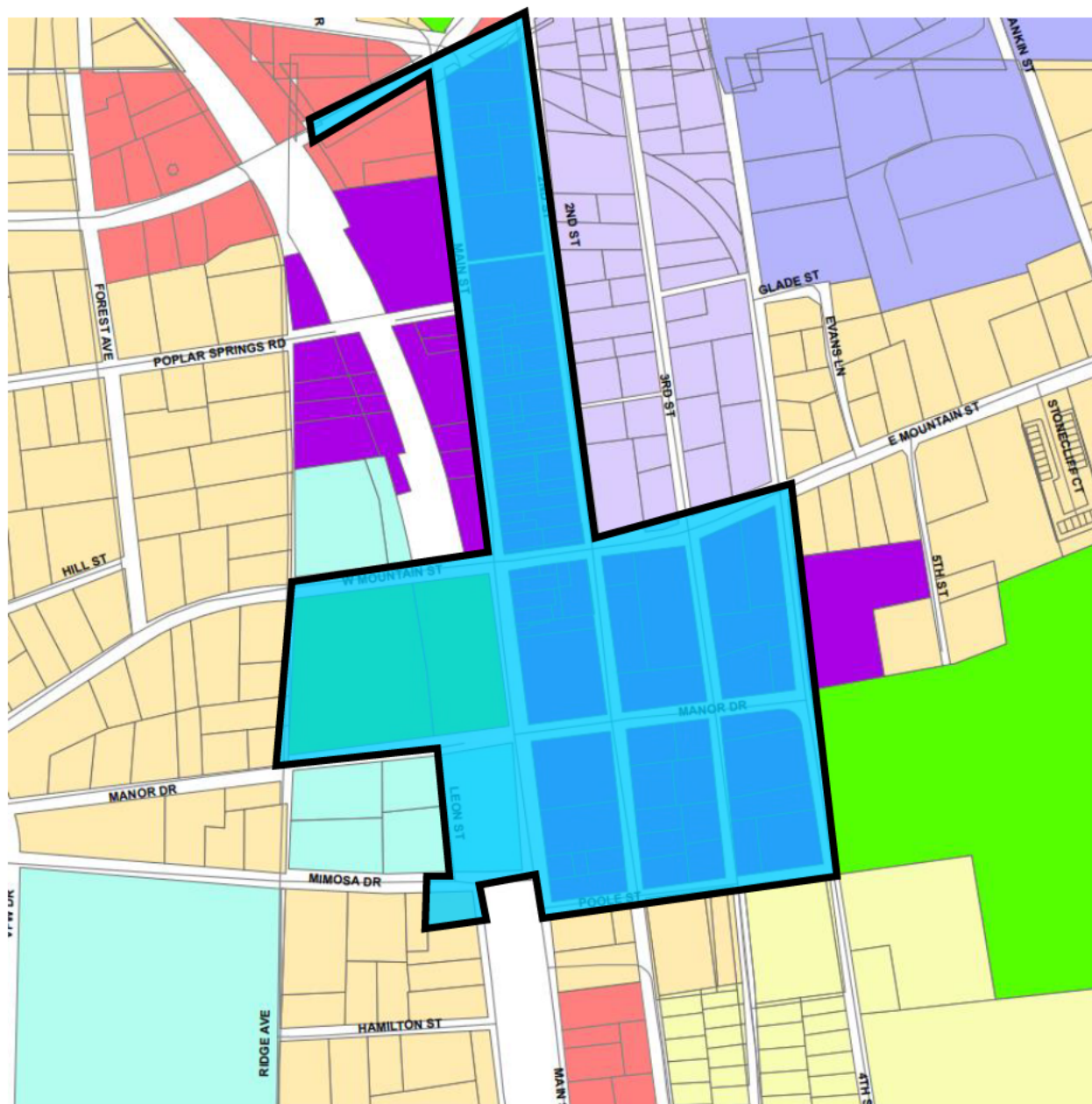
ATTEST: _____
Shavala Ames, City Clerk

[Affix City Seal]

APPROVED AS TO FORM:

Angela Couch, City Attorney

EXHIBIT A – PROPOSED ENTERTAINMENT DISTRICT





REVIEW OF JOURNAL

Date:	September 10, 2026	City Council Meeting Date:	September 15, 2026
From:	City Manager	Department:	Planning
Goal:	Governance, Economic Development	Presenter:	City Manager
Agenda Title:	Resolution 2026-16 – Entertainment District & Map		

Workplan Goal Details:**Agenda Item Description (Background/History/Details):**

This Resolution establishes an entertainment district and outlines the guidelines, regulations, and requirements for its operation.

Staff Recommendations (Motion):

Staff recommends the following: Approval of the Resolution.

City Manager Approval:

Miglena Dimov

Mayor's Signature Required:

YES

NO

List Attachments:

1. Proposed Resolution, District Map & Logo

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

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

**STATE OF GEORGIA
COUNTY OF DEKALB**

RESOLUTION 2026-16

A RESOLUTION DESIGNATING THE BOUNDARIES OF THE CITY OF STONE MOUNTAIN DOWNTOWN ENTERTAINMENT DISTRICT; ADOPTING THE OFFICIAL ENTERTAINMENT DISTRICT MAP; ESTABLISHING OPERATIONAL RULES FOR THE DISTRICT; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, The Mayor and City Council of the City of Stone Mountain adopted **Ordinance No. 2026-15** establishing a Downtown Entertainment District within the City; and

WHEREAS, The Ordinance authorizes the Mayor and City Council to designate the boundaries of the Entertainment District by Resolution; and

WHEREAS, The Mayor and City Council find that establishing the official district boundaries and adopting operational standards will promote economic development, tourism, public safety, and the orderly administration of the Downtown Entertainment District.

NOW THEREFORE BE IT RESOLVED by the Mayor and Council of the City of Stone Mountain, Georgia, this 21st day of July, 2026, as follows:

SECTION 1. OFFICIAL DISTRICT MAP.

The Official Downtown Entertainment District Map, attached hereto as **Exhibit A** and incorporated herein by reference, is hereby adopted as the official map of the City of Stone Mountain Downtown Entertainment District.

The City Manager is authorized to maintain the official map and make non-substantive administrative updates, provided that any modification to the district boundaries shall require approval by the Mayor and City Council.

SECTION 2. DISTRICT BOUNDARIES.

The Downtown Entertainment District shall include the public sidewalks, rights-of-way, plazas, and other public spaces located within the boundaries shown on the Official Entertainment District Map (Exhibit A).

Outdoor possession and consumption of alcoholic beverages shall be permitted only within the designated district boundaries.

SECTION 3. HOURS OF OPERATION.

The Entertainment District shall operate during the following hours unless otherwise modified by resolution of the Mayor and City Council:

- 7 days a week 11:00 am – 12:00 am (midnight)

SECTION 4. APPROVED CONTAINERS.

Alcoholic beverages permitted within the Entertainment District shall:

- Be purchased from a participating licensed establishment;
- Be served only in a City-approved disposable container;
- Display the participating establishment's name or logo and any City-required identification;
- Not be served or carried in glass containers outside the licensed premises.

SECTION 5. PARTICIPATING ESTABLISHMENTS.

Only businesses holding a valid City alcohol license for on-premises consumption **and sale** and approved by the City to participate **located within ~~and-or~~ having a property boundary adjacent to** the Downtown Entertainment District may allow alcoholic beverages to leave their licensed premises.

Participation shall remain subject to compliance with City ordinances, state law, and all applicable administrative policies.

SECTION 6. ENFORCEMENT.

The Stone Mountain Police Department shall enforce all applicable federal, state, and local laws governing the Entertainment District.

The City Manager may temporarily suspend Entertainment District operations during emergencies, public safety incidents, or City-sponsored events when necessary to protect the public health, safety, and welfare.

SECTION 7. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

SO RESOLVED this ____ day of September, 2026.

Jelani Linder, Mayor

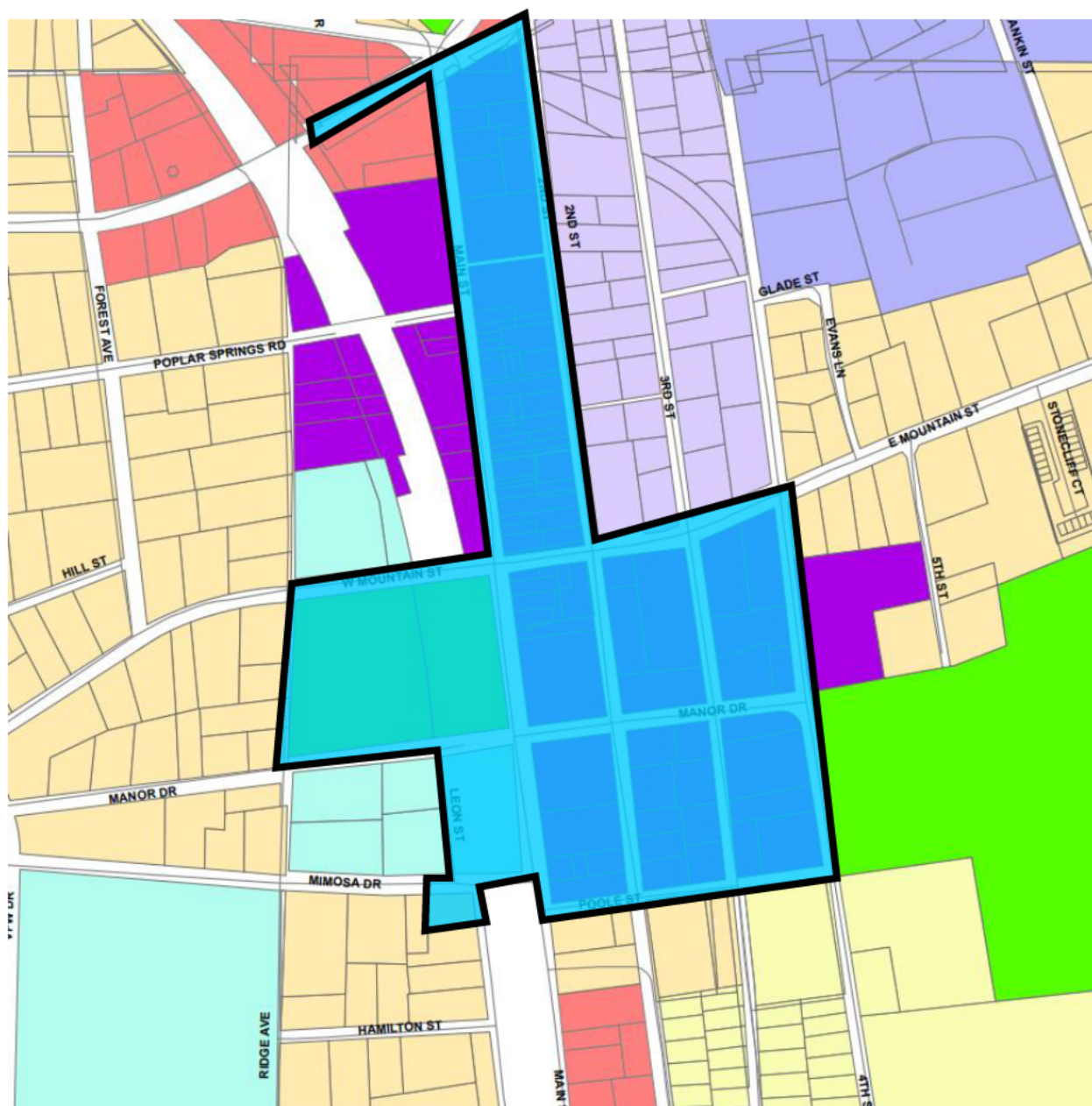
Shavala Ames, City Clerk

Approved as to form:

Angela C. Couch, City Attorney

EXHIBIT A

EXHIBIT A – PROPOSED ENTERTAINMENT DISTRICT



PROPOSED ENT DISTRICT LOGO/DESIGN

