



**Mayor and City Council Regular Session**  
Tuesday, April 01, 2025 at 6:30 PM  
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

**Agenda**

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

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

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

**I. Public Hearing**

- 1.** Request to rezone 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2)
- 2.** Renaming of Warnoll Street to Reverend John C Terrell Street
- 3.** Special use permit to allow paid parking services with the CSX right-of-way on the western side of Main Street between the Train Depot and West Mountain Street

**II. Adjournment**

**III. Call to Order**

**IV. Determination of Quorum**

**V. Invocation and Pledge**

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

*Comments from the Public*

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

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

- 1.** Consideration of an action on a request to approve the March 18, 2025 minutes, requested by City Clerk Shavala Ames

**VIII. Reading of Communications**

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

**X. City Manager's Report**

1. City Manager - Shawn Edmondson
2. March Employee of the Month
3. Downtown Development Authority/DDA Report

**XI. Council Policy Discussion Topics**

**XII. Unfinished Business**

1. Consideration of an action on a request to approve Change Order #005-A: Traffic Calming on 4th Street in the amount of \$22,000.00 for the installation of 4 speed tables with cap blocks, striping and signage on 4th Street between Mason Lane and Lucille Avenue through contractor A&S Paving, Inc.

**XIII. New Business**

1. Consideration of an action on a request to rezone 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2), requested by City Planner
2. Consideration of an action on a request for the renaming of Warnoll Street to Reverend John C Terrell Street, requested by City Planner
3. Consideration of an action on a request for a Special use permit to allow paid parking services with the CSX right-of-way on the western side of Main Street between the Train Depot and West Mountain Street, requested by City Planner
4. Consideration of an action on a request to approve the position of City Planning Manager, requested by City Manager Shawn Edmondson
5. Consideration of an action on a request for Traffic Calming Change Order #6, requested by Assistant City Manager/Economic Development Director Maggie Dimov

**XIV. New Ordinances and Resolutions**

1. Ordinance No. 2025-03: Ordinance to Establish Regulations Governing Special Events and Permits, requested by Assistant City Manager/Economic Development Director Maggie Dimov
2. Resolution No. 2025-10: Resolution to Set Permit Fees for Special Events, requested by Assistant City Manager/Economic Development Director Maggie Dimov

**XV. Remarks of Privilege**

**XVI. Announcements by The Mayor**

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

**XVIII. Adjournment**



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

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### STAFF ANALYSIS AND REPORT

**OWNER/APPLICANT:** Liz Mitchem, City Planner

**LOCATION:** 1037 Ridge Avenue (18 089 02 003)

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

**PROPOSED ZONING/USE:** R-2: Traditional Residential

**REQUEST:** Request to rezone 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

**ZONING/ADJACENT LAND USE:**

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

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

**MEETING INFORMATION:**

Planning & Zoning Commission:	02/17/2025 – 6:30 P.M.
City Council Public Hearing:	04/01/2025 – 6:30 P.M.

**RECOMMENDATION:** Approval

**BACKGROUND:****March 1, 2025****To: City of Stone Mountain Mayor & City Council****From: Richard Edwards, AICP****Subject: Request to rezoned 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).**

**Background:** The existing site is 0.21 acres and contains an existing single-family home. This property is zoned Village Center Mixed-Use (VCM), which requires commercial uses on the first floor and all residential to be above the commercial space. The zoning designation does not align with the existing use of the property as single-family residential.

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

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

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

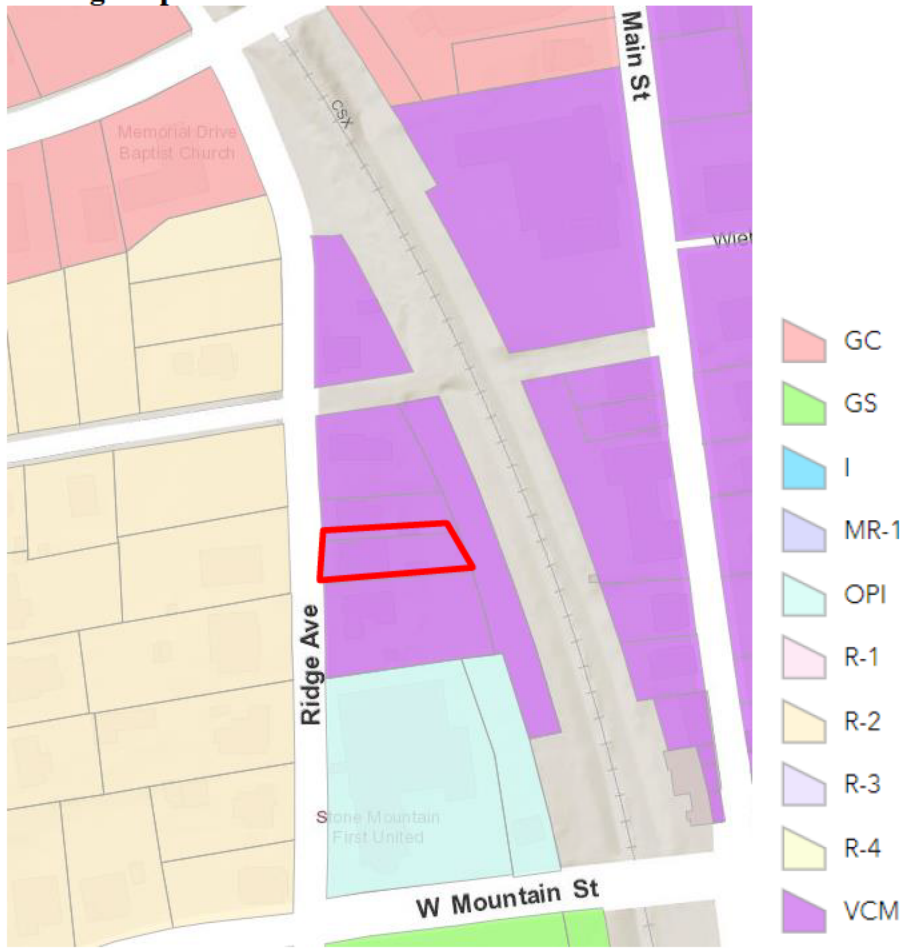
Class: R3 – Residential Lot

Land Use Code: 101 – Residential 1 Family

Zoning Code: R100 – Single Family Residential

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

### Zoning Map



### Future Land Use Map



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

**1. The existing uses and zoning of nearby property;**

North: CSX Railroad Tracks

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

East: CSX Railroad Tracks

West: R-2: Single-Family Residential

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**STAFF RECOMMENDATION:**

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

The Planning Commission voted to recommend approval, unanimously.





**From:** [REDACTED]  
**To:** [Richard Edwards](#)  
**Subject:** "EXTERNAL"RE: "EXTERNAL"Rezoning to RESIDENCIAL  
**Date:** Tuesday, February 4, 2025 4:36:07 PM  
**Attachments:** [image001.png](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That is correct.

[Yahoo Mail - Email Simplified](#)

On Tue, Feb 4, 2025 at 4:32 PM, Richard Edwards <[redwards@stonemountaincity.org](mailto:redwards@stonemountaincity.org)> wrote:

Good Afternoon Ms. Florence,

I wanted to check and ensure that you are requesting that your property be rezoned from Village Center Mixed-Use (VCM) to Traditional Residential (R-2). Is that correct?

Thanks,



**Richard Edwards, AICP**

Planning Director

**Phone:** (470)860-7994

**Email:** [redwards@stonemountaincity.org](mailto:redwards@stonemountaincity.org)

875 Main Street  
 Stone Mountain, GA 30083

[www.stonemountaincity.org](http://www.stonemountaincity.org)

**From:** [REDACTED]  
**Sent:** Monday, January 27, 2025 4:49 PM  
**To:** Richard Edwards <[redwards@stonemountaincity.org](mailto:redwards@stonemountaincity.org)>; Mary Beth Reed <[mbreed@newsouthassoc.com](mailto:mbreed@newsouthassoc.com)>  
**Subject:** 'EXTERNAL'Rezoning to RESIDENCIAL

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please rezone my property to residential.

The taxes are absorbant!

Thank you,

Melanie Florence

1037 Ridge Ave.

absorben!



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[Yahoo Mail: Search, Organize, Conquer](#)



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

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## STAFF ANALYSIS AND REPORT

**To:** City of Stone Mountain Planning Commission  
**From:** Richard Edwards, AICP  
**Subject:** Renaming of Warnoll Street to Reverend John C Terrell Street  
**Date:** April 1, 2025

**Purpose:**

The purpose of this staff report and analysis to the presented street renaming of Warnoll Street to Reverend John C Terrell Street.

**Background:**

This is a recommendation that came from a consensus of City Council at the end of 2024. This proposed street name change would honor Reverend Terrell in the Shermantown Community. This proposal would affect six (property owners), see map and list below.

Sec. 25-2 of the Zoning Code requires a public hearing be held for the renaming of city streets. A public notice is required to be published in the newspaper having local circulation at least fifteen (15), but not more than forty-five (45) days, prior to the hearing date.

DeKalb County GIS has approved and reserved the street name for the City of Stone Mountain, as of March 19, 2025.



- 5462 Warnoll Street – John C Terrell Jr
- 5466 Warnoll Street – Nelson Mosley
- 5470 Warnoll Street – Carole Smith Campbell
- 5479 Warnoll Street - Ebenezer Missionary Baptist
- 5483 Warnoll Street - Ebenezer Missionary Baptist
- 5487 Warnoll Street - Ebenezer Missionary Baptist



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

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### STAFF ANALYSIS AND REPORT

**OWNER/APPLICANT:** Victor Landen – Preferred Parking Service, LLC

**LOCATION:** CSX right-of-way on the western side of Main Street between the Train Depot and West Mountain Street

**CURRENT ZONING/USE:** Unzoned right-of-way/Parking Lot

**PROPOSED ZONING/USE:** Unzoned right-of-way/ Paid Paring Services

**REQUEST:** Special use permit to allow paid parking services with the CSX right-of-way on the western side of Main Street between the Train Depot and West Mountain Street.

**ZONING/ADJACENT LAND USE:**

North	VCM & CSX right-of-way
South	OPI & CSX right-of-way
West	GS – city property
East	VCM

**Comprehensive Plan:**  
Future Land Use Designation: Parks/Recreation/Conservation

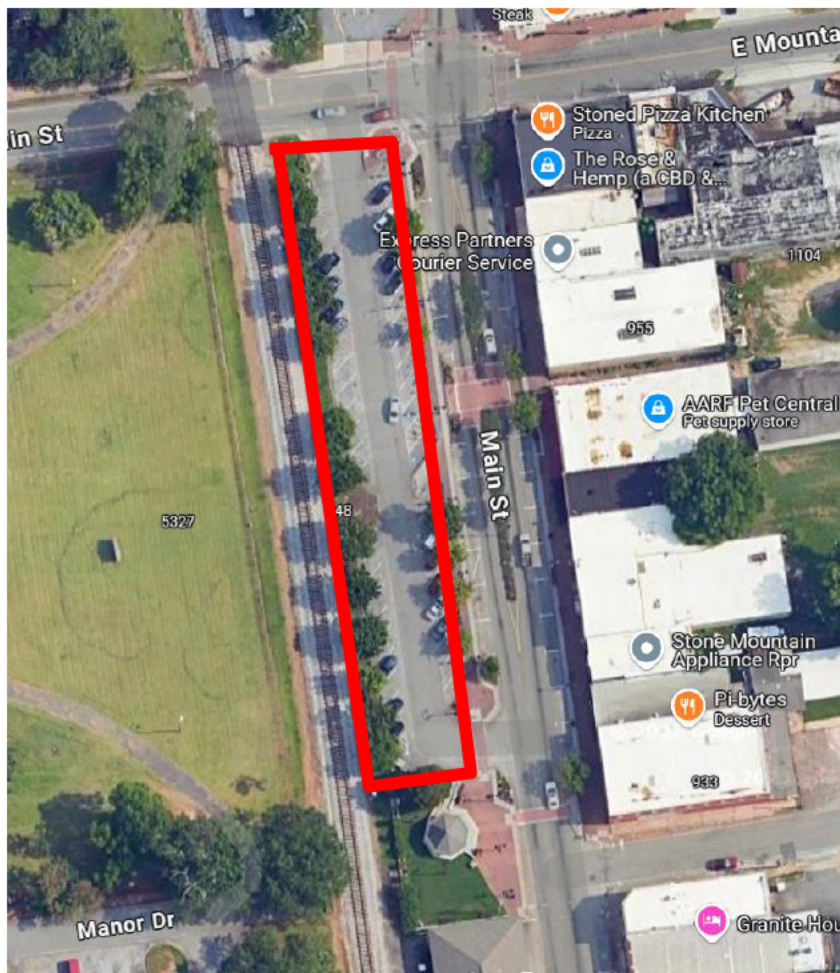
**MEETING INFORMATION:**

Planning & Zoning Commission:	02/17/2025 – 6:30 P.M.
City Council Public Hearing:	04/01/2025 – 6:30 P.M.

**RECOMMENDATION:** Approval with conditions.

## **BACKGROUND:**

**Background:** The existing site is approximately 0.51 acres and consists of the property 25-feet from the centerline of the CSX railroad tracks. The applicant is proposing to use the existing parking lot for a paid parking services use. There are 44 non-handicap parking spaces and 2 handicap spaces within this area.



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

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

The infrastructure for a parking facility is existing and the applicant is not requesting any changes to the existing parking lot. There is not any anticipated significant adverse effect on the neighborhood or area in which the proposed use would be located. The only change is that the applicant is requesting paid parking services instead of free parking services.

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

The proposed use does appear to be compatible with the surrounding uses in the neighborhood. The downtown area has limited parking and there is a need for parking for the downtown retail shops and restaurants.

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

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

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

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

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

It is not anticipated that the proposed use will cause a burden on traffic. This is an existing parking lot within the city's downtown area.

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

The use appears to be appropriate for the site and intensity, as the use is already existing. The only change is that the applicant is requesting paid parking services instead of free parking services.

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

Staff is not aware of any paid parking services within the city.

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

It is not anticipated that any commercial deliveries will take place on the property.

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

The proposed use is within an existing development that has existing landscaping.

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

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

**K. Whether it is consistent with the Comprehensive Plan.**

The existing parking lot is within the Parks/Recreation/Conservation Future Land Use Category. These categories call for a variety of passive and active recreational uses and the conservation of unique and sensitive natural resources. This request is not aligned with the Comprehensive Plan. However, this is an existing use on the site and no new development is proposed. The only change is that the applicant is requesting paid parking services instead of free parking services.

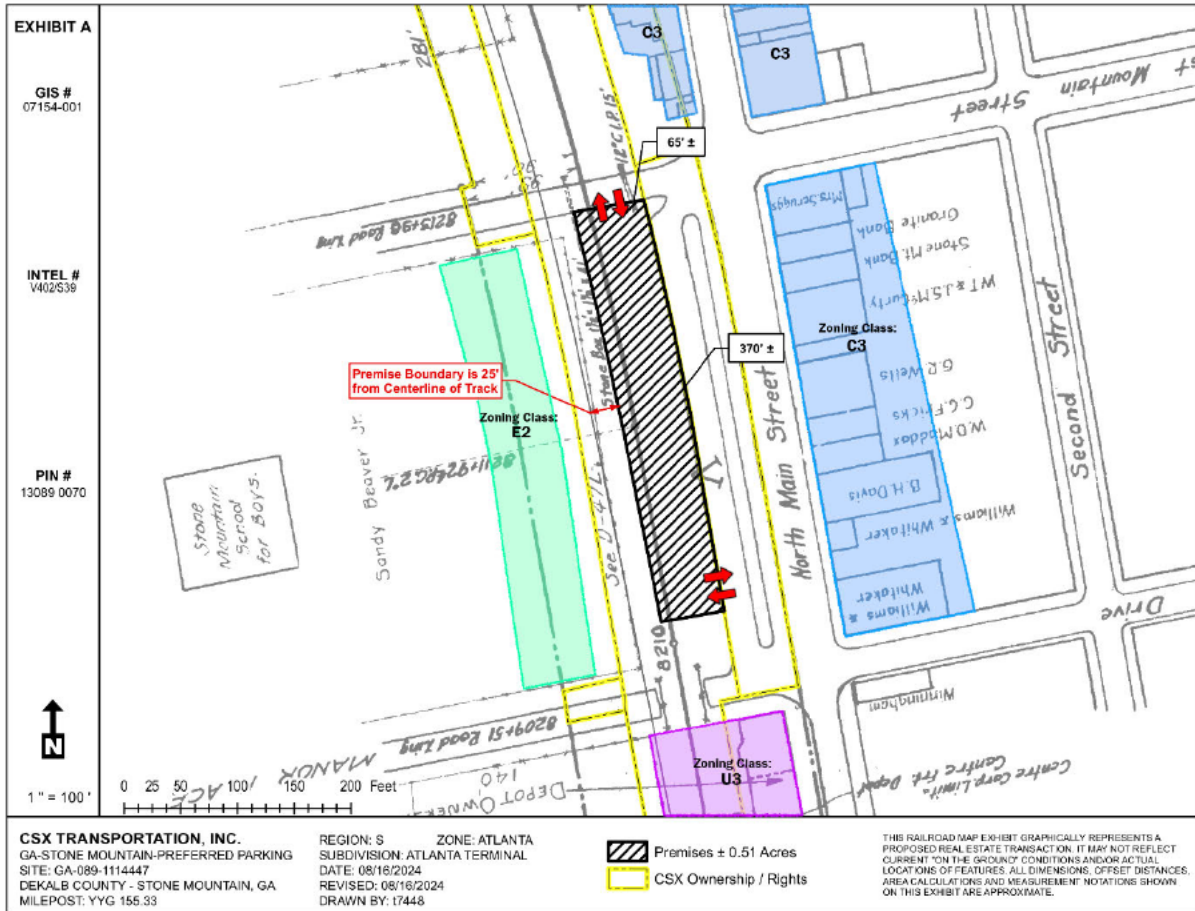
**STAFF RECOMMENDATION:**

Staff recommends APPROVAL of the special use permit with the following conditions:

1. A parking demand analysis shall be conducted prior to the use being activated to analyze factors like surrounding land use, traffic patterns, and peak usage times to inform pricing decisions. A parking demand analysis shall be conducted at least every five (5) years and submitted to the City Manager.
2. The parking area shall be maintained in a good state of repair including but not limited to paving, striping, curbing, and stormwater runoff, as determined by the City Engineer.
3. Paving and curbing shall be consistent with the surrounding downtown materials and design, as determined by the City Engineer.
4. Clear signage shall be posted with parking rates and enforcement procedures pursuant to Chapter 23 – Signs of the Code of Ordinances.

The Planning Commission voted to recommend denial of the request with a vote of 3-2.





**Proposed zoning land use classification:** Unknown, commercial parking lot.

**Present zoning classification:** None.

**Present zoning classification of adjacent parcels:** Color coded in above diagram.

**Proposed location of any existing and proposed buildings:** None.

**Location of all driveways and entry/exit points:** Marked on above diagram via red arrows.

**Location of required off-street parking including handicapped spaces:** 44 non-handicapped spaces, 2 handicapped spaces.

**Setbacks for all existing and proposed buildings:** No existing or proposed buildings.

**Required buffer areas, depicting extent of natural vegetation:** No natural vegetation.

required buffer areas, depicting extent of natural vegetation

**SECTION II**

**OWNER/PETITIONER**

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

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

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

Damien D'Anna  
 TYPE OR PRINT OWNER'S NAME *ON BEHALF OF CSX TRANSPORTATION, INC.*

500 Water Street  
 ADDRESS

Jacksonville, Florida 32202  
 CITY & STATE ZIP CODE

*[Signature]*  
 OWNER'S SIGNATURE

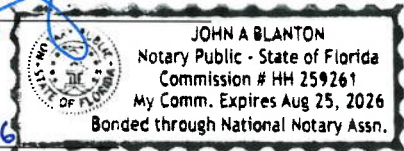
damiendanna@csx.com  
 EMAIL ADDRESS

Sworn to and subscribed before me this the

3 Day of February 2025

NOTARY PUBLIC

904-279-3646  
PHONE NUMBER



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

\_\_\_\_\_  
 TYPE OR PRINT PETITIONER'S NAME

\_\_\_\_\_  
 ADDRESS

\_\_\_\_\_  
 CITY & STATE ZIP CODE

\_\_\_\_\_  
 PETITIONER'S SIGNATURE

\_\_\_\_\_  
 EMAIL ADDRESS

Sworn to and subscribed before me this the

\_\_\_\_\_  
Day of \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
PHONE NUMBER

**SECTION V**

**ATTORNEY / AGENT**

Check One:  Attorney  Agent

\_\_\_\_\_  
 TYPE OR PRINT ATTORNEY / AGENT NAME

\_\_\_\_\_  
 SIGNATURE OF ATTORNEY / AGENT

\_\_\_\_\_  
 ADDRESS

\_\_\_\_\_  
 CITY & STATE ZIP CODE

\_\_\_\_\_  
EMAIL ADDRESS

\_\_\_\_\_  
PHONE NUMBER

\_\_\_\_\_  
PETITIONER'S SIGNATURE



# PRE-APPLICATION INFORMATION FORM

Item # 3.

This page must be completed by the Applicant.

## APPLICANT

Victor Landen

Name

Preferred Parking Service, LLC

Company

128 S. Tryon St.

Suite 1560

Charlotte, NC

28202

Mailing Address

Suite/Apt. #

City, State

Zip Code

Primary Phone #

N/A

Alternate Phone #

victorl@preferredparking.com

E-mail

## PROJECT SUMMARY

None- previously Municipal Parking Lot @ corner of Main St. & W Mountain St.

Address of Project

Name of Project

Special Use Permit

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

0.55

Total Project Acreage

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

We're proposing to use the property as a paid public parking lot. The property will remain unchanged from it's current form other than new signage denoting the paid nature of the lot, violations, possibility of vehicle immobilization or tows, and methods of payment.

Additionally, we're working on a system for parking validation such that local business can validate parking for patrons.

Date: 01 / 24 /

Applicant Signature

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

*For Internal Use Only:*

Pre-Application Meeting Date: \_\_\_\_\_

Staff Printed Name: \_\_\_\_\_ Signed: \_\_\_\_\_



# USE PERMIT CONSIDERATIONS

Applicant: Victor Landen

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

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? Compatibility with land uses? Yes, as a parking lot the property will serve nearby land uses. Compatibility with zoning districts? Unclear as the use of parking is unaddressed in city zoning code.
2. What is the extent to which property values are diminished by their particular zoning restrictions? Unclear as the property is not zoned.
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? The property will be well maintained for cleanliness and function and ensure a tidy and monitored central parking location for local inhabitants & business owners.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? Paying parking fees creates no harm to the public- it simply provides a service that has an associated value for the owner's property.
5. What is the suitability of the subject property for the zoning proposed? Extremely suitable- the property has been developed as a parking lot & has been used as such under the city's lease for many years.
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? The property has not been vacant, but has been utilized for public parking without collection of parking fees for years. No redevelopment is intended for this property.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Yes. The property is well developed already & has been in use.

- 8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?  
 No. No changes are planned on the property that would impact nearby properties.
- 9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned? In it's current state, the property has no zoning nor has it been monetized.
- 10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?  
 No. As it has been a parking lot already and will continue with negligible changes, the impact on local infrastructure will be minute.
- 11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?  
 Yes.
- 12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?  
 There is no change nor any impeding change in the condition affecting the property. The property was utilized as parking in previous years and will continue the same use.
- 13. What is the impact upon the appearance of the city?  
 Only the change of signage at the entrances of the lot. No other changes will be made to the property.
- 14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?  
 Possibly more available parking downtown as individuals opt out of paying to park.
- 15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?  
 None. Subject property will not be hostel or residential use.
- 16. What is the anticipated impact upon thoroughfare congestion and traffic safety?  
 None. Subject property will be functionally unchanged, no or negligible effect on traffic.
- 17. What measures are being taken to protect the property against blight and depreciation?  
 The property will be observed, with maintenance needs reported and handled by relevant staff and/or vendors.



# DISCLOSURE REPORT

**Office use only:**  
USE PERMIT PETITION #: \_\_\_\_\_ CITY COUNCIL MEETING DATE: \_\_\_\_\_

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

**CHECK ONE:**     YES     NO

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

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

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) Victor Landen

Signature:  Date: 1/24/25



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

**Minutes**

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

5  
6 **Staff: Shawn Edmondson - City Manager | Maggie Dimov – Assistant City Manager/Economic**  
7 **Development Director/DDA | Shavala Ames - City Clerk | Jeff Strickland - City Attorney**

8  
9 **Call to Order**

10 Mayor Jones called the meeting to order at 6:33 P.M.

11  
12 **Determination of Quorum**

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

16  
17 **Invocation and Pledge**

18 Mayor Jones led the Pledge of Allegiance, followed by the invocation.

19  
20 **Citizen Comments – Including comments from public/stakeholders**

21  
22 **Citizen Comment 1: Erin Parks - In favor of removing confederate symbols in cemetery.**

23  
24 **Citizen Comment 2: Zakiyah A. Lewis-Mohammad - Harassed by neighbors regarding their funeral**  
25 **home. Council Member Crowe and Mr. Crowe had interactions and guns were drawn. Police**  
26 **Department was contacted and filed a report because of feeling unsafe and racially targeted.**

27  
28 **Citizen Comment 3: Joan Monroe - Assistant City Manager is not doing the pledge of allegiance to,**  
29 **two forensic audits, long-term facility use, rules of decorum are ludicrous.**

30  
31 **Citizen Comment 4: Dave Thomas - Thanked police department during Mardi Gras and thanked**  
32 **Events Coordinator.**

33  
34 **Citizen Comment 5: B. Patterson - Cannot hear anything on Zoom; Four council members voted on**  
35 **2023 budget and no information was provided regarding how to spend city funds; no one knows how**  
36 **much money the city has.**

37  
38 **Citizen Comment 6: Cheryl Dudley - Mentioned the resolution of city council. Residents, citizens, and**  
39 **council need more time to speak. Mayors have more time to speak across the state**

40  
41 **Citizen Comment 7: Theodosia Compton - Hearing music from the car wash constantly.**

42

43 **Citizen Comment 8: Marcus Patton** - History, heritage, and the past; Patriotism is a part of heritage.  
44 Racism has been a problem. In objection to confederacy being honored.

45  
46 **Citizen Comment 9: Andrew Zonneveld** - Devastated to hear about Zakiyah neighbor situation. There  
47 is no obligation to allow confederate monument. In support of item #11.

48  
49 **Citizen Comment 10: Rhonda Morrison** - Opposed the laundromat because there are plenty of  
50 laundromats already. loitering at laundromat; recommend other retail shops

51  
52 **Citizen Comment 11: Clifford Jones** - Opposed laundromat. Water bill will increase. No one thinks  
53 about the residents.

54  
55 **Citizen Comment 12: Ms. Thomas** – Was told to shut up. Deleting audio is illegal. Laundromat  
56 already been approved. Reached out to the auditor, 2023 audits are behind. Auditor told her he is  
57 willing to speak about audit

58  
59 **Citizen Comment 13: Clint Monroe** - Mentioned no one would benefit from opting in to HB 581.  
60 DeKalb County opted out, only those interested are realtors. Son of Confederates Veterans put up  
61 confederate symbols.

62  
63 **Citizen Comment 14: Juliana Pierre** - Mentioned she reported during the last meeting on the Stone  
64 Mountain Community Garden, not Jackie Marshall.

65  
66 **Citizen Comment 15: Gina Cox** - Glad to see speed bump back on agenda. Grandboy almost side  
67 swiped. Mardi Gras traffic, need more signs for closure.

68  
69 **Citizen Comment 16: Jelani Linder** - Laundromat is a concern for a lot of citizens. No policy on how  
70 to grow the city and economic development. Put things on the agenda for the community.

71  
72  
73/ **Review of the Journal (City Clerk)**

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

76  
77 **ACTION: MOTION TO APPROVE MARCH 4, 2025, CITY COUNCIL MINUTES**

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

79  
80 **Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro  
81 Tem: Post 3 Smith, Council Member: Post 6: Crowe

82  
83 **Voted Nay:** Council Member: Post 4 Freeman, Council Member: Post 5: Bryant

84  
85 **MOTION PASSED**

86  
87 **Reading of Communications**

88  
89 **Adoption of The Agenda of The Day**

90  
91 **ACTION: MOTION TO APPROVE THE AGENDA OF THE DAY**

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

93  
94 **Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro  
95 Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council  
96 Member: Post 6: Crowe



97  
98 **MOTION PASSED (UNANIMOUSLY)**  
99

100 **Committee Discussion Items**

101  
102 Stone Mountain Community Garden - Julian Pierre gave an overview of activities for Stone Mountain  
103 Community Garden.

104  
105 Planning Commission - Andrew Zonneveld stated there were no updates for Planning Commission.

106  
107 Historic Preservation Commission - Elaine Vaughn gave an overview HPC and the request for one  
108 Certificate of Appropriateness and a new member needs to be sworn in.

109  
110 Parks and Recreation Committee - Orea Parker gave updates on Parks and Recreation which included  
111 requesting the Public Works Director to attend all meetings and recommend recommends having Parks  
112 and Recreation Director.

113  
114 **Staff Reports**

115  
116 Public Safety- Police Chief- James Westerfield Jr – Police Chief gave an overview of all police statistics  
117 and updates for the Month of February.

118  
119 Administration - City Manager, Shawn Edmondson, gave an overview of all staff reports. Assistant City  
120 Manager, Maggie Dimov also gave an overview of reports, including traffic calming for Shermantown.

121  
122 **ACTION: MOTION TO SET A SPECIAL CALLED MEETING TO FINISH AGENDA ITEMS FROM THE**  
123 **MARCH 18, 2025 MEETING**

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

125  
126 **Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro Tem:  
127 Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council Member:  
128 Post 6: Crowe

129  
130 **MOTION PASSED (UNANIMOUSLY)**

131  
132 **City Manager's Report**

133  
134 City Manager, Shawn Edmondson, gave an overview of the handout of the City Manager's report. The  
135 City Manager introduced the new Communications Specialist Kimberly Clarke.

136  
137 **Unfinished Business**

- 138  
139 1. Consideration of an action on a request to declare the city is out of covid protocol and to move  
140 forward with removal of plexiglass in city council chambers, requested by Council Member Teresa  
141 Crowe.

142  
143 **ACTION: MOTION TO REMOVE PLEXIGLASS FROM THE COUNCIL CHAMBERS BY THE**  
144 **NEXT CITY COUNCIL MEETING**

145 Motion made by Mayor Pro Tem: Post 6 Crowe, Seconded by Council Member: Post 2  
146 Marianos

147  
148 **Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro  
149 Tem: Post 3 Smith, Council Member: Post 6: Crowe

151 Voted Nay: Council Member: Post 4 Freeman, Council Member: Post 5: Bryant

152 MOTION PASSED  
153

154 New Business  
155

- 156  
157 1. Consideration of an action on a request to approve Change Order #5: Traffic Calming on 4th  
158 Street, requested by Assistant City Manager/Economic Development Director Maggie Dimov  
159

160 **ACTION: MOTION TO APPROVE CHANGE ORDER #5: TRAFFIC CALMIN ON 4<sup>TH</sup> STREET**  
161 Motion made by Council Member: Post 2 Marianos, Seconded by Mayor Pro Tem: Post 3 Smith  
162

163 Voted Yea: Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro  
164 Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council  
165 Member: Post 6: Crowe  
166

167 MOTION PASSED (UNANIMOUSLY)

- 168 2. Consideration of an action on a request to allow a long-term facility use agreement at Leila Mason  
169 Park with Donald Jones-Buonpensiere from April 20, 2025 - September 14, 2025, requested by  
170 City Clerk  
171

172 Donald Jones-Buonpensiere gave an overview of what his long-term facility use request entails –  
173 an adult baseball league.  
174

175 **ACTION: MOTION TO EXTEND THE TIME TO FINISH THE DISCUSSION ON THE LONG**  
176 **TERM FACILITY USE REQUEST**  
177 Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 1 Bass  
178

179 Voted Yea: Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro  
180 Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council  
181 Member: Post 6: Crowe  
182

183 MOTION PASSED (UNANIMOUSLY)

184  
185  
186 **ACTION: MOTION TO ALLOW A LONG-TERM FACILITY USE AGREEMENT AT LEILA**  
187 **MASON PARK WITH DONALD JONES-BUONPENSIERE FROM APRIL 20, 2025 –**  
188 **SEPTEMBER 14, 2025**

189 Motion made by Mayor Pro Tem: Post 2 Marianos, Seconded by Council Member: Post 6 Crowe  
190

191 Voted Yea: Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro  
192 Tem: Post 3 Smith, Council Member: Post 6: Crowe  
193

194 Voted Nay: Council Member: Post 4 Freeman, Council Member: Post 5: Bryant  
195

196 MOTION PASSED  
197

198  
199 **ACTION: MOTION TO DISCUSS THE OUTSIDE COUNSEL AGREEMENT WITH EMILIA**  
200 **WALKER**

201 Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 1 Bass  
202

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**Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council Member: Post 6: Crowe

**MOTION PASSED (UNANIMOUSLY)**

- 3. Consideration of an action on request to approve an agreement with Emilia Walker for blight property services as needed.

**ACTION: MOTION TO APPROVE AN AGREEMENT WITH EMILIA WALKER FOR OUTSIDE COUNSEL SERVICES AS NEEDED**

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

**Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council Member: Post 6: Crowe

**MOTION PASSED (UNANIMOUSLY)**

**ACTION: MOTION TO SET A SPECIAL CALLED MEETING ON APRIL 1, 2025 AT 5:30 P.M. TO FINISH THE REMAINING AGENDA ITEMS FROM THE MARCH 18<sup>TH</sup> MEETING OF CITY COUNCIL**

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

**Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council Member: Post 6: Crowe

**MOTION PASSED (UNANIMOUSLY)**

**Adjournment**

**ACTION: MOTION TO ADJOURN THE MEETING AT 10:48 P.M.**

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

**Voted Yea:** Council Member Post 1 Anita Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5: Bryant, Council Member: Post 6: Crowe

**MOTION PASSED (UNANIMOUSLY)**

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Dr. Beverly Jones, Mayor

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Shavala Ames, City Clerk

252

## Activity Report

**From: Downtown Development Authority (DDA) of City of Stone Mountain**  
**Re: Monthly Report for January to March 2025**

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### **DDA Special Called Meeting / January 15, 2025:**

At the beginning of this meeting, the Honorable Mayor Pro Tem, Ryan Smith, administered Oaths of Office for the following Members:

- Thom Deloach, Reappointed DDA Vice Chair (Term limit: 3/11/2024 to 3/11/2028).
- Michelle Dunbar, Reappointed DDA Member (Term Limit: 3/11/2024 to 3/11/2028).
- Robert Witherspoon, New DDA Member (Term Limit: 12/9/2024 to 5/3/2026).
- Sarah Rasmussen, New DDA Member (Term Limit: 12/9/2024 to 5/3/2026).

The agenda also included the approval of the 2025 IGA between the City of Stone Mountain and the DDA, and approval of the mTAP Project Agreement for the Downtown Revitalization Strategy.

There were also discussions about the Enhancement Grant Program, and the proposed agreement between Bundos Entertainment (BEC) and the DDA for the upcoming Mardi Gras event. (After their Executive Session, the DDA conditionally approved funding for the proposed Mardi Gras event, in the amount of 25% of the total verified expenses and up to \$5,000.00; the conditional part was for the DDA Attorney to update the proposed agreement between the DDA and BEC (and later the two stakeholders to review/sign the final agreement).

### **DDA Regular Meeting / January 27, 2025:**

During this meeting the DDA approved an Agreement Between the DDA of City of Stone Mountain and Charity Hamidullah, for the installation of a mural at 901 Main Street.

The Board also held several discussions about:

- DDA's Enhancement Grant Program
- Caboose renovation project
- DDA Special Events Sponsorship Program
- DDA Social media pages and overall communication with local businesses
- Date for the DDA's Strategic Planning Session

### **DDA Regular Meeting / February 24, 2025:**

During this meeting the DDA Director read an official letter from the Department of Community Affairs (DCA). The letter confirmed that Main Street Stone Mountain is in full compliance and up to date with all program requirements.

The Board held a discussion about Sweet Potato Cafe (5377 Manor Dr) Façade Grant project; the Thirsty Mona Lisa (979 Main Street) request for an Enhancement Grant; and a Criterium event in September/October 2025.

The DDA also approved Mr. Victor Economy's request for an Enhancement Grant, for the amount of \$10,000.00. The project includes painting of the entire Stone Mountain Plaza and reseal/painting of the asphalt parking lot.

The meeting ended with the DDA Treasurer's motion to nominate Carl Wright as a DDA Chairperson, seconded by Anita Bass. Unanimously approved. (The nominations of the other DDA Officers were postponed until the next meeting).

### **DDA Regular Meeting / March 24, 2025:**

The DDA Chairperson delivered words of privilege regarding the recent roundtable discussion hosted by the DDA and the City. The roundtable discussion was attended by over 70 local business leaders, making it a highly successful networking event. During the session, business owners were introduced to various resources that could assist in the growth and development of their businesses. The event also allowed attendees to connect with DDA representatives, City Officials, and fellow business owners.

Some of the DDA discussions were about the Criterium event; Swag/promotional materials; Sweet Potato Café and Thirsty Mona Lisa grant applications.

The DDA approved the following items:

- Enhancement Grant / Updated grant requirements to allow property owners/landlords to be eligible to apply for a grant).
- Majestic Rentals Enhancement Grant, for the amount of \$10,000.00. The project includes door/window replacement and pressure wash/painting of 1008/1010 and 1012/1014 Main Street.

The DDA denied AARF's request for a grant for the replacement of an HVAC unit, since the project is ineligible for reimbursement under the current Enhancement grant requirements.

The meeting ended with the DDA's nomination and unanimous approval of Robert Witherspoon as the new DDA Vicechair Person; Denise Phillips, as the DDA's Treasurer; and Maggie Dimov as the DDA's Secretary.

**A & S Paving, Inc.**

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

**JOB ESTIMATE**

Date: March 26, 2025

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

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

We are pleased to submit the following job estimate:

Job Description: 4th Street

QUANTITY	UNIT	DESCRIPTION	PRICE	TOTAL
4.00	Each	Install speed tables with cap blocks, striping, and signage	\$5,500.00	\$22,000.00
<b>TOTAL:</b>				<b>\$22,000.00</b>

Specifications: per plans  per specs  addenda seen:

- Stipulations:**
- Paved areas shall have been graded to within 1/10 foot of final subgrade elevations and proper compaction obtained.
  - Additional stone needed to correct low or unsuitable areas will be extra at a price to be negotiated.
  - The prices quoted allow for 0 base and 1 asph./conc. move-in. Additional move-ins at \$1,000.00 each.
  - Sealcoating and/or pavement striping, if required, will be extra or quoted as separate bid items above.
  - The Owner or General Contractor will provide a nearby source of potable water at no cost to A&S Paving.
  - All testing will be the responsibility of the Owner or General Contractor.
  - Bonding, if required, will be extra or quoted as a separate bid item above.
  - Payments to be made upon completion of job. Owner agrees to pay all attorneys' fees and cost of collection.
  - We guarantee all work to be free of defects in materials and workmanship for one year from the date of completion.
  - The prices quoted on this proposal are good for 30 days from the date listed above.
  - FINAL MEASUREMENT to be made upon completion and invoice prepared using the UNIT PRICE.
  - This job estimate between A & S Paving, Inc., and the party to whom this job estimate is addressed is the exclusive contract between the parties, and all representations prior and future, whether written or oral, not incorporated herein, are superseded. This job estimate must be signed by an officer of the company.

JOB ESTIMATE: Tracey Allison APPROVED: \_\_\_\_\_  
Tracey Allison

# AIA® Document G701® – 2017

## Change Order

<b>PROJECT:</b> <i>(Name and address)</i> City of Stone Mountain 2023 LMIG SPLOST 875 Main Street Stone Mountain, GA 30083	<b>CONTRACT INFORMATION:</b> Contract For: CIP-2023-001  Date: 3/25/24	<b>CHANGE ORDER INFORMATION:</b> Change Order Number: 005-A  Date: 3/27/2025
<b>OWNER:</b> <i>(Name and address)</i> City of Stone Mountain 875 Main Street Stone Mountain, GA 30083	<b>ARCHITECT:</b> <i>(Name and address)</i> CPL 3011 Sutton Gate Drive Suite 130 Suwanee, GA 30083	<b>CONTRACTOR:</b> <i>(Name and address)</i> A&S Paving, Inc P.O. Box 633 Lithonia, GA 30058

**THE CONTRACT IS CHANGED AS FOLLOWS:**

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

Change order 5A supersedes change order 5. The scope of the work changes from the insall of rubber speed pads to the GDOT specified asphalt speed humps six (6) foot taper up, ten (10) feet flat on the top and the six (6) foot taper down.

The street signage as approved in change order 5 remains the same. The price increase is \$4,500.00

The original Contract Sum was	\$	1,199,484.10
The net change by previously authorized Change Orders	\$	846,887.41
The Contract Sum prior to this Change Order was	\$	2,046,371.51
The Contract Sum will be increased by this Change Order in the amount of	\$	22,000.00
The new Contract Sum including this Change Order will be	\$	2,068,371.51

The Contract Time will be increased by Zero (0) days.  
The new date of Substantial Completion will be

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

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

CPL ARCHITECT <i>(Firm name)</i> 	A&S Paving, Inc CONTRACTOR <i>(Firm name)</i>	City of Stone Mountain OWNER <i>(Firm name)</i>
SIGNATURE	SIGNATURE	SIGNATURE
Thomas McElhenny PRINTED NAME AND TITLE	PRINTED NAME AND TITLE	PRINTED NAME AND TITLE
03/27/25 DATE	DATE	DATE



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

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### STAFF ANALYSIS AND REPORT

**OWNER/APPLICANT:** Liz Mitchem, City Planner

**LOCATION:** 1037 Ridge Avenue (18 089 02 003)

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

**PROPOSED ZONING/USE:** R-2: Traditional Residential

**REQUEST:** Request to rezone 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

**ZONING/ADJACENT LAND USE:**

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

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

**MEETING INFORMATION:**

Planning & Zoning Commission:	02/17/2025 – 6:30 P.M.
City Council Public Hearing:	04/01/2025 – 6:30 P.M.

**RECOMMENDATION:** Approval



**BACKGROUND:****March 1, 2025****To: City of Stone Mountain Mayor & City Council****From: Richard Edwards, AICP****Subject: Request to rezoned 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).**

**Background:** The existing site is 0.21 acres and contains an existing single-family home. This property is zoned Village Center Mixed-Use (VCM), which requires commercial uses on the first floor and all residential to be above the commercial space. The zoning designation does not align with the existing use of the property as single-family residential.

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

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

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

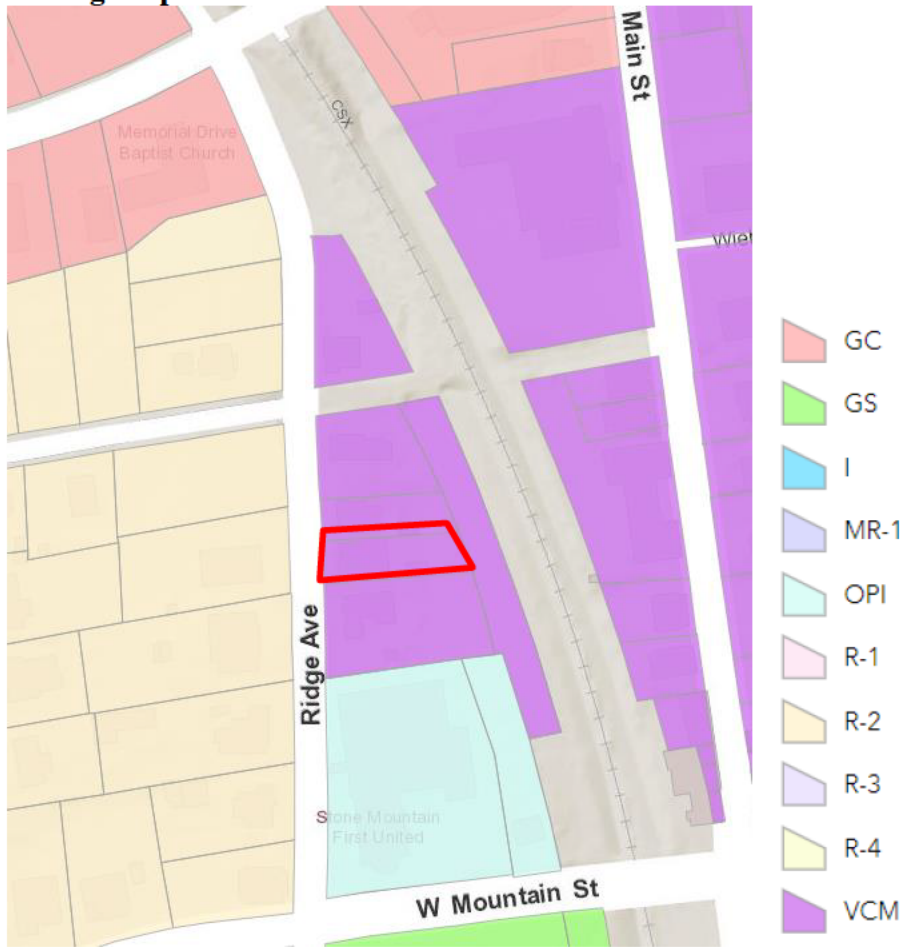
Class: R3 – Residential Lot

Land Use Code: 101 – Residential 1 Family

Zoning Code: R100 – Single Family Residential

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

### Zoning Map



### Future Land Use Map



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

**1. The existing uses and zoning of nearby property;**

North: CSX Railroad Tracks

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

East: CSX Railroad Tracks

West: R-2: Single-Family Residential

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**STAFF RECOMMENDATION:**

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

The Planning Commission voted to recommend approval, unanimously.



**From:** [Redacted]  
**To:** [Richard Edwards](#)  
**Subject:** "EXTERNAL"RE: "EXTERNAL"Rezoning to RESIDENCIAL  
**Date:** Tuesday, February 4, 2025 4:36:07 PM  
**Attachments:** [image001.png](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That is correct.

[Yahoo Mail - Email Simplified](#)

On Tue, Feb 4, 2025 at 4:32 PM, Richard Edwards <[redwards@stonemountaincity.org](mailto:redwards@stonemountaincity.org)> wrote:

Good Afternoon Ms. Florence,

I wanted to check and ensure that you are requesting that your property be rezoned from Village Center Mixed-Use (VCM) to Traditional Residential (R-2). Is that correct?

Thanks,



**Richard Edwards, AICP**

Planning Director

**Phone:** (470)860-7994

**Email:** [redwards@stonemountaincity.org](mailto:redwards@stonemountaincity.org)

875 Main Street  
Stone Mountain, GA 30083

[www.stonemountaincity.org](http://www.stonemountaincity.org)

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**From:** [Redacted]  
**Sent:** Monday, January 27, 2025 4:49 PM  
**To:** Richard Edwards <[redwards@stonemountaincity.org](mailto:redwards@stonemountaincity.org)>; Mary Beth Reed <[mbreed@newsouthassoc.com](mailto:mbreed@newsouthassoc.com)>  
**Subject:** 'EXTERNAL'Rezoning to RESIDENCIAL

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please rezone my property to residential.

The taxes are absorbant!

Thank you,

Melanie Florence

1037 Ridge Ave.

absorben!



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[Yahoo Mail: Search, Organize, Conquer](#)

## Planning Manager

**Department:** Planning & Community Development

**Salary Range:** \$80,000 – \$90,000 annually

This position is responsible for coordinating the development and implementation of the City Comprehensive Land Use Plan and related programs and projects and advising City staff and external customers on matters related to urban planning issues. The Planning Manager exercises full responsibility for planning, organizing and directing the work activities of the Planning staff, and acts as Secretary of the Planning Commission and the Historic Preservation Commission (HPC).

### Major Duties

Accepts management responsibility for the activities, operations and services related with Planning & Community Development; directs, coordinates, reviews and participates in the work of professional and technical employees in data collection, analysis, plan formulation, implementation and maintenance of a wide variety of planning, code enforcement, and zoning activities; provides interpretation of the General Plan, zoning, and city ordinances; coordinates activities with other City departments, outside agencies and organizations.

- Supervises and participates in the development, implementation and maintenance of city goals, objectives, policies and procedures; reviews and evaluates work methods and procedures for improving organizational performance and meeting city goals; ensures that goals are achieved.
- Coordinates the selection, orientation, training and evaluation programs for assigned personnel; provides or coordinates staff training; provides positive motivation for employee performance; identifies and resolves staff deficiencies; fulfills discipline procedures; reviews the work of staff to ensure compliance with applicable federal, state and local laws, codes and regulations.
- Provides technical and professional advice; prepares and coordinates reports and presentations on current planning issues for City Council, Planning Commission, HPC, community groups and regulatory agencies; ensures timely action on City Council and Planning Commission/HPC directives and initiatives.
- Monitors and keeps informed of current trends in the field of urban planning and community development, including legislation, court rulings, and professional practices and techniques; evaluates their impact and recommends policy and procedural modifications accordingly.
- Responds to the most complex and difficult inquiries and requests for information; provides information and resolves service issues and complaints; represents the department with other City departments, other agencies, civic groups and the public.
- Establishes positive working relationships with representatives of community organizations, state/local agencies and associations, City management and staff, and the public.



### **Minimum Qualifications**

Bachelor's degree in City, or Regional Planning or related field; three (3) years work experience in related field; Master's degree and American Institute of Certified Planners (AICP) Certification desired; must possess valid State of Georgia driver's license equivalent combination of education and experience.

### **Knowledge Required by the Position**

- Knowledge of City and department policies and procedures;
- Knowledge of City and State planning requirements;
- Knowledge of modern principles, practices, operations, services and activities of zoning and planning programs;
- Knowledge of City zoning ordinances, codes, regulations and policies;
- Knowledge of historic, existing and future issues of properties regarding zoning and land use;
- Skill in using independent judgment and discretion;
- Skill in prioritizing and scheduling assignments;
- Skill in operating modern office equipment;
- Skill in basic computer applications for word processing and spreadsheets;
- Ability to analyze and interpret data, studies, laws, regulations, goals and objectives to City officials, developers and the general public;
- Ability to establish and maintain cooperative and effective working relationships with others;
- Ability to maintain routine records;
- Ability to communicate effectively verbally and in writing;
- Ability to identify, coordinate and resolve a wide variety of issues in the development of land use policy;
- Ability to operate City vehicles.

STATE OF GEORGIA  
COUNTY OF DEKALB

ORDINANCE NO. 202\_\_-\_\_

**AN ORDINANCE TO AMEND THE CODE OF THE CITY OF STONE MOUNTAIN, GEORGIA, TO ESTABLISH REGULATIONS GOVERNING SPECIAL EVENTS AND PERMITS**

**WHEREAS**, pursuant to its Charter and other laws of the State of Georgia, the City of Stone Mountain, Georgia (the “City”), has the power to adopt reasonable ordinances, resolutions and regulations for the protection and preservation of the public health, safety and welfare of its citizens; and

**WHEREAS**, the City Council desires to update and amend Chapter 18 (Parade and Assembly) of The Code of the City of Stone Mountain, Georgia, to establish procedures related to special event permits; and

**WHEREAS**, to effectuate this goal, the City County desires to amend Appendix A (Zoning), Article II (Administration), Section 2-1 (Administration and procedure) of the Code of the City of Stone Mountain, Georgia, by deleting subsection 2-1.13 (Special permits) in its entirety.

**NOW THEREFORE**, it is hereby ordained by the governing authority of the City of Stone Mountain as follows:

**SECTION 1.** Chapter 18 of the Code of the City of Stone Mountain, Georgia, is hereby amended to modify Article I and to add a new Article IV titled “Special Events,” as set out in Exhibit A, attached hereto and incorporated herein by this reference.

**SECTION 2.** Appendix A of the Code of the City of Stone Mountain, Georgia, is hereby amended to delete Article II, Section 2-1, subsection 2-1.13 in its entirety.

**SECTION 3.** All ordinances, parts of ordinances, or regulations in conflict herewith are hereby repealed.

**SECTION 4.** This Ordinance shall become effective in accordance with City Charter Sec. 2.34.

**SECTION 4.** This Ordinance was proposed by Council Member \_\_\_\_\_ with a motion to adopt. Thereafter, the motion was seconded by Council Member \_\_\_\_\_. \_\_\_\_\_ Council Members voted in favor of the motion and \_\_\_\_\_ Council Members voted against the motion.

**SO ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

Attest:

\_\_\_\_\_  
Shavala Ames, City Clerk

[CITY SEAL]

\_\_\_\_\_  
Dr. Beverly Jones, Mayor

Approved as to form:

\_\_\_\_\_  
Jeffrey Strickland, City Attorney

**CITY CHARTER SEC. 2.21 REQUIREMENTS**

- Date of First Reading: \_\_\_\_\_
- Date of Second Reading: \_\_\_\_\_
- Date Adopted: \_\_\_\_\_

**City Charter, Section 2.21. (Ordinance form; procedures),** provides as follows:

- (a) Every proposed ordinance should be introduced in writing and in the form required for final adoption. No ordinance shall contain a subject which is not expressed in its title. The enacting clause shall be "It is hereby ordained by the governing authority of the City of Stone Mountain..." and every ordinance shall so begin. Prior to the submission of any ordinance for consideration by the mayor and city council, the same shall be submitted to the city attorney and be approved by him or her as to form and to ensure such ordinance is not covered by, or in conflict with, any law of general application or other city ordinance.
- (b) An ordinance may be introduced by any member of the city council and be read at a regular meeting, work session, or special meeting of the city council. Ordinances shall be considered and adopted or rejected by the city council in accordance with the rules which it shall establish; provided, however, an ordinance shall not be adopted the same day it is introduced, except for emergency ordinances provided for in Section 2.23 of this charter. Upon introduction of any ordinance, the city clerk shall as soon as possible distribute a copy to the mayor and to each councilmember and shall file a reasonable number of copies in the office of the city clerk and at such other public places as the city council may designate.
- (c) The reading of the preamble to an ordinance shall be sufficient to meet the requirements of a "read" or "reading." By an affirmative vote of a majority of the city council, a reading of the ordinance in its entirety shall be required.

**CITY CHARTER SEC. 2.34 REQUIREMENTS**

- Date ordinance presented to Mayor: \_\_\_\_\_ (within three days after its adoption)
- Date ordinance returned to City Clerk: \_\_\_\_\_ (within four days of receipt from Clerk)

**City Charter, Section 2.34. (Submission of ordinances to the mayor; veto power)** provides as follows:

- (a) Every ordinance adopted by the city council shall be presented by the city clerk to the mayor within three days after its adoption.
  - (b) The mayor shall within four days of receipt of an ordinance return it to the city clerk with or without his or her approval or with his or her disapproval. If the ordinance has been approved by the mayor, it shall become law upon its return to the city clerk; if the ordinance is neither approved nor disapproved, it shall become law on the fifteenth day after its adoption; if the ordinance is disapproved, the mayor shall submit to the city council through the city clerk a written statement of the reasons for the veto. The city clerk shall record upon the ordinance the date of its delivery to and receipt from the mayor.
  - (c) Ordinances vetoed by the mayor shall be presented by the city clerk to the city council at its next meeting when a quorum shall be present, and should the city council then or at its next general meeting adopt the ordinance by an affirmative vote of a majority of the quorum then present, it shall become law.
  - (d) The mayor may disapprove or reduce any item or items of appropriation in any ordinance. The approved part or parts of any ordinance making appropriations shall become law, and the part or parts disapproved shall not become law unless subsequently passed by the city council over the mayor's veto as provided in this section. The reduced part or parts shall be presented to the city council as though disapproved and shall not become law unless overridden by the council as provided in subsection (c) of this section.
- Date this ordinance becomes law: \_\_\_\_\_

**EXHIBIT A**

1. Chapter 18 of the Code of the City of Stone Mountain, Georgia, is hereby amended by deleting Sec. 18-1. in its entirety and replacing it with the following new Sec. 18-1.

“Sec. 18-1. – Short title.

This chapter shall be known and may be cited as the “Parade, Assembly, and Special Events Ordinance of the City of Stone Mountain.”

2. Chapter 18 of the Code of the City of Stone Mountain, Georgia, is hereby amended by adding the following to the end of Sec.18-2. thereof.

“*Special Event* is any activity organized for-profit or nonprofit having as its purpose entertainment, recreation and/or education which (i) takes place on public property or (ii) takes place on private property but requires special public services and which is permitted by the city under this article. Gatherings or activities that take place on private property and that make no use of city streets, or other public services other than for lawful parking, are not subject to the provisions of this article, but shall comply with all other requirements specified by ordinance.

“*Special Event permit* is a permit as required by this chapter to conduct a Special Event within the city.”

3. Chapter 18 of the Code of the City of Stone Mountain, Georgia, is hereby amended by adding the following new Article IV which shall read as follows:

**“ARTICLE IV. SPECIAL EVENTS**

**Sec. 18-19. – Purpose.**

This article is adopted to work with events sponsors to host successful events in the city while protecting the public health, safety and welfare of the city's inhabitants and safeguarding the interests of the city's residents, businesses and property. This article allows the city's departments and staff to review an application for a special event permit to determine any impact a special event permit may have on the ordinary use of parks, public streets, rights-of-way, or sidewalks and to make the necessary recommendations and allowances.

**Sec. 18-20. – Administration.**

The city manager and his designee(s) shall have the power and authority to make and publish reasonable rules and regulations not inconsistent with this article or other laws of the city and the state, or the constitution of the state or the United States, for the administration and enforcement of the provisions of this article and the collection of application fees.

**Sec. 18-21 – Permit Requirements.**

- (a) It shall be unlawful for a special event to occur in the city without having first obtained a permit for such special event.
- (b) All permits issued pursuant to this article shall be temporary and shall not vest in the holder any permanent property rights in the permit.
- (c) No special event shall be allowed to exceed six days in any 30-day consecutive period of time.
- (d) The location of a special event must include sufficient parking, which may be reduced when, for instance, an event is located near public transit.
- (e) An application for a permit shall be subject to review by the city manager or designee to determine compliance with this Code.
- (f) Unless specifically provided otherwise, a special event is subject to and must comply with all other applicable city ordinances.

**Sec. 18-22 – Permit Application.**

- (a) The producer of a special event shall make application for a permit for the special event on a form prescribed by the city.
- (b) An application for a special event permit shall be filed at least 120 days prior to the date the special event is scheduled to take place; provided, however, no application shall be accepted earlier than one year prior to the date of the special event.
- (c) Each application for a special event permit shall be accompanied by a nonrefundable application fee in such amount as may be set according to the provisions outlined in this article.
- (d) All producers of a special event shall be properly identified on the application; provided, however, a special event permit shall be issued only to an individual person. Therefore, if a group, organization, association, or other entity is producing the special event, a designated agent of the producer shall be named for purposes of the permit, and this individual shall be solely and fully responsible for compliance with all provisions, including all financial requirements of this article and other applicable laws and ordinances.
- (e) The application for a special event permit shall include the following information:
  - (1) Event details and description;
  - (2) Name, address, e-mail address, and telephone number of the sponsoring entity or person in addition to the person named in subsection (d) of this section;

(3) Proposed date, location, and hours of operation;

(4) Overall site plan of the event location. Plan must be drawn to scale and must include:

i. all property boundaries and setbacks for proposed location of the special event;

ii. All existing buildings, structures, parking, and curb cuts permanently located on site; and

iii. Any proposed temporary structures including buildings, structures, and parking;

(5) Schedule of proposed activities;

(6) Projected attendance at the special event;

(7) Plans for parking, restroom facilities, and sanitation concerns;

(8) First aid/medical support plan;

(9) Plan for crowd and traffic control;

(10) Producer shall provide proof all affected residents/businesses both on and adjacent to a proposed street closure are to be notified 30 days prior to the proposed event. The department shall provide the list of affected residents/businesses to the event producer. The event producer shall provide residents/businesses a copy of the proposed street closure map. Additionally, notification signs may be required at the event producer's expense in the neighborhood during the street closure for traffic routing purposes.

(11) In addition, the city or any of its departments may require any other information deemed reasonably necessary to determine that the permit meets the requirements of this article.

(f) Each city department and/or agency whose services would be impacted by the special event shall review the application and recommend in writing any conditions or restrictions deemed necessary. Special conditions or restrictions recommended by the city manager, or his designee, shall become a condition of the permit.

(g) The following standards shall be considered in reviewing the application:

(1) A special event permit may be issued only after an adequate plan for crowd and traffic control, as well as security has been presented, and, when deemed necessary, employment of off-duty, uniformed Stone Mountain Police Officer(s) shall be



utilized. If Stone Mountain Police Officer(s) are not available, then a DeKalb County police officer(s) may be utilized.

(2) A special event permit may be issued only after an adequate plan for fire inspection/prevention and/or fire code enforcement and, when deemed necessary, employment of off-duty, uniformed fire personnel have been verified by the city and obtained by the producer.

(3) A special event permit may be issued only after an adequate EMS plan and, when deemed necessary, employment of off-duty medics who are state-certified EMT or paramedics has been verified by the city and obtained by the producer.

(4) A special event permit may be issued only after adequate waste disposal facilities have been determined by the city and obtained by the producer. The producer shall be required to clean the right-of-way and public/private property of rubbish and debris, returning it to its pre-special event condition, within 24 hours of the conclusion of the special event. If the producer fails to clean up such refuse, cleanup shall be arranged by the city, and the costs incurred for this service shall be charged to the producer.

(5) A special event permit granted by the city may provide for the city to close designated streets and intersections to allow use of the public right-of-way for the special event during designated hours and days.

(6) The sound level of any special event must comply with the city noise ordinance, found at Chapter 15 of this Code.

(h) After all of the requested information pertaining to the special event has been submitted, reviewed, and approved, a permit may be issued upon payment of all applicable fees and costs. The special event permit, as well as any other permits required in conjunction with the special event, shall be posted on site during the special event.

#### **Sec. 18-23 – Permit denial.**

The city reserves the right to deny a special event permit application as it deems necessary. If a permit is denied, the city manager or his designee shall give written notice to the applicant setting forth the reasons for permit denial. The applicant or producer shall have an opportunity to respond to a denial within seven (7) business days after receipt of the denial notice by presenting written or oral evidence to the city manager or his designee. A final written decision will be issued by the city manager or his designee within fifteen (15) business days after the applicant or producer has appealed the denial.

#### **Sec. 18-24 – Permit modification, suspension or cancellation.**

(a) After receiving a permit, a permittee may request a modification of the permit at any time by submitting a change request in writing to the city manager or his designee. The

city manager or his designee shall process the change request in the same manner established for processing initial applications.

- (b) If the city suspends, revokes or cancels a permit prior to the special event, the city will refund the permit fee upon written request.

**Sec. 18-25 – Permit Fees.**

- (a) Application fees for special event permits shall be set by resolution of the Mayor and City Council. Application fees are non-refundable and must be paid, in full, at the time of application.
- (b) Additional fees and charges may be assessed based upon specific requirements, including fees for the monitoring of public safety or special services by a city department, based upon labor, time and equipment necessary to provide the service. When using city-owned buildings or property other than public road rights-of-way, for production activities, a separate rental fee or charge may be negotiated.
- (c) Application fees and daily permit fees for use of city services or facilities may be reduced or waived for charitable or non-profit organizations holding § 501(c) status from the I.R.S., or for other governmental agencies. All waivers shall require the approval of the city manager.

**Sec. 18-26 – Penalties for violation**

Any producer of a special event that does not receive a special event permit or violates the material terms of a permit, or is otherwise in violation of this article, upon citation or summons by the police chief, code enforcement officer or other authorized city employee, and judgment or conviction by the Municipal Court of the City of Stone Mountain or any other court of competent jurisdiction, shall be subject to the penalties set forth in Section 1-11 of this Code. Each day a violation continues shall constitute a separate offense.

**Sec. 18-27 – Insurance and liability.**

- (a) At the discretion of the department, prior to issuance of a permit, the producer shall provide to the city proof of comprehensive liability insurance naming the city as an additional insured. The producer's comprehensive liability insurance shall be primary over any other policy of the city.
- (b) At the discretion of the department, the producer, at all times during the special event, shall maintain comprehensive general liability insurance combined single limits coverage including bodily injury and property damage with limits of \$1,000,000.00 for each occurrence, personal and advertising injury with a limit of \$1,000,000.00 per occurrence and \$2,000,000.00 general and auto liability insurance including owner, hired, and non-owned vehicles with combined single limits including bodily injury and property damage of \$1,000,000.00 for each occurrence and workers' compensation as

- required by law. The City of Stone Mountain shall be named as an additional insured on all policies and said policies shall be primary to any insurance maintained by the city.
- (c) The producer of any special event shall provide a written agreement in a form satisfactory to the city providing the producer shall defend, pay, and save harmless the city, its officers, employees, and agents from liability of all personal injury or property damages arising from any acts or omissions emanating from the special event and from any and all claims, attorney fees or lawsuits for personal injury or property damage arising from or in any way connected to the special event. The agreement shall be filed with, and made a part of, the application form.
  - (d) The city, its officials, employees, or agents shall not incur any liability or responsibility for any injury or damage to any person or any property in any way connected to the use for which the permit has been issued. The city, its officials, employees, or agents shall not be deemed to have assumed any liability or responsibility by reasons of inspections performed, the issuance of any permit, or the approval of any use of the right-of-way or other public property.
4. Appendix A of the Code of the City of Stone Mountain, Georgia, is hereby amended by deleting Sec. 2-1.13 in its entirety.



**CITY OF STONE MOUNTAIN  
 SPECIAL EVENT PERMIT APPLICATION**

Date of Submittal to the City \_\_\_\_\_

All applications for a special event permit must be submitted using this form. No application is deemed accepted unless accompanied by payment of the requisite application fee. Applications must be submitted at least one hundred and twenty (120) days prior to the date of the special event which is scheduled to take place; provided, however, no application will be accepted earlier than one (1) year prior to the date of the special event.

<b>Special Event Sponsor</b>	
Special Event Name:	
Sponsoring Person/Entity:	
Mailing Address:	
Email Address:	
Phone Number:	
<b>Special Event Details</b>	
Location:	
Proposed Date(s):	
Proposed Hours of Operation:	
Projected Attendance:	

**Description of the Special Event (include schedule of proposed activities):**

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**Please provide a statement as to whether the special event will occupy all or only a portion of the sidewalks, streets, or public property of the City:**

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**Please provide plans for parking, restroom facilities, and sanitation concerns:**

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**Please first aid/medical support plan:**

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**Please provide plans crowd and traffic control:**

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**Please attached to this application an overall site plan of the proposed event location. Plan must be drawn to scale and include: (1) all property boundaries and setbacks for proposed location of the special event; (2) all existing buildings, structures, parking, and curb cuts permanently located on site; and (3) any proposed temporary structures including buildings, structures, and parking.**



**Special Event Fees (This is in addition to any fee charged in another department):**

Event Permit Level	Permit Fee (nonrefundable)
Tier 1 – Under 250 participants	\$1,000
Tier 2 – 251 to 500 participants	\$1,500
Tier 3 - 501 to 1000 participants	\$2,000
Tier 4 – Over 1000 participants	\$2,500
*Food Trucks	\$250.00 per day
*Vendor Fee (if not a City of Stone Mountain Vendor)	\$100
Off-duty police officer services, per person	Start at a flat rate of \$80.00/hour\Holiday \$95.00/hour with a four-hour minimum but may be increased upon expected duties and large crowd control
Off-duty public works services, per person (There is a 4-hour minimum for all PD on-site).	Start at a flat rate of \$40.00/hour, with a four-hour minimum but may be increased upon expected duties and large crowd control
** Special Effects (Fireworks and other) **Fire Marshal Officer will be required	\$250.00

\* Producer shall provide proof all affected residents/businesses both on and adjacent to a proposed street closure are to be notified 30 days prior to the proposed event. The department shall provide the list of affected residents/businesses to the event producer. The event producer shall provide residents/businesses a copy of the proposed street closure map. Additionally, notification signs may be required at the event producer's expense in the neighborhood during the street closure for traffic routing purposes.

**[ACKNOWLEDGEMENT AND SIGNATURE ON FOLLOWING PAGE]**



City of Stone Mountain  
Economic Development Department  
875 Main Street, Georgia 30083  
(770) 498-8984

Item # 1.

**Terms & Conditions:** To the best of my knowledge, this special event application is correct and complete. If additional information is determined to be necessary, I understand that I am responsible for filing additional information as specified by the City of Stone Mountain. I understand that failure to supply all required information will result in the denial of this application or revocation of a permit. I hereby agree that as a condition to the issuance of a Special Event Permit, the Special Event producer shall indemnify and hold the City harmless from claims, demand or cause of action which may arise from activities associated with the special event.

\_\_\_\_\_  
Applicant Name and Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Received by (Employee Name & Title, City of Stone Mountain)

\_\_\_\_\_  
Date

**RESOLUTION # \_\_\_\_\_****A RESOLUTION TO SET PERMIT FEES FOR SPECIAL EVENTS**

**WHEREAS**, pursuant to its Charter and other laws of the State of Georgia, the City of Stone Mountain, Georgia (the “City”), has the power to adopt reasonable ordinances, resolutions and regulations for the protection and preservation of the public health, safety and welfare of its citizens; and; and,

**WHEREAS**, the Mayor and City Council amended Chapter 18 of the code of ordinances for the City of Stone Mountain by adopting a new Article IV titled “Special Events” (“Parade, Assembly, and Special Events Ordinance of the City of Stone Mountain”); and

**WHEREAS**, pursuant to Section 18-24 of the Parade, Assembly, and Special Events Ordinance of the City of Stone Mountain, all application fees and other related fees shall be set by resolution of the Mayor and City Council; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Stone Mountain, Georgia, and it is hereby resolved by authority of the same that the following fees are hereby adopted for Special Event permits.

**Special Event Fees (This is in addition to any fee charged in another department):**

<b>Event Permit Level</b>	<b>Permit Fee (nonrefundable)</b>
Tier 1 – Under 250 participants	\$1,000
Tier 2 – 251 to 500 participants	\$1,500
Tier 3 - 501 to 1000 participants	\$2,000
Tier 4 – Over 1000 participants	\$2,500
*Food Trucks	\$250.00 per day
*Vendor Fee (if not a City of Stone Mountain Vendor)	\$100
Off-duty police officer services, per person	Start at a flat rate of \$80.00/hour\Holiday \$95.00/hour with a four-hour minimum but may be increased upon expected duties and large crowd control
Off-duty public works services, per person (There is a 4-hour minimum for all PD on-site).	Start at a flat rate of \$40.00/hour, with a four-hour minimum but may be increased upon expected duties and large crowd control
** Special Effects (Fireworks and other) **Fire Marshal Officer will be required	\$250.00

[SIGNATURES ON NEXT PAGE]



**BE IT FURTHER RESOLVED** that any and all resolutions, or any part thereof, in conflict with this resolution are hereby repealed. This resolution shall be effective immediately upon adoption.

ADOPTED by the Mayor and City Council, this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Attest: \_\_\_\_\_  
Shavala Ames, City Clerk

Approved: \_\_\_\_\_  
The Honorable Dr. Beverly Jones,  
Mayor of City of Stone Mountain, GA

(Seal)