



Mayor and City Council Regular Session
Tuesday, February 03, 2026 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

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

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

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

I. Public Hearing

- 1.** Initial Public Hearing Consideration to opt in – Statewide Floating Homestead Exemption, requested by Interim City Manager Maggie Dimov
- 2.** 1008B Main Street, Requested by Planning Manager Tamaya Huff
- 3.** Public Hearing - Alcohol License - 947 Main Street - Live Oak Tap, LLC

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 Page 1

of 2 presentation. During your public comment, if you use obscenities or vulgar or abusive language, yell, or point fingers, the City reserves the right to stop your presentation. During your public comment, if you physically approach any City representative or your presentation rises to the level of disorderly conduct, your public comment will be stopped.

VII. Review of the Journal (City Clerk)

- 1.** Consideration of an action on a request to approve the January 16, 2026 meeting minutes, requested by City Clerk Shavala Ames
- 2.** Consideration of an action on a request to approve the January 20, 2026 meeting minutes, requested by City Clerk Shavala Ames

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

X. Council Policy Discussion Topics

XI. Unfinished Business

- 1.** Approval of Agreement for Mardi Gras 2026 Event Services
- 2.** Consideration of an action a request to reallocate funds for (1) new position, Tourism Manager; and (1) previous position Communications Specialist, requested by Interim City Manager
- 3.** Consideration of an action on a request to initiate a comprehensive review and research of HB 581 to evaluate its potential impacts and benefits for the citizens of Stone Mountain, requested by Mayor Pro Tem Ryan Smith

XII. New Business

- 1.** Approval of Additional Services Quote / McCurdy Park Stormwater Project, requested by Mike Helton, Public Works Director
- 2.** Consideration of an action on a request to offer an amnesty program to resolve unpaid traffic citations, requested by Clerk of Court Kristie Tucker
- 3.** Consideration of an action on a request to approve an alcohol license for Live Oak Tap, LLC located at 947 Main Street, requested by City Clerk Shavala Ames
- 4.** Consideration of an action on a request to approve the Special Use Permit (Change in conditions) for 1008B Main Street, requested by Tamaya Huff

XIII. New Ordinances and Resolutions

- 1.** Second Read Ordinance 1082 New Gibraltar Square, requested by Planning Manager Tamaya Huff

XIV. Remarks of Privilege

XV. Announcements by The Mayor

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

- 1.** Litigation

XVII. Adjournment

**CITY OF STONE MOUNTAIN
PUBLIC HEARING NOTICE
CONSIDERATION TO OPT IN – STATEWIDE FLOATING HOMESTEAD EXEMPTION**

(Stone Mountain, GA)– CONSIDERATION TO OPT IN – STATEWIDE FLOATING HOMESTEAD EXEMPTION: The Governing Authority of Stone Mountain, Georgia intends to consider opting into the statewide floating homestead ad valorem taxation of real property exemption as allowed under O.C.G.A. Section 48-5-44.2, as amended. All concerned citizens are invited to the public hearing on this matter to be held at 875 Main Street, Stone Mountain, Georgia, 30083 on February 3, 2026, at 10:30 a.m. Additional hearings will be held at 875 Main Street, Stone Mountain, Georgia 30083 on February 3, 2026 at 6:30 p.m.; and February 17, 2026 at 6:30 p.m.



Agenda Item

Meeting Date: February 3, 2026

SUBJECT: 1008B Main Street (Parcel ID: 18 089 02 016) Special Use Permit Change in Conditions

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

PROJECT SUMMARY

On August 5, 2025, the Stone Mountain City Council approved Krystal Rodger's request for a Special Use Permit (SUP) to operate a tattoo studio at 1008B Main Street (Parcel ID: 18 089 02 016) with the following conditions:

1. Condition #1: Operation must provide at least 40 hours of service per week.
2. Condition #2: A shared parking agreement is required, as stated in Section 7-3.1 of the City Code, to comply with specific parking regulations.

On September 29, 2025, the applicant, Jay Stills, requested a parking reduction, citing the inability to secure permissions from the property owners at 1000B Main Street for a shared agreement. The applicant argued that sufficient parking is available on both 1008 and 1012 Main Street (Parcel ID: 18 089 02 015). Typically, approved zoning applications cannot be reconsidered for 24 months. However, if conditions set by the City Council are unmet, any changes in conditions must be approved by both the mayor and council after a recommendation from the Planning Commission (Change in Conditions (CIC) Section 2-1.9(B)(3)). Jay and Karen Stills own the parcels at 1008 and 1012 Main Street, as noted in the SUP approved on August 5, 2025.

ZONING HISTORY

The subject property, zoned as Village Center Mixed Use (VCM), covers approximately 0.1 acres and was built in 1942. This zoning allows for moderate to high-density residential development and ground-floor commercial uses with residential units above, fostering a mix of uses compatible with the neighborhood. On June 16, 2025, the City of Stone Mountain Planning Commission approved a special use permit for a tattoo studio, contingent on the applicant operating at least 40 hours per week and securing a parking agreement. The City Council confirmed this approval on August 5, 2025, under the Planning Commission's conditions.

STAFF RECOMMENDATION

Staff recommend **APPROVAL** of the change in conditions request provided:

- (1) A recommendation of approval from Planning Commission to remove requested conditions,
- (2) Approval from City Council to remove prior conditions
- (3) ADA and parking requirements are met on the site in accordance per the City of Stone Mountain Code of Ordinances
- (4) If leases, or tenant changes occur, a reconsideration of administrative approval is required.

PLANNING COMMISSION RECCOMENDATION

Planning Commission recommends **APPROVAL** of the change in conditions request provided:

- (5) A recommendation of approval from Planning Commission to remove requested conditions,
- (6) Approval from City Council to remove prior conditions
- (7) ADA and parking requirements are met on the site in accordance per the City of Stone Mountain Code of Ordinances
- (8) If leases, or tenant changes occur, a reconsideration of administrative approval is required.



PLANNING COMMISSION MINUTES
Monday, December 15, 2025 @ 6:30 pm
Regular Meeting
875 Main Street,
Stone Mountain, Georgia 30083

CALL TO ORDER

Meeting called to order at 6:30pm.

DETERMINATION OF QUORUM

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

APPROVAL OF THE AGENDA

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

APPROVAL OF MEETING MINUTES

1. November 17, 2025

Matt McConnell moved to approve the minutes as presented; seconded by Grace Kelly.
 Vote: Approved Unanimously 5-0.

COMMISSION ANNOUNCEMENTS

1. Chountelle Hudson – Reappointment by City Council November 18, 2025
2. Comprehensive Plan Public Hearing Notification – January 20, 2026
3. City Council Agenda – December 16, 2025
 - First Read – 1082 New Gibraltar Square
4. Planning and Zoning Department Updates
5. Short Term Code Updates, Resource Plan & Implementation Strategies

OLD BUSINESS

1. Steering Committee Appointments – Comprehensive Plan (Planning Commission)
Raina Wilson moved to approve the appointments of Rachel Isley and Grace Kelly to the Comprehensive Plan Stakeholder Committee; seconded by Meron Tadesse.
Vote: Approved Unanimously 5-0.
2. Approval of the 2026 Planning Commission Meeting Calendar
Matt McConnell moved to approve the 2026 Planning Commission Meeting Calendar; seconded by Raina Wilson.
Vote: Approved Unanimously 5-0.
3. Discussion – Bylaws Amendment to Meeting Minute Procedures
No – Vote – Discussion Only.

NEW BUSINESS

1008 Main Street

Request - Application to remove special use permit conditions which include (1) Parking Agreement and (2) Provide hours of operations that service customers at least 40 hours per week.

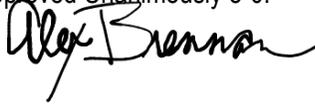
Matt McConnell moved to approve; seconded by Meron Tadesse. Approved Unanimously 5-0.

PUBLIC COMMENTS

Joan Monroe provided comments on the Planning and Zoning Updates.
Theresa Thomas provided comments on the City's proposed updates to its bylaws concerning meeting minutes. Grace Kelly requested the city explore the impacts of Data Centers as part of the Comprehensive Plan update.

ADJOURNMENT

Matt McConnell moved to adjourn 7:43pm; seconded by Meron Tadesse.
Vote: Approved Unanimously 5-0.



Alex Brennan, Chair

Tamaya Huff, Secretary

2A8HR44H28R76628 TAG# 38EVAI FL

Jeep 2017 Grand Cherokee 1C4RJEBG9HC788539 TAG# CNH8691 GA

Chevrolet 2017 SONIC 1G1JD5SH7H4106371 TAG# <unknown>

Lincoln 2002 LS 1LNHM87A72Y655941 TAG# P2726097 GA

Infiniti 2008 FX35 JNRAS08U58X105125 TAG# <unknown>

Jeep 2018 RENEGADE ZACCJBABXJPG97582 TAG# P7209031 GA

Oldsmobile 1985 98 1G3CW6933F4368394 TAG# TGD6284 GA

Toyota 2008 Camry 4T1BE46K18U238109 TAG# DCP4936 GA

Mercedes Benz 2011 GLK Class WDCCG5GB3BF572737 TAG# <unknown>

Ford 2012 FUSION 3FAHP0HA1CR215764 TAG# WLY987 GA

Mercury 2005 Grand Marquis 2MEFM75W35X618456 TAG# CLA9593 GA

Ford 2004 F250SD 1FTNW20L24EC69474 TAG# TAZ8680 GA

GMC 2020 Sierra 3GTP9EEL9LG397891 TAG# NVG0629 TX

Toyota 2016 Camry 4T1BF1FK3GU171118 TAG# <unknown>

BMW 2016 4-Series WBA4A9C50GG695167 TAG# CSG6725 GA

CADILLAC 2004 Escalade 1GYEK63N34R215636 TAG# CLX4906 GA

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

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

330-504546 1/22,1/29
PUBLIC NOTICE

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

CADILLAC 2013 ESCALADE 3GYT4MEF9DG163814 TAG# NA

HONDA 2010 CIVIC 2HGFA1F56AH532061 TAG# JYJ6497 NC

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

business immediately: Business Name:TLC AUTO TOWING AND STORAGE INC. 3896 E FAIRVIEW RD STOCKBRIDGE GA 30281 770-484-8342
++CADILLAC 2013 ESCALADE 3GYT4MEF9DG163814/HONDA 2010 CIVIC 2HGFA1F56AH532061++

330-504547 1/22
QUALIFYING FEES FOR COUNTY OFFICES

In accordance with O.C.G.A. § 21-2-131, the DeKalb County Board of Commissioners set the following ++qualifying fees++ at their January 13, 2026 meeting for the following offices to be elected by DeKalb County voters in 2026.

Office Fee
Board of Commissioners \$2,101.28

Judge, State Court \$5,912.74

Board of Education \$750.00

Qualifying for the offices listed above will begin on Monday, March 2, 2026, at 9:00 a.m. and end at noon on Friday, March 6, 2026, at 4380 Memorial Drive, Suite 300, Decatur, GA 30032.

The General Primary will be held on Tuesday, May 19, 2026, and the General Election will be held on Tuesday, November 3, 2026.

This 22nd day of January 2026 For the DeKalb County Board of Commissioners
Keisha L. Smith
Executive Director
DeKalb County Voter Registration and Elections

330-504548 1/22,1/29
PUBLIC NOTICE

The above vehicle was left for repair or diagnostics and is presently located at GIDDEN AND SONS, INC, 6795 Varkel Ln, Lithonia, Ga 30058. Attempts to locate the owner of this vehicle have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A.40-11-2 and will be disposed of if not redeemed within 10 days of this notice. This notice is given pursuant to Georgia law.
++2012 WABASH TRAILER 1JVV532BXL703137++

330-504549 1/22
PUBLIC NOTICE

An Application has been applied for a Liquor, Beer, and Wine Retail Dealer License for ++Kkavya 1008 LLC dba Happy Times Package++, located at 2840 Lavista Rd Ste. 3, Decatur, GA 30030. The owner is Tejas Patel

330-504550 1/22
PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, February 3, 2026, at 6:30 p.m. in order to discuss and to hear public input on a change in conditions application (parcel ID: 18 089 02 016) located at ++1008B Main Street++. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

330-504556 1/22,1/29,2/5,2/12
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

Our Client: Frank Management, LLC
RE: Notice of Foreclosure of Right to Redeem Pursuant to O.C.G.A. § § 48-4-45 and 48-4-46

Take Notice that: The right to redeem the following described property, to wit: ++2657 Davidson Dr. Lithonia, GA 30058++ will expire and be forever foreclosed and barred on and after the 17th day of July, 2026, unless Frank Management, LLC complies with the notice requirements under O.C.G.A. § 48-4-45, upon which your right to redeem would end upon the date of compliance.

The tax sale deed to which this notice relates is dated the 4th day of June 2024 and is recorded in the office of the Clerk of the Superior Court of DeKalb County, Georgia, in Deed Book 31509 at page 606.

The property may be redeemed at any time before the 17th day of July, 2026, by payment of the redemption price as fixed and provided by law to Frank Management, LLC at the following address: 1940 Stockton Walk Ln. Snellville, GA 30078. Please disregard the "Notice To Foreclose Right of Redemption dated October 14, 2025. Please be governed accordingly.

330-504564 1/22,1/29,2/5,2/12
PUBLIC NOTICE

To: All persons known or unknown who may claim an interest in property known as 3227 Altacrest Drive, Scottsdale, GA 30079; Sally Riley and Hattie Riley Duncan, their heirs, administrator or executor, Known and unknown; DeKalb County

Take notice that Pursuant to O.C.G.A. §48-4-45 and §48-4-46, The right to redeem the following described property, to wit:

Tax parcel **18 046 03 222, known as ++3227 Altacrest Drive, Scottsdale, GA 30079++** will expire and be forever foreclosed and barred after February 28th, 2026.

The tax deed to which this notice relates is dated the 5th day of October, 2021 and is recorded in the office of the Clerk of the Superior Court of DEKALB County, Georgia, in Deed Book 29963 at page 655, as conveyed to Marilyn Holdings LLLP.

The property may be redeemed at any time before the 28th day of February, 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address: Origin Title and Escrow, Inc On behalf of Marilyn Holdings LLLP 160 Clairemont Ave, Suite 490 Decatur, GA 30030 Please be governed accordingly.

Public Sale

340-504315 1/15,1/22
PUBLIC NOTICE

Pursuant to OCGA Section 40-11-6, notice is hereby given that the following motor vehicle(s) will be sold to the highest and best bidder on ++JANUARY 26, 2026 AT 1PM++ at the following locations 1.) 5199 Jackson Hwy Covington, GA 30014. VEHICLE(S): 2015 AUDI A7 WAU2GAF3FN017945, 2009 B M W 7 5 0 L i WBABK83519CY59566, BMW 328i WBA3A5G51DNP20745, 2006 DODGE CHARGER 2B3KA53H36H252187, 2018 DODGE RAM 2500 3C6UR5DL0JG278278 Leinholder reserves the right to refuse the final bid. This item will be sold to the Highest Bidder.

340-504316 1/15,1/22
PUBLIC NOTICE STATEWIDE WRECKER SERVICE SOUTH, INC. JANUARY 24, 2026

YEAR, MAKE, MODEL, VIN, TICKET

2017 TOYOTA RAV4 JTMJUREV1HD153076 23-4645

2017 NISSAN ALTIMA 1N4AL3AP2HC195608 24-1691

2014 FORD ESCAPE 1FMCUJ0F74EUA73082 24-1735

2001 SUZUKI MOTORCYCLE JS1GR7GA012100854 24-2534

2005 BMW F650 WB10168A7VXA40281 24-2660

2001 GMC YUKON 1GKEC13T01R227974 24-2872

2017 HYUNDAI TUCSON KM8J23A47HU529270 24-3275

2021 NISSAN ROGUE 5N1AT3AA2MC750701 24-3479

2004 JEEP CHEROKEE 1J4GX48S14C252605 24-3762

2024 HYUNDAI VENUE KMHRCA39RU288382 24-3790

2018 DODGE JOURNEY 3C4PDCAB9J243203 24-4046

2019 DODGE CHALLENGER 2C3CDZAG6KH674187 24-4183

2011 SUBARU FORRESTER JF2SHABC7BH773018 24-4193

2016 CHEVROLET MALIBU 1G11C5SA3GF137075 24-4197

2019 NISSAN ALTIMA 1N4BL4EV2KC259981 24-4231

2013 HONDA CIVIC 2HGFB2F53DH579443 24-4265

2005 JEEP G CHEROKEE

1J4HR48N85C701739 24-4282

2014 NISSAN MURANO JN8AZ1MM7EW533308 24-4318

2019 HYUNDAI SONATA 5NPE24AF7KH772365 24-4363

2013 HYUNDAI ELANTRA 5NPDH4AE0DH234577 24-4384

2017 INFINITI Q50 JN1CV7AP4HM642778 24-4385

2004 FORD E350 1FDWVE35S24HA32569 24-4393

2010 CHRYSLER SEBRING 1C3CC4FB2AN148101 24-4407

2021 FORD ESCAPE 1FMCUOH64MUB32084 25-0017

2005 NISSAN ALTIMA 1N4AL11D35C135133 25-0020

2013 TOYOTA CAMRY 4T1BF1FK1DU638046 25-0089

2012 NISSAN MAXIMA 1N4AA5AP9CC803585 25-0123

2006 KIA SPECTRA KNAFE121265352061 25-0264

2010 FORD EDGE 2FMDK3KCXAB862265 25-0306

2018 CADILLAC ESCALADE 1GYS4BKJ9JR109787 25-0392

1997 FROD CROWN VIC 2FALP74W5VX156856 25-0399

2013 MAZDA CX-5 JM3KE2DE2D0122514 25-0429

2007 HONDA ACCORD 3HGCM56407G700049 25-0441

2010 CHRYSLER T&C 2A4RR8DX5AR368419 25-0449

2006 KIA SPECTRA KNAFE161265216250 25-0450

2002 LEXUS RX300 JTJGF10U020147117 25-0464A

2020 DODGE RAM 1C6SRFJT8LN422199 25-0467A

2019 TOYOTA CAMRY 4T1B11HK0KU772782 25-0468

2017 LINCOLN MKZ 3LN6L5A93HR610686 25-0472A

2013 CHEVROLET CAMARO 2G1FC3D32D9155774 25-0476A

2014 DODGE JOURNEY 3C4PDCGGXET260763 25-0480A

2019 CAN AM MAVERICK 3JB1PAX41KK000618 25-0504A

2002 HONDA ACCORD

1HGCG16572A045694 25-0506

2012 NISSAN FRONTIER 1N6BD0CT4CC419522 25-0526

2007 FORD F150 1FTRX14W27KD25206 25-0582A

2010 CHEVROLET CAMARO 2G1FB1EV3A9184252 25-0583A

2019 HYUNDAI ELANTRA KMHHD74LF0KU842042 25-0586A

2018 DODGE CHARGER 2C3CDXBG6JH337049 25-0587A

2008 CHEVROLET TAHOE 1GNFK13068J182614 25-0599A

2017 JEEP CHEROKEE 1C4PJLCB9HW547786 25-0595A

2014 FORD F250 1FT7W2BT0EEA29704 25-0596A

2015 FORD TRANSIT 1FTNR1ZM3FKB02669 25-0598A

2017 FORD EXPLORER 1FM5K7B81HGB27043 25-0600A

2016 KIA FORTE KNAFXA465G5553690 25-0601

2007 CHEVROLET AVA-LANCHE 3GNFK12387G256207 25-0603A

2016 LAND ROVER RANGE ROVER SALGS2KF5GA251373 25-0604A

2017 CHEVROLET CAMARO 1G1FH3D78H0156318 25-0605A

2018 INFINITI Q50 JN1EV7AR0JM430539 25-0607

2019 NISSAN SENTRA 3N1AB7AP5KY243026 25-0745

2023 HYUNDAI SANTA FE 5NMS24AJ3PH509253 25-0751

2018 DODGE CHARGER 2C3CDXGJ4LH130280 25-0779A

2020 DODGE CHARGER 2C3CDXGJ4LH130280 25-0779A

2019 FORD F150 1FTEW1CP2KFB32891 25-0781A

2018 MITSUBISHI MIRAGE ML32A3HJ9H003845 25-0782

2016 KIA SORENTO 5XYPGA39GG165639 25-0784A

2020 CHEVROLET MALIBU 1G1ZD5ST4LF037319 25-0785A

2007 DODGE G CARAVAN 2D4GP44L27R116518 25-0809

2013 KIA OTIMA KNAGM4A71D5440742

25-0855

2020 DODGE CHARGER 2C3CDXGJXLH244400 25-0865

2018 KIA OPTIMA 5XXGT4L38JG232655 25-0902A

1999 FORD F150 1FTRF1729XKB64166 25-0903A

2007 INFINITI G35 JNKBV61F97M815430 25-0942

20058 HYUNDAI TIBURON KMHNN66F28U289465 25-0973

2021 V.W. ATLAS 1V2DP2CA4MC561401 25-1008A

2016 KIA SOUL KNDJN2A25G7268500 25-1009A

2010 FORD F150 1FTEW1C88AFB08540 25-1011A

2018 KIA OPTIMA 5XXGT4L37JG214597 25-1016A

2015 SUZUKI M/C JS1GT78A3F2100726 25-1018A

2007 SUZUKI M/C JS1GN7DA272106941 25-1019A

2014 HONDA CIVIC 19XFB2F53EE043622 25-1102

2013 FORD F150 1FTFW1ETXDF15402 25-1110

2014 TOYOTA COROLLA 2T1BURHE0EC058429 25-1188

2007 KIA SEDONA KNDMB233076154809 25-1311

2017 CHEVROLET CRUZE 1G1BESSM5H7202173 25-1312

2015 KIA FORTE KNAFK4A6XF5317923 25-1317A

2008 INFINITI QX56 5N3AA08C98N902471 25-1318A

2003 FORD F150 1FTRW08L63KB90769 25-1319

2015 MAZDA 6 JM1GJ1V56F1221594 25-1336

2002 BMW 530I WBADT63462CH93204 25-1340

1996 SUZUKI M/C JS1GR7DA3T2100063 25-1342

2018 CHEVROLET CAMARO 1G1FB1RS2J0183779 25-1354

2013 NISSAN MAXIMA 1N4AA5AP9DC845269 25-1356

2013 CHRYSLER T&C 2C4RC1BG3DR690983 25-1358

2015 NISSAN ROGUE KNMAT2MV3FP516902



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

STAFF ANALYSIS AND REPORT

OWNER: Jay and Karen Stills

APPLICANT: Krystal Rogers

LOCATION: 1008B Main Street
(Parcel ID: 18 089 02 016)

CURRENT ZONING: Village Center Mixed-Use (VCM)

REQUEST: Change in Conditions (CIC) Section 2-1.9(B)(3)
Request to Remove:
Condition #1. Provide hours of operation with that service customers at least 40 hours each week
Condition #2. Provide a parking agreement

ZONING/ADJACENT LAND USE:

North	Village Center Mixed-Use (VCM)
South	Village Center Mixed-Use (VCM)
West	Village Center Mixed-Use (VCM)
East	Village Center Mixed-Use (VCM)

COMPREHENSIVE PLAN:
Future Land Use Designation: Mixed Use

MEETING INFORMATION:

Planning & Zoning Commission:	12/15/2025 – 6:30 P.M.
1 st Read City Council:	01/20/2026 – 6:30 P.M.
City Council Public Hearing:	02/03/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL

I. SUMMARY

On August 5, 2025, the Council of the City of Stone Mountain (“City”) approved Krystal Rodger’s (applicant) request for a special use permit (SUP), to operate a tattoo studio at 1008B Main Street (Parcel ID: 18 089 02 016) under the following conditions:

- Condition #1. Provide hours of operation that service customers at least 40 hours/week
- Condition #2. Provide a parking agreement

The Stone Mountain Code of Ordinances, per Section 7-3.1, requires a shared parking agreement to meet 7-3.1(A)(1), 7-3.1(A)(3), and 7-3.1(A)(6). On September 29, 2025, the applicant, Jay Stills, requested an administrative parking reduction in accordance with 7-3.1 Shared or reduced parking and landscaping requirements of the City Code of Ordinances, citing that permissions were not attained by the adjoining property owner(s) located at 1000B Main Street to facilitate a shared parking agreement as required by the special use permit conditions, and that the subject parking for 1008 Main Street is sufficient to be contained on 1008 Main Street, and 1012 Main Street (parcel # 18 089 02 015).

Typically, once a zoning application has been approved by the mayor and council, it cannot be reconsidered for at least 24 months. However, if the City Council implements conditional zoning under Section 2-1.9(3) and the conditions set forth cannot be met by the applicant, any changes to these conditions must be approved by both the mayor and the City Council. To modify the conditions of approval, applicants are required to secure a recommendation from the Planning Commission before going to the Mayor and City Council, as outlined in Section 2-1.3, which details the process for amending the zoning ordinance. The parcels located at 1008, and 1012 Main Street are owned by Jay and Karen Stills, who were listed as the owners of 1008B Main Street in the Special Use Permit (SUP) approved by the City Council on August 5, 2025. Staff completed an analysis of the parking reduction at the request of the applicant, determined that the reduction is feasible, and conditioned the approval based on the following requirements:

Requirement #1:

The applicant will be required to return to the Planning Commission (PC) to request a change of conditions, and receive final Approval from City Council to remove the following conditions from the existing SUP approval, which include:

- Condition #1: Provide hours of operation that service customers at least 40 hours/week
- Condition #2. Provide a parking agreement

Requirement #2:

Commercial properties in the City are required to meet ADA parking requirements. The current lot proposed for the administrative parking reduction is not striped and contains no designated ADA parking spaces. The applicant will be required to provide the necessary ADA parking spaces in accordance with 7-2.2 of the Stone Mountain Code of Ordinances.

Requirement#3

In accordance with the City Code of Ordinances 7.2.1(B)(3), the applicant must have spaces marked with paint lines, curb stones, or similar devices. In addition, Section 7.2.1(B)(8) wheel bumpers must be provided for each parking space.

Requirement #4

If 1010B is leased, the applicant must submit for re-consideration for this approved administrative parking reduction.

Requirement#5

All renewed or terminated leases shall be filed with the city clerk or submitted to the planning manager. Proof of ownership for parcels 1008 & 1012 is also required.

All of the above requirements, including the conditional administrative parking approval, are contingent on City Council approval of revised or removal SUP conditions. Any revised conditions that may be imposed by City Council would also have to be considered, before the administrative parking reduction approval could become final.

II. ZONING AND DEVELOPMENT STANDARDS

The subject property is zoned Village Center Mixed Use (VCM). Per Section 5-5.1 the intent of the zoning district is to:

- Support moderate to high-density residential development
- Support ground-floor commercial spaces with residential units above.
- Allow low-intensity office development compatible with the residential VCM district.
- Allows diverse uses and structures, compatible with nearby land uses.
- Provides opportunity for innovative site planning for commercial and residential uses
- Encourages high pedestrian use and accessibility and transportation alternatives

The district development regulations per Sec 5-5.6 include:

- **Connectivity and Site Design**
 - Incorporate multimodal transportation—pedestrian, bicycle, and vehicular—based on future residents' needs.
 - Prefer grid streets over cul-de-sacs where possible; block lengths should support pedestrian traffic.
 - Use traffic calming measures to enhance pedestrian safety and accessibility.
 - Interconnections to adjoining property, whether developed or undeveloped, should be included and incorporated into the design where appropriate.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Item # 2.

The following is a summary of applicable District Development Regulations in accordance with 5-5.5 VCM.

STANDARD	REQUIRED	PROPOSED	EXISTING	STANDARDS MET?
Minimum Lot Size	NONE	No change	NOT APPLICABLE	NOT APPLICABLE
Minimum Lot Width	60 FT	No change	39 FT	NO
Minimum Road Frontage	40FT	No change	39 FT	NO
Minimum Yard	NONE	No change	NOT APPLICABLE	YES
Minimum Rear Yard	20 FT	No change	27 feet	YES
Maximum Height	50 FT	No change	NOT PROVIDED	NOT PROVIDED
Minimum Floor Area	600 SF	No change	1,760 SF	YES
Maximum Floor Area	2,400SF	No change	1,760 SF	YES
Minimum Buffer Area Btw Dissimilar Districts	None	No change	None	NOT APPLICABLE
Minimum Separation Btw Buildings	None	No change	None	NOT APPLICABLE
Maximum Building Height	50 FT or 3 Stories	No change	1 STORY	YES
Setbacks	Permitted to Vary to accommodate dining & retail	No change	NOT APPLICABLE	NOT APPLICABLE

III. ZONING HISTORY

The subject property is presently zoned VCM and encompasses an area of approximately 0.1 acres. According to the DeKalb County Property Appraiser database in Georgia, the structure

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

was constructed in 1942. The subject property is currently zoned as Village Center Mixed Use (VCM). According to Section 5-5 of the Stone Mountain Code of Ordinances, this zoning district accommodates moderate to high-density residential development, as well as ground-floor commercial uses with residential units above. It also accommodates development that is compatible with the residential character of the VCM district, promoting a diverse range of uses, structures, densities, and open spaces. On June 16, 2025, the City of Stone Mountain Planning Commission (PC) recommended approval for a special use permit request to allow for a tattoo studio on condition the applicant provide hours of operation that served customers at least 40 hours each week, and a parking agreement. On August 5, 2025, City Council approved the special use permit request with Planning Commission conditions.

IV. EXISTING SITE CONDITIONS

The existing structure, constructed in 1942, measures 1,664 square feet and was previously zoned as a residential lot, contains four bedrooms and two bathroom(s). It is categorized in the Dekalb County Property Appraiser as a duplex or two-family residential structure with a front and rear entrance, designated for two separate office spaces. The front of the property is located at 1000 Main Street, while the rear is 1008B Main Street. The applicant is leasing the office space for 1008B on a structure that rests on a .1-acre lot or 4,356 square feet. The property is characterized by a gentle slope originating from the principal structure, which is situated at an elevation of 1,055 feet and descends toward the western property line, where there is a nominal elevation decrease of 7 feet. The rear parking area, which borders buildings addressed 1008 and 1012 Main Street provides a total of six (6) parking spaces.

Approximately, .12 miles south of the subject property is a Marta transit stop Route 119. The duplex is accessible to retail, medical offices, and restaurants along Main Street.

IV. ANALYSIS PURSUANT TO ZONING ORDINANCE

Pursuant to **Article II of the City of Stone Mountain Zoning Ordinance**, staff have reviewed the special use permit application in accordance with the following review criteria.

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

The parking reduction request analyzes the needs of the businesses at 1008B Main Street and 1012 Main Street. Staff found that these businesses generate fewer vehicles per hour than what off-street parking requirements, established in Section 7-2.1 suggest. Therefore, the current parking available at the rear of the property appears to, at present, effectively meet the demand. If, however, the businesses that currently occupy the space change or move, the owner should be required to resubmit to another parking study or seek to establish a long-term parking agreement with adjoining property owners where possible.

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

The VCM Zoning District is designed to allow flexible site plan development and promote efficient land use, instead of traditional development approaches. This strategy encourages denser urban environments to enhance pedestrian activity and accessibility. As a result, it prioritizes compact parking areas that

reduce reliance on vehicles and promote alternative transportation options, including public transit, walking, and cycling. Therefore, as long as the parking area on the subject property supports the actual daily vehicle traffic and facilitates transit access, to Marta Bus Route 119, along with access to sidewalks that connect to various land uses like restaurants, shopping, and other destinations, it aligns with the intent of the zoning district and the surrounding area.

- 3. Whether or not the proposed use will constitute a nuisance as defined by state law.**
No nuisance is anticipated upon implementation of the parking reduction requirements in place of the parking agreement, provided the applicant is required to submit a revised parking reduction study when leases and tenants change.
- 4. Whether or not property values of surrounding property will be adversely affected.**
Adjacent property values are not anticipated to be adversely affected through the removal of prior conditions of approval.
- 5. Whether or not adequate provisions are made for parking and traffic considerations.**
No additional traffic or parking is expected to be generated. The administrative parking reduction establishes vehicle volumes are not significant.
- 6. Whether or not the site or intensity of the use is appropriate.**
The request does not seek to change the intensity of use from the original approval.
- 7. The location or proximity of other similar uses (whether conforming or non-conforming).**
The request aims to maintain the original use approved by the Planning Commission in July 2025.
- 8. Whether or not adequate controls and limits are placed upon commercial deliveries.** The previous application approved by the Mayor and Council did not adequately address controls and limits on commercial deliveries. Given the structure's configuration, there is no designated loading area, as the site has been converted from residential use to office space. The entrances and exits for the businesses occupying the building are separate, which creates difficulties for deliveries. Currently, the tenants in the property do not seem to require heavy commercial deliveries; however, if the tenants change, this could become a requirement that needs further evaluation, or if significant loading needs are observed. Nonetheless, Section 7-4.1(A)(1) requires a minimum of 1 loading stall for commercial uses with a gross floor area of 2,500 square feet or less, therefore, this should be required, for this development.
- 9. Whether or not adequate landscaping plans are incorporated to ensure an appropriate transition.**
There is existing landscaping.
- 10. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.**

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

11. Whether it is consistent with the Comprehensive Plan.

The 2021 Comprehensive Plan outlines the desired development patterns and implementation strategies, which include a “traditional downtown” concept featuring large block layouts where buildings are situated close to the street, with parking located either in the rear or on the street. The proposed parking for the subject property is designed to be located at the rear. Therefore, the request is consistent with the Comprehensive Plan.

IV. ANALYSIS GEORGIA ZONING PROCEDURES LAW

Pursuant to **36-67-3 of the Georgia Zoning Procedures Law**, Staff has reviewed the rezoning request in accordance with the required review criteria.

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

The proposed use is compatible with the surrounding activities in the neighborhood.

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

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

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

The property consists of six tenants. Continuing to provide services to the public would be a reasonable economic use.

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

The intensity of use, such an increase in residential or commercial structures intended to increase trip generation is not planned for this property as part of this application. Therefore, the zoning proposal is not anticipated to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The proposed zoning proposal is in conformity with the adopted land use plan, and its intent.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The applicant stated in their application that it was not possible to establish a parking agreement with neighboring property owners. Consequently, an analysis of the actual parking conditions revealed that the businesses occupying the property do not generate significant parking demand. Further, the low parking demand was observed to be related to appointment-only business, where the site had some control over the number of customers served daily. The removal of the 40-hour workweek and the parking agreement align with the actual business conditions of the commercial activity on site. Therefore, if the proposal is disapproved, the applicant will be unable to meet the current requirements.

V. STAFF RECCOMENDATION

The staff recommends APPROVAL for the removal of conditions, subject to the following stipulations:

1. **Removal of Conditions:** The Parking Agreement and the conditions for a 40-hour work week will be removed, pending the applicant's fulfillment of all requirements outlined in the Administrative Parking Reduction, no later than February 2026.
2. **File Lease Agreements.** All renewed or terminated leases must be filed with the city clerk.
3. **Ownership Changes.** If the ownership of the properties at 1008 or 1012 Main Street changes, the new property owner shall resubmit a revised Administrative Parking Reduction for City approval.
4. **Administrative Parking Reduction.** The administrative parking reduction will continue unless there are changes in leases, property ownership, or a parking agreement approved by the city is accepted. Changes in leases and ownership shall require a new administrative parking reduction to be accepted by the City.
5. **Future Parking Agreement.** If the owners of 1008 and 1012 Main Street enter into a parking agreement with neighboring property owners, the agreement must be submitted to the City for review and approval prior to its execution
6. **Loading Stall.** A single loading stall shall be required along Poplar Street, adjacent to the northern entrance on 1012 Main Street, in accordance with Section 7-4.1(A)(1) Minimum Off-Street Loading Requirements. The loading area should include appropriate signage and striping to delineate it as a temporary loading and parking area.

VI. SITE PHOTOS

FRONT OF PROPERTY (AT POPLAR SPRINGS ROAD AND MAIN STREET)



FRONT OF PROPERTY FACING MAIN STREET (1008 & 1012 MAIN STREET)



SITE ADDRESS: 1008 B MAIN STREET
REQUEST: CHANGE IN CONDITIONS
PARCEL ID: 18 089 02 016

REAR OF PROPERTY AT POPLAR (REAR PARKING LOT)



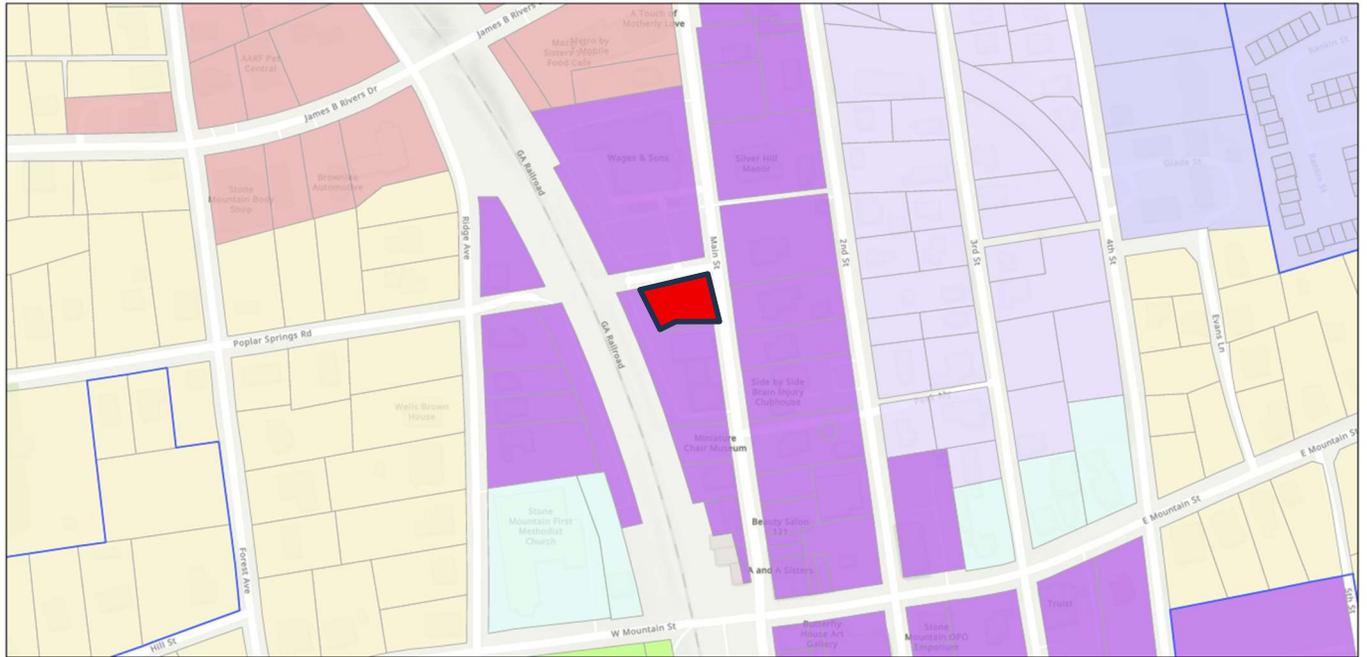
VII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



SITE ADDRESS: 1008 B MAIN STREET
REQUEST: CHANGE IN CONDITIONS
PARCEL ID: 18 089 02 016

CITY OF STONE MOUNTAIN
 PLANNING AND ZONING DEPARTMENT

VIII. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



12/5/2025, 9:17:20 PM

- Historic Districts**
- Local Historic District
 - National Register of Historic Places District
- Zoning**
- GC
 - GS
 - MR-1
 - OPI
 - R-2
 - R-3
 - VCM
 - Municipal Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, GIS, NMA, Geotastsystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

IX. FIGURE 3. FUTURE LAND USE MAP



12/5/2025, 9:20:43 PM

- Future Land Use**
- Public/Institutional
 - Single-Family Residential
 - Condominium Residential
 - Mixed Use
 - Commercial
 - Parks/Recreation/Conservation
 - Zoning
 - GC
 - GS
 - MR-1
 - OPI
 - R-2
 - R-3
 - VCM
 - Municipal Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, GIS, NMA, Geotastsystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

CHANGE IN CONDITION APPLICATION

Krystal Rogers
Owner, Witching Hour Tattoo Studio
1008B Stone Mountain, GA 30083
krystallintattoo@gmail.com
943-240-8750
December 6, 2025

To Whom It May Concern:

Re: Request for Removal of Special Conditions – Witching Hour Tattoo Studio

I am writing to formally request the removal of two special conditions that were originally implemented as part of the special permit process for Witching Hour Tattoo Studio. I have successfully completed the initial permitting requirements, and after operating in the new location for several months, I am seeking an amendment to remove the following conditions:

1. The required off-site parking agreement
2. The requirement to maintain a set schedule of 40 open hours per week

Since opening in the new space, I have consistently observed that the small on-site parking lot is more than sufficient for my business as well as for the other businesses located on the property. As a tattoo artist, I can only tattoo one person at a time, which means that at the very most, my business would only ever contribute two vehicles to the lot—my own and my client's. All surrounding businesses operate by appointment only, which naturally spreads out traffic and keeps parking consistently available. Additionally, many of these businesses are closed on weekends, which is when my studio experiences the most traffic, further reducing any chance of parking conflicts. Throughout the months I have worked in this space, I have never encountered a situation where the parking lot was full or strained. We also made every effort to comply with the initial request for an added off-site parking agreement, but securing formal documentation proved impossible. While the neighboring businesses on both sides of the property are completely comfortable verbally assuring me that their lots may be used if needed, neither is willing to put anything in writing or enter into a legal agreement—an entirely understandable position. They want to be supportive and good neighbors, but formalizing such an arrangement is simply more than they can commit to.

I am also requesting the removal of the mandated 40-hour weekly schedule requirement. My business operates by appointment only, consistent with the practices of the surrounding businesses. As the sole artist at Witching Hour Tattoo Studio, I work Wednesday through Sunday and schedule clients in two appointment slots per day. Even during slower weeks, I still operate a minimum of three days per week; I would never be closed for extended periods, especially knowing the concerns related to the previous tattoo shop in Stone Mountain that was frequently not open. Additionally, my studio is not directly located on Main Street, so occasional closed days would not present an eyesore or disrupt the appearance of the downtown area. I am committed to my craft, my clients, and my business, and will always be in my studio as much as possible. I also regularly participate in community art market events in partnership with local businesses—specifically Outrun Brewing—which occasionally require me to close the shop for an extra day here and there. The flexibility to operate based solely on appointments allows me to maintain consistent service without the need for a fixed 40-hour requirement.

Given the absence of parking issues, the appointment-based models within the property, and my proven track record of responsible and consistent operation in the permitted space, I respectfully request that these two special conditions be removed from my permit.

Thank you for your time and consideration. I am happy to provide any additional information or documentation needed during this review.

Sincerely,
Krystal Rogers
Owner, Witching Hour Tattoo Studio



APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Krystal Rogers

Address: 4494 Sims Ct Tucker Ga

Phone: 943 240 8750 Cell: _____ Fax: _____

Email Address: krystallintattoo@gmail.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Majestic Rental Properties

Address: 486 Lynn Valley Way Stone Mountain Ga

Phone: 678 897 1577 Cell: _____ Fax: _____

Email Address: majesticrentalprop@gmail.com

PROPERTY INFORMATION

Address: 1008 B Main Street Stone Mountain Ga 30083

Parcel ID#: 18089 02 016 Land Lot: _____ District: _____

CURRENT ZONING: c3

USE PERMIT REQUEST: special use permit, remove requirements

Name (print) Krystal Rogers

Signature: Date: 12/1/2025



PRE-APPLICATION INFORMATION FORM

Item # 2.

This page must be completed by the Applicant.

APPLICANT

Krystal Dawn Rogers

Name

Witching Hour Tattoo

Company

4494 Sims Ct Tucker Georgia 30084

Mailing Address

Suite/Apt. #

City, State

Zip Code

(943) 240 8750

krystallintattoo@gmail.com

Primary Phone #

Alternate Phone #

E-mail

PROJECT SUMMARY

1008B Main St. Stone Mountain, Georgia 30083

Address of Project

Witching Hour Tattoo

Name of Project

Special Use Permit

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

495 sq ft

Total Project Acreage

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

I would like to open a small tattoo studio at the above location. It would contain just one work space

and myself as the only resident tattoo artist. The project would total 495 sq ft. Please see my attached

concept plan for more information.

Krystal Dawn Rogers

Date: 05 / 21 / 2025

Applicant Signature

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

For Internal Use Only:

Pre-Application Meeting Date: October 15, 2025

Staff Printed Name: Tamaya Huff

Signed: THT



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) Krystal Rogers

Signature:  Date: May 31 2025



USE PERMIT CONSIDERATIONS

Applicant: Krystal Rogers

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? There are other salons and similar small businesses in the same complex as the unit would be moving into. There is enough onsite parking for the demand of all business
2. What is the extent to which property values are diminished by their particular zoning restrictions? There would be none, I am not changing anything visible from the outside and keeping the interior of the unit pretty much the same.
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? There would be no change, my business would not affect others around me in a negative way.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? There would be no harm to the public, nor the building owner as we won't be building or changing anything. We Have plenty of onsite parking to cover all of our needs.
5. What is the suitability of the subject property for the zoning proposed? I think a small high end tattoo studio fits in perfectly with the other nice salons in the same building complex. It is a perfect location and unit for the business.
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 owner has actually been pretty picky about what tenant he has taken on for this space, not everyone can use a space without heavy foot traffic.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? My business is very similar to the other nearby salons. I think it would be very suitable for the area.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
We aren't really rezoning, just requesting a special use permit so there would be no change. We have enough parking onsite to cover all of the businesses.

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
We aren't rezoning, just requesting a special use permit. There would be no change.

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, there would be no change in traffic. My shop will only have one client / vehicle at a time. There is enough onsite parking to cover our needs.

11. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan and future development map?
Absolutely, downtown Stone Mountain would benefit from having more artistic small businesses.

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 are none.

13. What is the impact upon the appearance of the city?
It wouldn't be any different as we aren't changing the exterior of the building, aside from some small signage above the door.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
My business would have no extra effect on any of these, being such a small studio. We have plenty of onsite parking for our needs.

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
The business wouldn't affect any of these, as it is such a small space.

16. What is the anticipated impact upon thoroughfare congestion and traffic safety?
We would only have one client and vehicle visiting the shop at a time, it wouldn't impact anything.

17. What measures are being taken to protect the property against blight and depreciation?
The owner takes very good care of his building, he definitely keeps up with the maintenance and appearance.

ADMINISTRATIVE PARKING REDUCTION



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

October 9, 2025

Jay Stills
486 Lynn Valley Way
Stone Mountain, Georgia 30087

RE: Administrative Parking Reductions
(Parcel ID: 18 089 02 016) at 1008B Main Street, Stone Mountain, Georgia

Dear Mr. Stills,

On August 5, 2025, the Council of the City of Stone Mountain (“City”) approved Krystal Rodger’s (applicant) request for a special use permit (SUP), which is provided in **Appendix A**, to operate a tattoo studio at 1008B Main Street (Parcel ID: 18 089 02 016) under the following conditions:

- **Condition #1.** Provide hours of operation that service customers at least 40 hours each week
- **Condition #2.** Provide a parking agreement

The Stone Mountain Code of Ordinances, per Section 7-3.1, requires a shared parking agreement to meet 7-3.1(A)(1), 7-3.1(A)(3), and 7-3.1(A)(6).

I. Application Summary

On September 29, 2025, the applicant, Jay Stills, requested an administrative parking reduction in accordance with 7-3.1 Shared or reduced parking and landscaping requirements of the City Code of Ordinances, citing that permissions were not attained by the adjoining property owner located at 1000 Main Street (**Figure 1**) to facilitate a shared parking agreement as required by the special use permit conditions, and that the subject parking for 1008 Main Street is sufficient to be contained on 1008 Main Street, and 1012 Main Street (parcel # 18 089 02 015). Each of these parcels (1008 & 1012 Main Street) is owned by Jay Stills, who was cited as the owner of 1008B Main Street in the SUP approved by the City Council on August 5, 2025.

II. Administrative Parking Reduction Criteria

Section 7.2.1 outlines off-street parking requirements for the City. Per Section 7-3.1, the applicant may request a reduction to, or waiver of, parking standards based on a shared parking arrangement administratively granted through a written request from the applicant, provided it can be demonstrated that the arrangement avoids conflicting parking demands and ensures safe pedestrian

Jay Stills
1008 and 1012 Main Street
Parcel ID: 18 089 02 016
Administrative Parking Reduction
2 | Page

circulation and access. The administrative application must include a statement addressing the relevant criteria, a description of proposed uses, required parking calculations, and details on the proposed parking spaces.

III. Existing Conditions

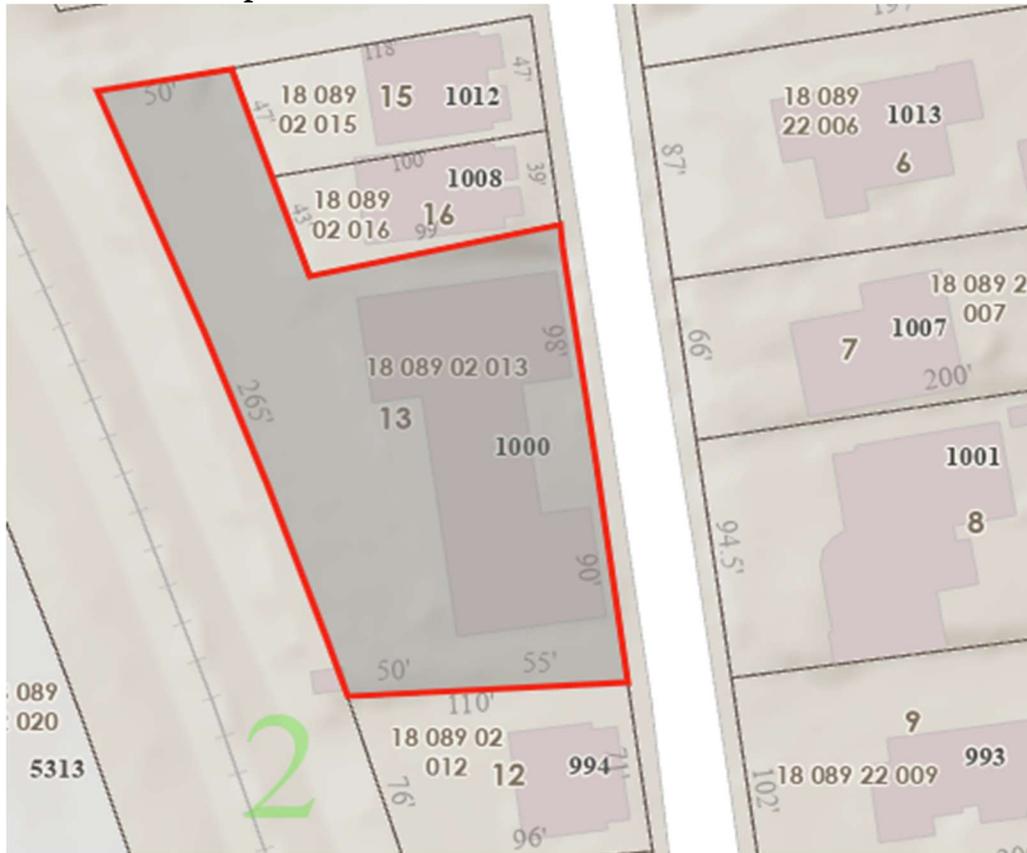
The subject parcel is located at 1008 Main Street and shares a parking lot to the rear with 1012 Main Street. The applicant provided photos of the existing parking area. **Appendix B**, which includes the administrative parking reduction application from the applicant, shows the site's parking needs. Per Appendix B, spaces are not currently striped, but a total of 6 **dedicated parking spaces** on-site are reported to exist. **Figure 1**, based on property boundaries from the DeKalb County Property Appraiser database, graphically shows the location of 1008 Main Street, the subject parcel approved for a SUP by the City Council on August 5, 2025, in relation to 1012 Main Street, an adjoining parcel. **Figure 2** is the DeKalb County Property Appraiser Database Map shown for comparison.

Figure 1. Parcels 18 089 082 16 and 18 089 02 015



Jay Stills
 1008 and 1012 Main Street
 Parcel ID: 18 089 02 016
 Administrative Parking Reduction
 3 | Page

**Figure 2. DeKalb County Property Appraiser
 Map of Parcels 1000, 1008, and 1014 Main Street**



IV. Proposed Parking

As the property owner of 1008 and 1012 Main Street, the applicant affirms in their application that the actual parking needs of the tenants currently utilizing these buildings are met, in accordance with Section 7-3.1(1) of the Code of Ordinances. Further, they attest that based on observed usage and tenant operations, the actual parking needs of the tenants are satisfied with the current parking facilities provided for 1012 and 1008 Main Street. The analysis conducted by the applicant was provided in Appendix B.

V. Staff Assessment of Proposed Parking Reduction

To obtain approval for a parking reduction through an administrative review application, it is essential to demonstrate compliance with the criteria specified in 7-3.1 where applicable. The application must include a written statement that clearly outlines how the proposal aligns with these criteria. Additionally, it should provide a comprehensive description of the proposed use(s), calculations for the required number of parking spaces, and pertinent details regarding the number, size, and location of proposed off-street parking spaces. Staff have reviewed the parking calculations submitted by the applicant. The findings from that review are shown in Table 1.

Jay Stills
 1008/1012 Main Street
 Parcel ID: 18 089 02 016
 Administrative Parking Reduction
 4 | Page

Table 1. Analysis of Parking Reduction Request.

Suite	Business Name	Use Type/Parking Requirement per Sec 7.2.1	SF	Sec 7.2.1 Calculation (Spaces)	Req'd Spaces Rounded	Reduction (Rounded)	Parking Needs Observed Applicant	Office Hours	Notes
1008A Main Street	Dr. Rowland Psychological Counseling Services	Clinic Permitted 5-6.2(17) 7.2.1(4)	832	832/250= 3.32	3	2	1	Mon-Fri 3 PM – 7 PM Every other Sat. from 11 AM-1:00 PM	Appt Based
1008B	Witching Hour Tattoo	Tattoo/ Studio (SUP) 7.2.1(13)	500	500/200= 2.5	3	2	1	Wed-Sun, 11 AM – 7:00 PM. Closed Mon-Tue	Appt Based
Total SF			1,332	5.82	6	4	2		
SF in Dekalb Property Appraiser DB			1,664						
1010A	The Curl Conqueror Hair Salon Studio	Personal Service 5-6.2(16) 7.2.1(13)	832	832/200= 4.16	4	3	1		Appt Based
1010B	(currently vacant)	Office 7.2.1(4)	500	500/250= 2	2	2	0		Vacant
Total SF			1,332	6.16	6	5	1		
SF in DeKalb Property Appraiser			1,664						
1012	RTW XXACT Enterprises Tax/ Accounting Services	Professional Office 5-6.2(21) 7.2.1(4)	850	850/250= 3.4	3	2	1	Mon-Fri, 8 AM – 6 PM (extended during tax season).	
Total SF			1,332	3.4	3	2	1		
SF in Dekalb Property Appraiser DB			1,760						
1014A	Body Secrets by Erves	Personal Service 5-6.2(16) 7.2.1(13)	850	850/200= 4.25	4.25	3.25	1	Mon-Fri, 9 AM – 4 PM; Sat 9 AM – 3 PM	Appt Based
1014B	Hair Salon Studio	Personal Service 5-6.2(16) 7.2.1(13)	850	850/200= 4.25	4.25	3.25	1	Tues-Sat, 10 AM – 5 PM	Appt Based
Total SF			1,332	8.5	8.5	6.5	2		
SF in Dekalb Property Appraiser DB			1,664						
TOTALS			2,996	23.5	23.5	17.5	6		

Jay Stills
 1008 and 1012 Main Street
 Parcel ID: 18 089 02 016
 Administrative Parking Reduction
 5 | Page

V. Staff Assessment of Proposed Parking Reduction (continued)

In Appendix B, the applicant states in Exhibit A – Parking Calculation Sheet that only four spaces are needed to service the businesses occupying 1008 and 1012 Main Street, and requests a reduction of 14.8 spaces. Staff concluded that per Sec 7.2.1 both structures would require a reduction of 17.5 spaces. However, observed vehicle activity provided by the applicant indicated less than the required parking may be needed.

VI. Limitations of Staff Analysis

The analysis did not consider vehicle volumes during seasonal activities, as this information was not provided by the applicant. For example, RTW XXACT Enterprises Tax/ Accounting Services was indicated by the applicant to hold seasonal office hours during tax season. In addition, 1010B was identified as vacant, and reported no potential use or parking requirements.

VII. Compliance with Existing Zoning

1008B Main Street was required as a condition of the SUP to provide hours of operation for a minimum of 40 hours per week. However, the application for administrative reduction in parking states that the hours are appointment-only. Therefore, the administrative application is not currently in compliance with the conditions of approval established in SUP.

VIII. Administrative Parking Reduction Request Status

Conditional approval is granted for the request to reduce administrative parking to 6 spaces for 1008 and 1012 Main Street, provided that the applicant completes the following necessary steps within one year from the date of this letter.

Requirement #1:

The applicant will be required to return to the Planning Commission (PC) to request a change of conditions, and receive final Approval from City Council to remove the following conditions from the existing SUP approval, which include:

Condition #1: Provide hours of operation that service customers at least 40 hours each week

Condition #2: Provide a parking agreement

Requirement #2:

Commercial properties in the City are required to meet ADA parking requirements. The current lot proposed for the administrative parking reduction is not striped and contains no designated ADA parking spaces. The applicant will be required to provide the necessary ADA parking spaces in accordance with 7-2.2 of the Stone Mountain Code of Ordinances.

Requirement #3

In accordance with the City Code of Ordinances 7.2.1(B)(3), the applicant must have spaces marked with paint lines, curb stones, or similar devices. In addition, Section 7.2.1(B)(8) wheel bumpers must

Jay Stills
1008 1012 Main Street
Parcel ID: 18 089 02 016
Administrative Parking Reduction
6 | Page

be provided for each parking space.

Requirement #4

If 1010B is leased, the applicant must submit for re-consideration for this approved administrative parking reduction.

Requirement#5

All renewed or terminated leases shall be filed with the city clerk or submitted to the planning manager. Proof of ownership for parcels 1008 & 1012 is also required.

All of the above requirements including the conditional administrative parking approval , are contingent on City Council approval of revised or removal SUP conditions. Any revised conditions that may be imposed by City Council would also have to be considered, before this approval could be come final.

If you have any questions or concerns, please get in touch with the City of Stone Mountain at 770-498-8984

Respectfully,

Tamaya Huff, Planning Manager
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083
phone 770-498-8984
direct 470-895-5608
fax 770-498-8609
thuff@stonemountaincity.org

CC: Majestic Rental Properties
Krystal Rogers (Applicant)

APPENDIX A



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

August 15, 2025

Krystal Dawn Rogers
4494 Sims Court
Tucker GA 30084

RE: Special Use Permit Approval for Special Use Permit to allow for a tattoo studio (Parcel ID: 18 089 02 016) at 1008B Main Street Stone Mountain Georgia

Dear Ms. Rogers,

On August 5, 2025, the City of Stone Mountain Mayor and Council APPROVED your request for a special use permit request to allow a tattoo studio (Parcel ID: 18 089 02 016) with the following conditions:

- **Condition #1.** Provide hours of operation that service customers at least 40 hours each week
- **Condition #2.** Provide a parking agreement

The Stone Mountain Code of Ordinances, per Section 7-3.1, requires a shared parking agreement to meet the following requirements:

- 7-3.1(A)(1) A to-scale map indicating location of proposed parking spaces shall be provided; said map shall indicate or notate number of spaces in each parking area.
- 7-3.1(A)(3) A shared parking calculation projection shall be provided that demonstrates that each use will have adequate parking provisions at all times. Said calculation must receive review and approval from the city manager or their designee.
- 7-3.1(A)(4) For contiguous properties sharing parking spaces under this provision, cross-easements shall be filed establishing access to the parking spaces in perpetuity and documentation of filing provided to the city.
- 7-3.1(A)(6) A written agreement among all owners of record shall be provided and held on file with the city manager or their designee. All renewed or terminated leases shall be filed with the city clerk.

Krystal Dawn Rogers
1008B Main Street
(Parcel ID: 18 089 02 016)
Special Use Permit: To allow a tattoo studio
2 | Page

Section 7-2 Parking requirements states businesses, professional offices and clinics require one space per 250 square feet of gross area.

If you have any questions or concerns, please contact the City of Stone Mountain at 770-498-8984

Respectfully,

Tamaya Huff

Digitally signed by Tamaya Huff
Date: 2025.08.15 17:19:54 -04'00'

Tamaya Huff, Planning Manager
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083
phone 770-498-8984
direct 470-895-5608
fax 770-498-8609
thuff@stonemountaincity.org



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Krystal Rogers

LOCATION: 1008B Main Street
(Parcel ID: 18 089 02 016)

CURRENT ZONING/USE: VCM: Office/Consumer Service

PROPOSED ZONING/USE: VCM: Tattoo Studio

REQUEST: Special Use Permit to allow for a tattoo studio within an established commercial space.

ZONING/ADJACENT LAND USE:

North	VCM: Office/Consumer Services
South	VCM: Office/Consumer Services
West	VCM: CSX Rail Property
East	VCM: Single-Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	06/16/2025 – 6:30 P.M.
Mayor & City Council Public Hearing:	08/05/2025 – 6:30 P.M.

RECOMMENDATION:
Staff recommends approval.

BACKGROUND:

June 16, 2025

To: City of Stone Mountain Planning Commission

From: Elizabeth Mitchem, Planner

Subject: The applicant is requesting a Special Use Permit to allow for a small tattoo studio.

Background:

According to tax records, the existing structure was constructed in 1942, according to current tax records. The duplex is 1,664 square feet and the applicant is requesting the special use permit for suite B – which occupies approximately 495 square feet of the duplex.

Analysis: Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the special use permit 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 existing building hosts an existing commercial space, which has been used for salon/consumer services prior to this request. This request would not change the existing use of the building and requires no site changes to operate. There are no signification adverse effects anticipated on the neighborhood or area.
- B. Whether or not the use is compatible with the neighborhood.**
The proposed use is compatible with the neighborhood. There are several existing commercial or professional/institutional spaces in the surrounding area, situated along Main Street.
- C. Whether or not the proposed use will constitute a nuisance as defined by state law.**
It is not anticipated that the proposed use will constitute a nuisance.
- D. Whether or not property values of surrounding property will be adversely affected.**
Adjacent property values are not anticipated to be adversely affected through the establishment of the requested use.
- E. Whether or not adequate provisions are made for parking and traffic considerations.**
It is not anticipated that the proposed use will cause a burden on traffic. This is an existing commercial space that will utilize existing public parking, situated behind the existing commercial spaces.
- F. Whether or not the site or intensity of the use is appropriate.**

The proposed use, as a tattoo studio, does appear to be appropriate for the area. The applicant has described the proposed use to be small in scale, with one resident artist and a single work-space, to achieve a low-foot traffic business.

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

Staff know of no other directly similar uses within city limits.

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

It is not anticipated that any commercial deliveries, for the requested special use, will be required. However, the space is an existing commercial property, with adequate parking behind the building which would facilitate loading or deliveries, if necessary.

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

The proposed use is for an existing commercial, village center mixed-use lot that has existing landscaping; no site changes are proposed.

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

The subject property is located along a corridor that has primarily commercial/institutional uses, with some single-family residences. The proposed use is not anticipated to produce adverse impacts on the public health, safety, and welfare of surrounding neighborhoods. There will not be an undue strain on resources (i.e.: schools, transportation, water) based on the characteristics of the proposed use.

K. Whether it is consistent with the Comprehensive Plan.

The property falls within the Mixed-Use designation on the Future Land Use Map, which calls for combined land use types that are often physically and purposefully integrated. The property also falls within the Historic Core Character Area, which encourages mixed commercial, professional, and residential activity that provides connection and maintains the historic nature of the City; the proposed use does not include a change to the existing character and development pattern for the area. This request is consistent with the Comprehensive Plan.

Recommendation:

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria and recommends **APPROVAL** of the Special Use Permit for a tattoo studio.



APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Krystal Rogers

Address: 4494 SIMS CT. TUCKER GA 30084

Phone: 943 240 8750 Cell: _____ Fax: _____

Email Address: Krystallintattoo@gmail.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Majestic Rental Properties

Address: 486 Lynn Valley Way Stone Mountain, GA 30087

Phone: 678-897-1577 Cell: 678-897-1577 Fax: _____

Email Address: majesticrentalprop@gmail.com

PROPERTY INFORMATION

Address: 1008B Main St Stone Mountain, GA 30083

Parcel ID#: 18 089 02 016 Land Lot: _____ District: _____

CURRENT ZONING: C3

USE PERMIT REQUEST: SPECIAL USE PERMIT

Name (print) Krystal Rogers

Signature: [Handwritten Signature] Date: May 31st 2025

SECTION II

OWNER/PETITIONER

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

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

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

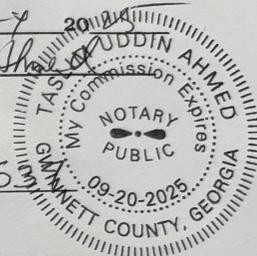
Jay Stills
 TYPE OR PRINT OWNER'S NAME
486 Lynn Valley Way
 ADDRESS
Stone Mountain GA 30087
 CITY & STATE ZIP CODE
Jay Stills
 OWNER'S SIGNATURE
majestic rental prop@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this the

28th Day of MAY 2025

Tadim Uddin Ahmed
NOTARY PUBLIC

770-921-75
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



USE PERMIT CONSIDERATIONS

Applicant: Krystal Rogers

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? There are other salons and similar small businesses in the same complex as the unit I would be moving into.
2. What is the extent to which property values are diminished by their particular zoning restrictions? There would be none, I am not changing anything visible from the outside and keeping the interior of the unit pretty much the same.
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? There would be no change, my business would not affect others around me in a negative way.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? There would be no harm to the public, nor the building owner as we won't be building or changing anything.
5. What is the suitability of the subject property for the zoning proposed? I think a small high end tattoo studio fits in perfectly with the other nice salons in the same building complex. It is a perfect location and unit for the business.
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 owner has actually been pretty picky about what tenant he has taken on for this space, not everyone can use a space without heavy foot traffic.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? My business is very similar to the other nearby salons. I think it would be very suitable for the area.

- 8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
We aren't really rezoning, just requesting a special use permit so there would be no change.

- 9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
We aren't rezoning, just requesting a special use permit. There would be no change.

- 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, there would be no change in traffic. My shop will only have one client / vehicle at a time.

- 11. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan and future development map?
Absolutely, downtown Stone Mountain would benefit from having more artistic small businesses.

- 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 are none.

- 13. What is the impact upon the appearance of the city?
It wouldn't be any different as we aren't changing the exterior of the building, aside from some small signage above the door.

- 14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
My business would have no extra effect on any of these, being such a small studio.

- 15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
The business wouldn't affect any of these, as it is such a small space.

- 16. What is the anticipated impact upon thoroughfare congestion and traffic safety?
We would only have one client and vehicle visiting the shop at a time, it wouldn't impact anything.

- 17. What measures are being taken to protect the property against blight and depreciation?
The owner takes very good care of his building, he definitely keeps up with the maintenance and appearance.



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) Krystal Rogers

Signature: Krystal Rogers Date: May 31 2025

Krystal Rogers
Letter of Intent for 1008B Main St.
Witching Hour Tattoo
(943) 240-8750

May 31, 2025

Planning and Zoning Committee
Stone Mountain, Georgia

Dear Planning and Zoning Committee,

My name is Krystal Rogers, and I am requesting your approval for a Special Use Permit to open my tattoo studio, Witching Hour Tattoo, at 1008B Main Street in Stone Mountain. This new location will reflect a refined and low-impact business model that supports the character of the surrounding community.

The studio will be a single-artist operation, housed in a compact 495-square-foot unit. I will work one-on-one with clients in a quiet, clean, and professional environment. Appointments will be scheduled in advance only, with hours between 11:00 AM and 7:00 PM, up to five days a week.

The space I intend to occupy is a rental and will require no major changes to the interior or exterior of the building. It is located within a professional office complex that already includes other personal service businesses such as hair salons, a massage studio, and a therapist's office—making my proposed business a natural and complementary fit for the location.

I bring 25 years of professional tattooing experience and have owned and operated my current studio in Decatur, Georgia for the past five years with a perfect track record, including consistent 100-point health inspection scores. I am now seeking to relocate to Stone Mountain and transition to a more private, appointment-only business model that emphasizes quality, safety, and discretion.

As a community-minded business owner, I am actively engaged in the local arts and small business community. I currently organize and run several art market pop-ups throughout the year, as well as a recurring monthly arts and crafts night at Outrun Brewing, located at 5368 E Mountain Street in Stone Mountain. These events help support local artists, foster collaboration, and contribute to the cultural vibrancy of the area—values I hope to continue promoting through my studio.

Minimal signage is planned—one small sign above the door and another on Main Street. On-site parking will accommodate my vehicle and one client, with overflow parking available through arrangements with nearby businesses.

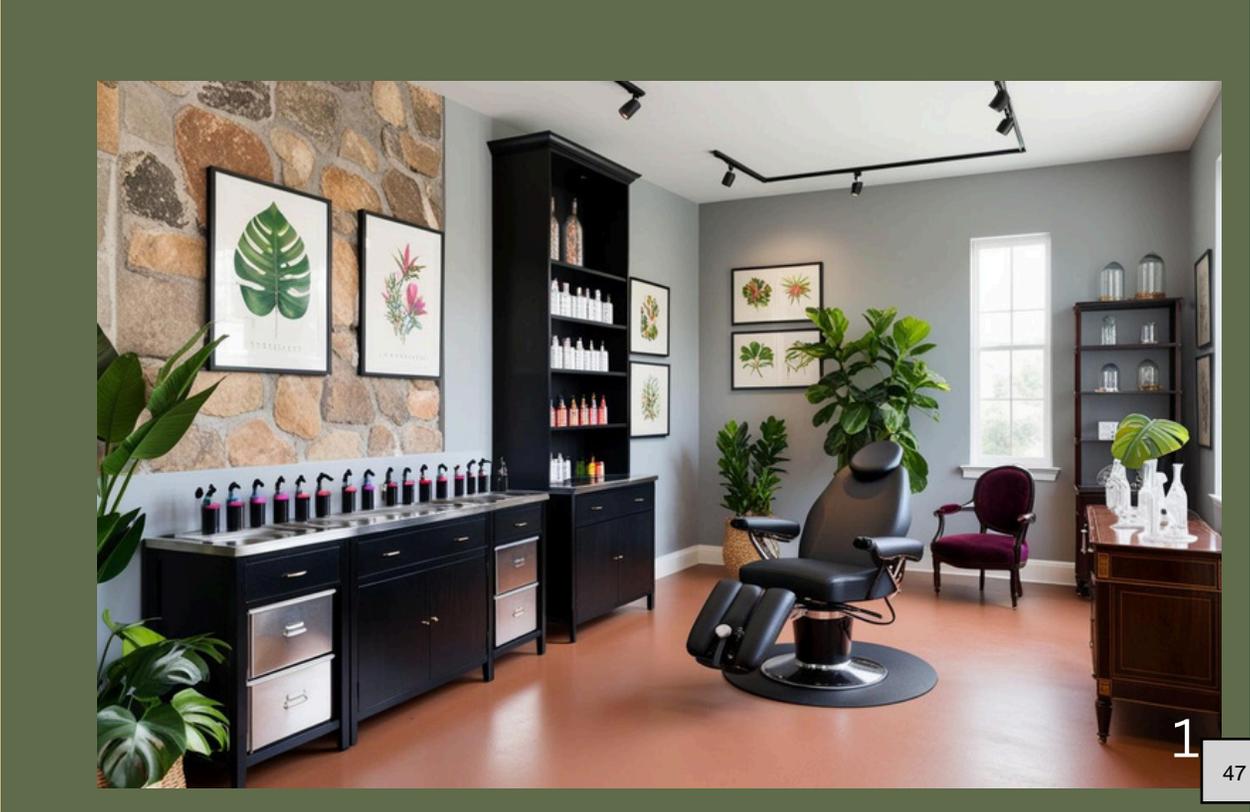
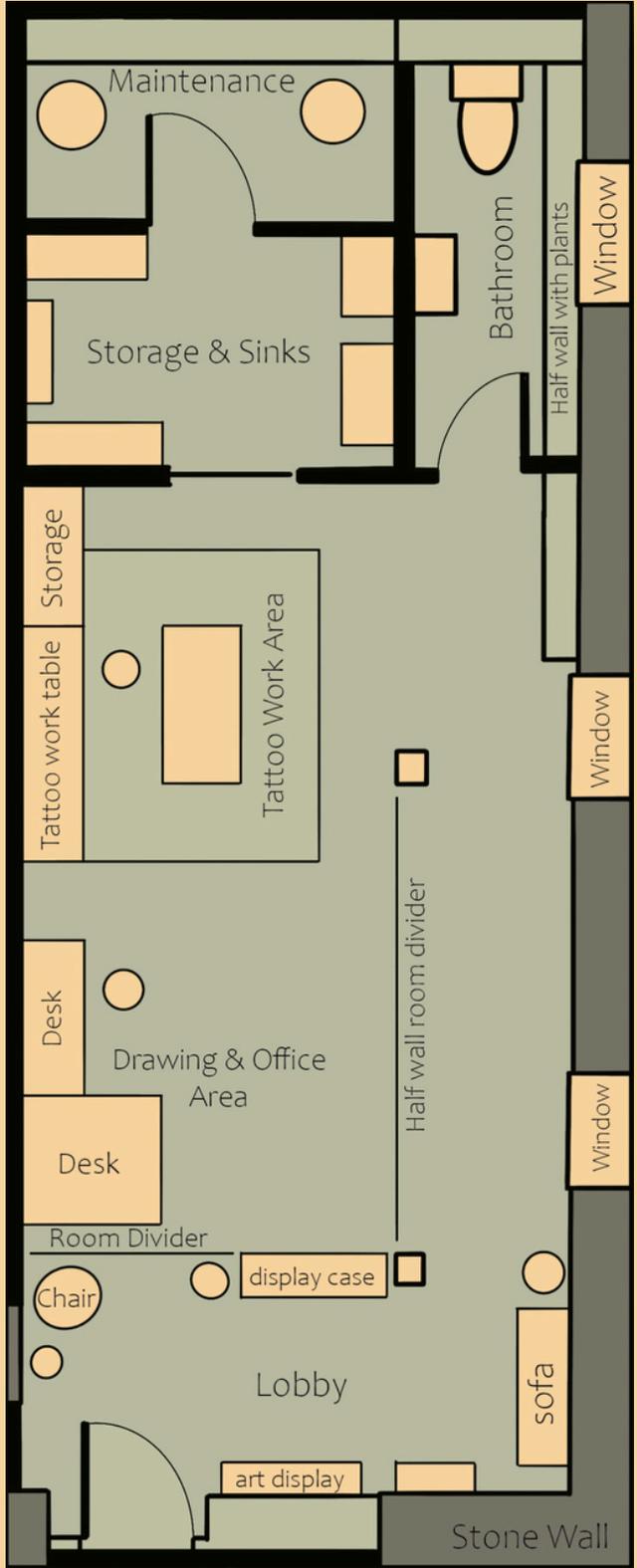
Thank you for your time and consideration of this request. Please feel free to contact me if you need additional information or supporting documentation.

Warm regards,
Krystal Rogers
Witching Hour Tattoo
(943) 240-8750

WITCHING HOUR TATTOO

Δ PRIVATE BOUTIQUE STUDIO

I am seeking permission to open a space that offers an experience blending artistry with personalized service. With 25 years of expertise, I aim to provide a serene setting, offering a tranquil escape from the usual hustle of traditional tattoo shops. Specializing in custom, one-of-a-kind designs, I engage with each client to bring their vision to life beautifully and personally. My goal is to ensure every tattoo experience is distinctive and refined, offering a personalized journey from concept to completion. I am excited to join the vibrant community of downtown Stone Mountain.







Re: Lower 16
(16) Item # 2.

AGREEMENT

This Agreement made this 29TH day of June, 1985, by and between JAMES A. HINKLE, THEODORE P. BIANCO and FREDRICK R. GRANT, a Partnership trading as VILLAGE ASSOCIATES, hereinafter referred to "Assignee", whose place of business is 975 Main Street, Stone Mountain, Georgia 30083 and KENNETH LEE LEMAL, hereinafter referred to as "Assignor", whose address is 1480-F Terrell Mill Road, Suite 820, Marietta, Georgia 30067.

1.

The Assignor acknowledges that he has certain rights in and to that property which is contiguous to the property known as 1014 Main Street, Stone Mountain, DeKalb County, Georgia and which property at the time of this Agreement is titled in and to the Seaboard System Railroad and is more particularly described by plat of survey attached hereto as Exhibit "A" and which property is shown outlined in orange color on said plat.

2.

That the Assignor, for good and valid consideration, desires to transfer all interest he may have in and to said property to the Assignee at the time of execution of this Agreement.

3.

That in consideration for the transfer of all right, title and interest that the Assignor has or may acquire in the future, the Assignee does grant to the Assignor an unrestricted, perpetual easement to said property for ingress and egress and in addition for parking up to sixteen (16) automobiles on said property. Both parties shall execute any and all documents needful and necessary to effect the transfer of fee simple title to the Assignee and to convey the unrestricted easement as set forth herein to the Assignor.

4.

The Parties hereto agree to cooperate with each other in good faith to effect the common goals for the use of said property that being a means of egress and ingress to the property of the Assignee and source of parking for the required number of automobiles by the Assignor.

This Agreement is entered into and signed by the Parties on the date first written.

VILLAGE ASSOCIATES

James A. Hinkle (Seal)
By: James A. Hinkle
Partner

Kenneth Lee Lemal (Seal)
Kenneth Lee Lemal
and or my assignee

APPENDIX B

SECTION II

OWNER/PETITIONER

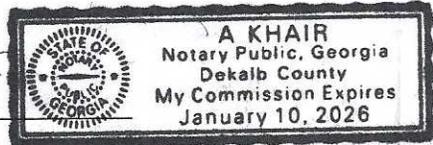
NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- 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.

Jay Stills
 TYPE OR PRINT OWNER'S NAME
486 Lynn Valley Way
 ADDRESS
Stone Mtn GA 30087
 CITY & STATE ZIP CODE
Jay Stills
 OWNER'S SIGNATURE
majesticrentalprop@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this the
22nd Day of September 2025
[Signature]
 NOTARY PUBLIC
770 921 7537
 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").

Krystal Rogers
 TYPE OR PRINT PETITIONER'S NAME
4494 SMS CT.
 ADDRESS
TUCKER 30084
 CITY & STATE ZIP CODE
Krystal Rogers
 PETITIONER'S SIGNATURE
Krystallintattoo@gmail.com
 EMAIL ADDRESS



Sworn to and subscribed before me this the
22 Day of September 2025
[Signature]
 NOTARY PUBLIC
943-240-8750
 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

Majestic Rental Properties LLC

September 22, 2025

To:

Ms. Tamaya Huff
City Manager
City of Stone Mountain

Re: Parking Needs for 1008 and 1012 Main Street

Dear Ms. Huff,

As the property owners of 1008 and 1012 Main Street, we are providing this letter to state the actual parking needs of the tenants currently utilizing the buildings on this parcel, in accordance with Section 7-3.1(1) of the Code of Ordinances.

The parcel presently accommodates the following tenants:

- **Unit 1008A:** Dr. Rowland Consulting and Psychological Services – requires approximately 1 space.
- **Unit 1008B:** Witching Hour Tattoo Studio – requires approximately 1 space.
- **Unit 1010:** The Curl Conqueror – requires approximately 1 space.
- **Unit 1012:** RTW Exxact Enterprises – requires approximately 1 space.
- **Unit 1014:** Body by Erves - requires approximately 1 space.
- **Unit 1014B:** Studio 5321 Hair Salon requires approximately 1 space.

The property currently provides a total of 6 **dedicated parking spaces** onsite. Spaces are not currently striped. Based on observed usage and tenant operations, the actual parking needs of the tenants are satisfied by the parking currently provided on the parcel.

Accordingly, we confirm that the existing parking is sufficient to meet the needs of 1008 and 1012 Main Street and request that this documentation be accepted for administrative review in place of a shared parking agreement.

Sincerely,

Jay Stills
Manager
Majestic Rental Properties LLC

Exhibit A – Parking Calculation Sheet

Suite	Use Type	Sq. Ft.	Calc (\div 250)	Spaces Provided
1008A	Professional Office	832	$832/250=3.3$	1
1008B	Tattoo Studio (office/clinic)	500	$500/250=2.0$	1
1010A	Salon Studio	832	$832/250=3.3$	1
1010B	Small Office (currently vaca	500	$500/250=2.0$	1
TOTAL AVAILABLE				<u>4</u>
1012	Professional Office	850	$850/250=3.4$	1
1014A	Professional Office	850	$850/250=3.4$	1
1014B	Salon Studio	850	$850/250=3.4$	1
ADA	ADA			1
TOTAL AVAILABLE				<u>4</u>

Notes

Appointment-based

Appointment-based
Appointment-based
currently vacant)

Appointment-based
Appointment-based
Appointment-based

Parking space one is ADA parking, spaces 2-6 are for the following businesses.

1008B Witching Hour Tattoo Studio

1010 The Curl Conqueror

1008 Dr Rowland Consulting and Psychological

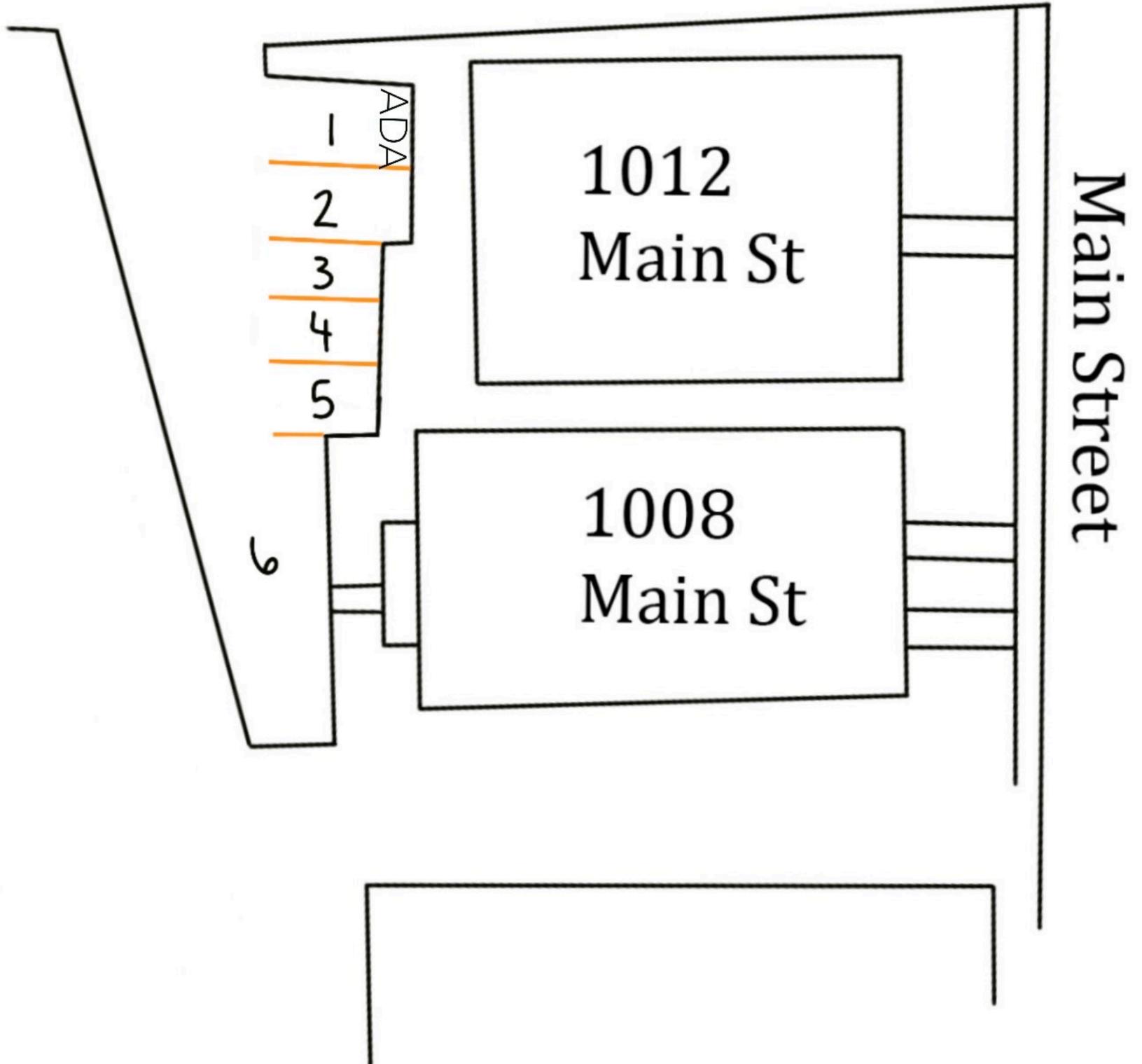
1012 RTW Exxact Enterprises

1014 Body by Erves

1014B Studio 5321 Hair Salon



Poplar Springs Rd.





Friday Sept 26 4:00 pm



Saturday Sept 27 6:00 pm

Item # 2.

Monday Sept 29 12:00 pm

2A8HR44H28R76628 TAG# 38EVAI FL

Jeep 2017 Grand Cherokee 1C4RJEBG9HC788539 TAG# CNH8691 GA

Chevrolet 2017 SONIC 1G1JD5SH7H4106371 TAG# <unknown>

Lincoln 2002 LS 1LNHM87A72Y655941 TAG# P2726097 GA

Infiniti 2008 FX35 JNRAS08U58X105125 TAG# <unknown>

Jeep 2018 RENEGADE ZACCJBABXJPG97582 TAG# P7209031 GA

Oldsmobile 1985 98 1G3CW6933F4368394 TAG# TGD6284 GA

Toyota 2008 Camry 4T1BE46K18U238109 TAG# DCP4936 GA

Mercedes Benz 2011 GLK Class WDCCG5GB3BF572737 TAG# <unknown>

Ford 2012 FUSION 3FAHP0HA1CR215764 TAG# WLY987 GA

Mercury 2005 Grand Marquis 2MEFM75W35X618456 TAG# CLA9593 GA

Ford 2004 F250SD 1FTNW20L24EC69474 TAG# TAZ8680 GA

GMC 2020 Sierra 3GTP9EEL9LG397891 TAG# NVG0629 TX

Toyota 2016 Camry 4T1BF1FK3GU171118 TAG# <unknown>

BMW 2016 4-Series WBA4A9C50GG695167 TAG# CSG6725 GA

CADILLAC 2004 Escalade 1GYEK63N34R215636 TAG# CLX4906 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

business immediately: Business Name:TLC AUTO TOWING AND STORAGE INC. 3896 E FAIRVIEW RD STOCKBRIDGE GA 30281 770-484-8342
++CADILLAC 2013 ESCALADE 3GYT4MEF9DG163814/HONDA 2010 CIVIC 2HGFA1F56AH532061++

330-504547 1/22
QUALIFYING FEES FOR COUNTY OFFICES
In accordance with O.C.G.A. § 21-2-131, the DeKalb County Board of Commissioners set the following ++qualifying fees++ at their January 13, 2026 meeting for the following offices to be elected by DeKalb County voters in 2026.

Office Fee
Board of Commissioners \$2,101.28
Judge, State Court \$5,912.74
Board of Education \$750.00

Qualifying for the offices listed above will begin on Monday, March 2, 2026, at 9:00 a.m. and end at noon on Friday, March 6, 2026, at 4380 Memorial Drive, Suite 300, Decatur, GA 30032.
The General Primary will be held on Tuesday, May 19, 2026, and the General Election will be held on Tuesday, November 3, 2026.
This 22nd day of January 2026 For the DeKalb County Board of Commissioners
Keisha L. Smith
Executive Director
DeKalb County Voter Registration and Elections

330-504548 1/22,1/29
Public Notice
The above vehicle was left for repair or diagnostics and is presently located at GIDDEN AND SONS, INC, 6795 Varkel Ln, Lithonia, Ga 30058. Attempts to locate the owner of this vehicle have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A.40-11-2 and will be disposed of if not redeemed within 10 days of this notice. This notice is given pursuant to Georgia law.
++2012 WABASH TRAILER 1JVV532BXC1703137++

330-504549 1/22
PUBLIC NOTICE
An Application has been applied for a Liquor, Beer, and Wine Retail Dealer License for ++Kkavya 1008 LLC dba Happy Times Package++, located at 2840 Lavista Rd Ste. 3, Decatur, GA 30030. The owner is Tejas Patel

330-504550 1/22
PUBLIC NOTICE
The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, February 3, 2026, at 6:30 p.m. in order to discuss and to hear public input on a change in conditions application (parcel ID: 18 089 02 016) located at ++1008B Main Street++. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

330-504556 1/22,1/29,2/5,2/12
NOTICE OF FORECLOSURE OF RIGHT TO REDEEM
Our Client: Frank Management, LLC
RE: Notice of Foreclosure of Right to Redeem Pursuant to O.C.G.A. § § 48-4-45 and 48-4-46
Take Notice that: The right to redeem the following described property, to wit: ++2657 Davidson Dr. Lithonia, GA 30058++ will expire and be forever foreclosed and barred on and after the 17th day of July, 2026, unless Frank Management, LLC complies with the notice requirements under O.C.G.A. § 48-4-45, upon which your right to redeem would end upon the date of compliance.
The tax sale deed to which this notice relates is dated the 4th day of June 2024 and is recorded in the office of the Clerk of the Superior Court of DeKalb County, Georgia, in Deed Book 31509 at page 606.
The property may be redeemed at any time before the 17th day of July, 2026, by payment of the redemption price as fixed and provided by law to Frank Management, LLC at the following address: 1940 Stockton Walk Ln. Snellville, GA 30078. Please disregard the "Notice To Foreclose Right of Redemption dated October 14, 2025. Please be governed accordingly.

330-504564 1/22,1/29,2/5,2/12
PUBLIC NOTICE
To:
All persons known or unknown who may claim an interest in property known as 3227 Altacrest Drive, Scottsdale, GA 30079;
Sally Riley and Hattie Riley Duncan, their heirs, administrator or executor, Known and unknown; DeKalb County
Take notice that Pursuant to O.C.G.A. §48-4-45 and §48-4-46, The right to redeem the following described property, to wit:
Tax parcel **18 046 03 222, known as ++3227 Altacrest Drive, Scottsdale, GA 30079++** will expire and be forever foreclosed and barred after February 28th, 2026.
The tax deed to which this notice relates is dated the 5th day of October, 2021 and is recorded in the office of the Clerk of the Superior Court of DEKALB County, Georgia, in Deed Book 29963 at page 655, as conveyed to Marilyn Holdings LLLP. The property may be redeemed at any time before the 28th day of February, 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:
Origin Title and Escrow, Inc
On behalf of Marilyn Holdings LLLP
160 Clairemont Ave, Suite 490
Decatur, GA 30030
Please be governed accordingly.

330-504565 1/22,1/29,2/5,2/12
PUBLIC NOTICE
Pursuant to OCGA Section 40-11-6, notice is hereby given that the following motor vehicle(s) will be sold to the highest and best bidder on ++JANUARY 26, 2026 AT 1PM++ at the following locations: 5199 Jackson Hwy Covington, GA 30014.
VEHICLE(S): 2015 AUDI A7 WAU2GAF3FN017945, 2009 B M W 7 5 0 L i WBABK83519CY59566, BMW 328i WBA3A5G51DNP20745, 2006 DODGE CHARGER 2B3KA53H36H252187, 2018 DODGE RAM 2500 3C6UR5DL0JG278278
Leinholder reserves the right to refuse the final bid. This item will be sold to the Highest Bidder.

330-504566 1/22,1/29,2/5,2/12
PUBLIC NOTICE
YEAR, MAKE, MODEL, VIN, TICKET
2017 TOYOTA RAV4 JTMJREUV1HD153076 23-4645
2017 NISSAN ALTIMA 1N4AL3AP2HC195608 24-1691
2014 FORD ESCAPE 1FMCUJ0F74EUA73082 24-1735
2001 SUZUKI MOTORCYCLE JS1GR7GA012100854 24-2534
2005 BMW F650 WB10168A7VXA40281 24-2660
2001 GMC YUKON 1GKEC13T01R227974 24-2872
2017 HYUNDAI TUCSON KM8J23A47HU529270 24-3275
2021 NISSAN ROGUE 5N1AT3AA2MC750701 24-3479
2004 JEEP CHEROKEE 1J4GX48S14C252605 24-3762
2024 HYUNDAI VENUE KMHRCA39RU288382 24-3790
2018 DODGE JOURNEY 3C4PDCAB9J243203 24-4046
2019 DODGE CHALLENGER 2C3CDZAG6KH674187 24-4183
2011 SUBARU FORRESTER JF2SHABC7BH773018 24-4193
2016 CHEVROLET MALIBU 1G11C5SA3GF137075 24-4197
2019 NISSAN ALTIMA 1N4BL4EV2KC259981 24-4231
2013 HONDA CIVIC 2HGFB2F53DH579443 24-4265
2005 JEEP G CHEROKEE

Public Sale
340-504315 1/15,1/22
PUBLIC NOTICE
Pursuant to OCGA Section 40-11-6, notice is hereby given that the following motor vehicle(s) will be sold to the highest and best bidder on ++JANUARY 26, 2026 AT 1PM++ at the following locations: 5199 Jackson Hwy Covington, GA 30014.
VEHICLE(S): 2015 AUDI A7 WAU2GAF3FN017945, 2009 B M W 7 5 0 L i WBABK83519CY59566, BMW 328i WBA3A5G51DNP20745, 2006 DODGE CHARGER 2B3KA53H36H252187, 2018 DODGE RAM 2500 3C6UR5DL0JG278278
Leinholder reserves the right to refuse the final bid. This item will be sold to the Highest Bidder.

340-504316 1/15,1/22
PUBLIC NOTICE STATEWIDE WRECKER SERVICE SOUTH, INC. JANUARY 24, 2026
YEAR, MAKE, MODEL, VIN, TICKET

2017 TOYOTA RAV4 JTMJREUV1HD153076 23-4645
2017 NISSAN ALTIMA 1N4AL3AP2HC195608 24-1691
2014 FORD ESCAPE 1FMCUJ0F74EUA73082 24-1735
2001 SUZUKI MOTORCYCLE JS1GR7GA012100854 24-2534
2005 BMW F650 WB10168A7VXA40281 24-2660
2001 GMC YUKON 1GKEC13T01R227974 24-2872
2017 HYUNDAI TUCSON KM8J23A47HU529270 24-3275
2021 NISSAN ROGUE 5N1AT3AA2MC750701 24-3479
2004 JEEP CHEROKEE 1J4GX48S14C252605 24-3762
2024 HYUNDAI VENUE KMHRCA39RU288382 24-3790
2018 DODGE JOURNEY 3C4PDCAB9J243203 24-4046
2019 DODGE CHALLENGER 2C3CDZAG6KH674187 24-4183
2011 SUBARU FORRESTER JF2SHABC7BH773018 24-4193
2016 CHEVROLET MALIBU 1G11C5SA3GF137075 24-4197
2019 NISSAN ALTIMA 1N4BL4EV2KC259981 24-4231
2013 HONDA CIVIC 2HGFB2F53DH579443 24-4265
2005 JEEP G CHEROKEE

2017 TOYOTA CAMRY 4T1BF1FK1DU638046 25-0089
2012 NISSAN MAXIMA 1N4AA5AP9CC803585 25-0123
2006 KIA SPECTRA KNAFE121265352061 25-0264
2010 FORD EDGE 2FMDK3KCXAB862265 25-0306
2018 CADILLAC ESCALADE 1GYS4BKJ9JR109787 25-0392
1997 FROD CROWN VIC 2FALP74W5VX156856 25-0399
2013 MAZDA CX-5 JM3KE2DE2D0122514 25-0429
2007 HONDA ACCORD 3HGCM56407G700049 25-0441
2010 CHRYSLER T&C 2A4RR8DX5AR368419 25-0449
2006 KIA SPECTRA KNAFE161265216250 25-0450
2002 LEXUS RX300 JTJGF10U020147117 25-0464A
2020 DODGE RAM 1C6SRFJT8LN422199 25-0467A
2019 TOYOTA CAMRY 4T1B11HK0KU772782 25-0468
2017 LINCOLN MKZ 3LN6L5A93HR610686 25-0472A
2013 CHEVROLET CAMARO 2G1FC3D32D9155774 25-0476A
2014 DODGE JOURNEY 3C4PDCGGXET260763 25-0480A
2019 CAN AM MAVERICK 3JB1PAX41KK000618 25-0504A
2002 HONDA ACCORD

1J4HR48N85C701739 24-4282
2014 NISSAN MURANO JN8AZ1MM7EW533308 24-4318
2019 HYUNDAI SONATA 5NPE24AF7KH772365 24-4363
2013 HYUNDAI ELANTRA 5NPDH4AE0DH234577 24-4384
2017 INFINITI Q50 JN1CV7AP4HM642778 24-4385
2004 FORD E350 1FDWVE35S24HA32569 24-4393
2010 CHRYSLER SEBRING 1C3CC4FB2AN148101 24-4407
2021 FORD ESCAPE 1FMCUOH64MUB32084 25-0017
2005 NISSAN ALTIMA 1N4AL11D35C135133 25-0020
2013 TOYOTA CAMRY 4T1BF1FK1DU638046 25-0089
2012 NISSAN MAXIMA 1N4AA5AP9CC803585 25-0123
2006 KIA SPECTRA KNAFE121265352061 25-0264
2010 FORD EDGE 2FMDK3KCXAB862265 25-0306
2018 CADILLAC ESCALADE 1GYS4BKJ9JR109787 25-0392
1997 FROD CROWN VIC 2FALP74W5VX156856 25-0399
2013 MAZDA CX-5 JM3KE2DE2D0122514 25-0429
2007 HONDA ACCORD 3HGCM56407G700049 25-0441
2010 CHRYSLER T&C 2A4RR8DX5AR368419 25-0449
2006 KIA SPECTRA KNAFE161265216250 25-0450
2002 LEXUS RX300 JTJGF10U020147117 25-0464A
2020 DODGE RAM 1C6SRFJT8LN422199 25-0467A
2019 TOYOTA CAMRY 4T1B11HK0KU772782 25-0468
2017 LINCOLN MKZ 3LN6L5A93HR610686 25-0472A
2013 CHEVROLET CAMARO 2G1FC3D32D9155774 25-0476A
2014 DODGE JOURNEY 3C4PDCGGXET260763 25-0480A
2019 CAN AM MAVERICK 3JB1PAX41KK000618 25-0504A
2002 HONDA ACCORD

1HGCG16572A045694 25-0506
2012 NISSAN FRONTIER 1N6BD0CT4CC419522 25-0526
2007 FORD F150 1FTRX14W27KD25206 25-0582A
2010 CHEVROLET CAMARO 2G1FB1EV3A9184252 25-0583A
2019 HYUNDAI ELANTRA KMHHD74LF0KU842042 25-0586A
2018 DODGE CHARGER 2C3CDXBG6JH337049 25-0587A
2008 CHEVROLET TAHOE 1GNFK13068J182614 25-0599A
2017 JEEP CHEROKEE 1C4PJLCB9HW547786 25-0595A
2014 FORD F250 1FT7W2BT0EEA29704 25-0596A
2015 FORD TRANSIT 1FTNR1ZM3FKB02669 25-0598A
2017 FORD EXPLORER 1FM5K7B81HGB27043 25-0600A
2016 KIA FORTE KNAFXA465G5553690 25-0601
2007 CHEVROLET AVA-LANCHE 3GNFK12387G256207 25-0603A
2016 LAND ROVER RANGE ROVER SALGS2KF5GA251373 25-0604A
2017 CHEVROLET CAMARO 1G1FH3D78H0156318 25-0605A
2018 INFINITI Q50 JN1EV7AR0JM430539 25-0607
2019 NISSAN SENTRA 3N1AB7AP5KY243026 25-0745
2023 HYUNDAI SANTA FE 5NMS24AJ3PH509253 25-0751
2018 DODGE CHARGER 2C3CDXGJ2JH126080 25-0774A
2020 DODGE CHARGER 2C3CDXGJ4LH130280 25-0779A
2019 FORD F150 1FTEW1CP2KFB32891 25-0781A
2018 MITSUBISHI MIRAGE ML32A3HJ9H003845 25-0782
2016 KIA SORENTO 5XYPG4A39GG165639 25-0784A
2020 CHEVROLET MALIBU 1G1ZD5ST4LF037319 25-0785A
2007 DODGE G CARAVAN 2D4GP44L27R116518 25-0809
2013 KIA OTIMA KNAGM4A71D5440742

25-0855
2020 DODGE CHARGER 2C3CDXGJXLH244400 25-0865
2018 KIA OPTIMA 5XXGT4L38JG232655 25-0902A
1999 FORD F150 1FTRF1729XKB64166 25-0903A
2007 INFINITI G35 JNKBV61F97M815430 25-0942
20058 HYUNDAI TIBURON KMHNN66F28U289465 25-0973
2021 V.W. ATLAS 1V2DP2CA4MC561401 25-1008A
2016 KIA SOUL KNDJN2A25G7268500 25-1009A
2010 FORD F150 1FTEW1C88AFB08540 25-1011A
2018 KIA OPTIMA 5XXGT4L37JG214597 25-1016A
2015 SUZUKI M/C JS1GT78A3F2100726 25-1018A
2007 SUZUKI M/C JS1GN7DA272106941 25-1019A
2014 HONDA CIVIC 19XFB2F53EE043622 25-1102
2013 FORD F150 1FTFW1ETXDF15402 25-1110
2014 TOYOTA COROLLA 2T1BURHE0EC058429 25-1188
2007 KIA SEDONA KNDMB233076154809 25-1311
2017 CHEVROLET CRUZE 1G1BESSM5H7202173 25-1312
2015 KIA FORTE KNAFK4A6XF5317923 25-1317A
2008 INFINITI QX56 5N3AA08C98N902471 25-1318A
2003 FORD F150 1FTRW08L63KB90769 25-1319
2015 MAZDA 6 JM1GJ1V56F1221594 25-1336
2002 BMW 530I WBADT63462CH93204 25-1340
1996 SUZUKI M/C JS1GR7DA3T2100063 25-1342
2018 CHEVROLET CAMARO 1G1FB1RS2J0183779 25-1354
2013 NISSAN MAXIMA 1N4AA5AP9DC845269 25-1356
2013 CHRYSLER T&C 2C4RC1BG3DR690983 25-1358
2015 NISSAN ROGUE KNMAT2MV3FP516902



Agenda Item

Meeting Date: February 3, 2026

SUBJECT: Public Hearing – Alcohol License - Live Oak Tap, LLC – 947 Main Street

Item: Public Hearing
Department: City Clerk
Requested By: City Clerk Shavala Ames

Background: Section 3-21 – Alcohol License Approval Process

Pursuant to Section 3-21 of the City of Stone Mountain Code, licenses for the sale of alcoholic beverages are issued by the City Clerk. The Code further requires that all alcohol license applications be subject to a public hearing before the Mayor and City Council.

Live Oak Tap initiated its business license application process in 2025. All required documentation has been submitted and reviewed by City staff and the City Attorney.

This public hearing is being held to fulfill the requirements of the City Code prior to consideration of the issuance of an alcohol beverage license.

Financial Impact: \$2800 alcohol license application fee

Recommended Council Action: No Action. This is a public hearing only.

Requested Action: Initiate public hearing for 947 Main Street

JAN 20 2026 PM 4:51

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 2

Type of ownership: [] Individual [] Partnership [] Close Corporation
(check one) ~~[]~~ Corporation Limited Liability [] Limited Partnership

THIS ↑

WHAT COUNTY DOES THE LICENSEE RESIDE? DEKALB

If the licensee is a resident of either DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, will be named as the manager of the business and be on the premises on a regular basis, then the licensee may also be the license representative of the business.

If a separate individual must be named as the license representative, then the license representative shall be a resident of DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, be the manager of the business and be on the premises on a regular basis.

IF AN INDIVIDUAL, FULL NAME AND LEGAL RESIDENCE OF OWNER:

JONATHAN HARTNETT 253-67-2059
NAME SOCIAL SECURITY #

1766 MOUNTAIN GLEN _____
STREET ADDRESS MAILING ADDRESS (if different)

STONE MOUNTAIN GA 30087 _____
CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

Is this individual a U.S. Citizen? YES [] NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

IF A PARTNERSHIP, PROVIDE THE FOLLOWING:
(Please use a separate sheet if necessary)

Name, address & social security number of general partner(s):

Name, social security number, percent interest and legal address of all partners:

Are all of these stockholders U.S. Citizens? [] YES [] NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 3

IF CLOSE CORPORATION:

CLOSE CORPORATION NAME

STREET ADDRESS

MAILING ADDRESS (If Different)

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

NAME, SOCIAL SECURITY NUMBER, PER CENT INTEREST AND LEGAL ADDRESS OF ALL STOCKHOLDERS:

Are all of these stockholders U.S. Citizens? [] YES [] NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

IF A CORPORATION:

CORPORATION NAME

STREET ADDRESS

MAILING ADDRESS (If Different)

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

NAME OF REGISTERED AGENT FOR SERVICE OF PROCESS FOR THE CORPORATION

STREET ADDRESS

MAILING ADDRESS (If Different)

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 4

IF LIMITED LIABILITY COMPANY:

LIVE OAK TAP LLC

LIMITED LIABILITY COMPANY NAME

947 MAIN STREET, STONE MOUNTAIN GA 30083

ADDRESS OF PRINCIPAL PLACE OF BUSINESS

NAME, ADDRESS & SOCIAL SECURITY NUMBER OF MANAGING MEMBER(S):

JONATHAN HARTNETT

253-67-2059

1706 MOUNTAIN GLEN

STONE MOUNTAIN GA 30087

NAME, SOCIAL SECURITY NUMBER, PER CENT INTEREST AND LEGAL ADDRESS OF ALL MEMBERS:

JONATHAN HARTNETT

253-67-2059

100%

1706 MOUNTAIN GLEN, STONE MOUNTAIN Ga. 30087

Are all of these partners U.S. Citizens? YES [] NO

If not, please provide the permanent alien registration #
(A copy of the green card must be attached)

NAME OF REGISTERED AGENT FOR SERVICE OF PROCESS FOR THE LIMITED LIABILITY COMPANY:

JONATHAN HARTNETT

NAME

1706 MOUNTAIN GLEN

STONE MOUNTAIN GA 30087

STREET ADDRESS

MAILING ADDRESS (If Different)

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

IF LIMITED PARTNERSHIP:

LIMITED PARTNERSHIP NAME

ADDRESS OF PRINCIPAL PLACE OF BUSINESS

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 5

NAME, ADDRESS & SOCIAL SECURITY NUMBER OF GENERAL PARTNER(S):

NAME, SOCIAL SECURITY NUMBER, PER CENT INTEREST AND LEGAL ADDRESS OF LIMITED PARTNERS:

Are all of these partners U.S. Citizens? YES NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

NAME, OF REGISTERED AGENT FOR SERVICE OF PROCESS FOR THE LIMITED PARTNERSHIP

NAME _____

STREET ADDRESS _____ MAILING ADDRESS (If Different) _____

CITY, STATE, ZIP CODE _____ CITY, STATE, ZIP CODE _____

NAME OF LICENSEE:

NAME _____ MAILING ADDRESS (If Different) _____

CITY, STATE, ZIP CODE _____ CITY, STATE, ZIP CODE _____

Is the registered agent a U.S. Citizen? YES NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 6

NAME OF LICENSE REPRESENTATIVE (REQUIRED)

The license representative shall be a resident of DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County; be the manager of the business and be on the premises on a regular basis. The licensee can be the license representative if the licensee meets the same requirements as the license representative.

JONATHAN HARTNETT
NAME

1766 Mountain Glen
STREET ADDRESS

STONE MOUNTAIN Ga 30087 DEKALB
CITY, STATE, ZIP CODE THE COUNTY YOU RESIDE

Is the license representative a U.S. Citizen? YES [] NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

Is the above address the license representative's legal and bona fide place of domicile?
 YES [] NO

NAME AND LOCATION OF BUSINESS FOR WHICH APPLICATION IS MADE:

LIVE OAK TAP
NAME OF BUSINESS

947 MAIN STREET
STREET ADDRESS

STONE MOUNTAIN Ga 30083
CITY, STATE, ZIP CODE

DO YOU CURRENTLY HOLD OR HAVE HELD WITHIN THE LAST 10-YEARS ANY OTHER ALCOHOL BEVERAGE LICENSE OTHER THAN ONE ISSUED BY STONE MOUNTAIN? YES [] NO

IF YES, WHERE AND IF THE LICENSE IS CURRENT, PROVIDE THE LICENSE NUMBER AND ISSUING AUTHORITY.

CITIZEN ROSE STONE MOUNTAIN
~~STONE MOUNTAIN~~ LLC
License Number Issuing Authority

HAVE YOU RECEIVED, READ, AND UNDERSTAND THE CITY OF STONE MOUNTAIN BEVERAGE LICENSE ORDINANCE? YES [] NO

[Signature] _____
Licensee Signature License Representative Signature

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 7

VERIFICATION OF LICENSEE

STATE OF GEORGIA, DEKALB COUNTY.

I, JONATHAN HARTNETT, Licensee, do hereby swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true, and no false or fraudulent statement or answer is made herein to procure the granting of such license.

[Signature]
Applicant/Licensee Signature (Full Name in Ink)

I hereby certify that JONATHAN HARTNETT signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein, and, under oath actually administered by me, has sworn that said statements and answers are true.

This 21st day of FEB, 20 25.

[Signature]
NOTARY PUBLIC

My Commission Expires: June 29, 2025

[AFFIX SEAL]

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

VERIFICATION OF LICENSE REPRESENTATIVE

STATE OF GEORGIA, DEKALB COUNTY.

I, JONATHAN HARTNETT, License Representative, do hereby swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions this application are true, and no false or fraudulent statement or answer is made herein to procure the granting of such license.

[Signature]
License Representative (Full Name in Ink)

I hereby certify that Jonathan Hartnett signed his/her name to the foregoing application after stating to me that he/she knew and understood all statements and answers made therein, and, under oath actually administered by me, has sworn that said statements and answers are true.

This 21st day of February, 20 25.

[Signature]
NOTARY PUBLIC

My Commission Expires: June 29, 2025

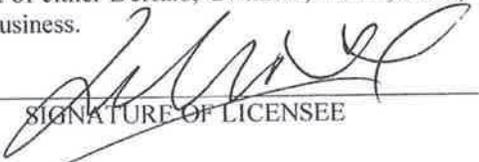
[AFFIX SEAL]

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

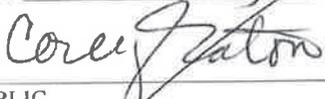
AFFIDAVIT OF LICENSEE/LICENSE REPRESENTATIVE
PAGE 8

STATE OF GEORGIA, DEKALB COUNTY

The undersigned licensee hereby certifies that he/she (is not) (is) serving as licensee and the license representative of JONATHAN HARTNETT; that he/she is at least twenty one (21) years of age, (is not) (is) a resident of either DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, and (is not) (is) a manager of the business.


SIGNATURE OF LICENSEE

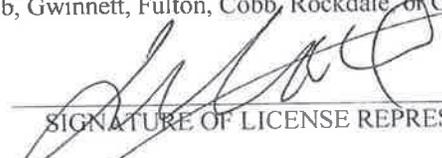
Sworn to and subscribed before me, this
21st day of February, 2025.


NOTARY PUBLIC

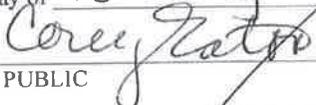
MY COMMISSION EXPIRES June 29, 2025
[SEAL]

COREY EATON NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires June 29, 2025

The undersigned license representative hereby certifies that he/she is serving as the license representative of JONATHAN HARTNETT; that he/she is at least twenty one (21) years of age, is a resident of DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, and is a manager of the business.


SIGNATURE OF LICENSE REPRESENTATIVE

Sworn to and subscribed before me, this
21st day of February, 2025.


NOTARY PUBLIC

MY COMMISSION EXPIRES June 29, 2025
[SEAL]

COREY EATON NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires June 29, 2025

N

All Individuals Named in the Application Must Submit and Complete a Consent Form
PAGE 9

CONSENT FORM

I hereby authorize THE CITY OF STONE MOUNTAIN to receive any criminal history record information pertaining to me which may be in the files of any state and local criminal justice agency in Georgia via a fingerprinting process.

JONATHAN AKIRA HARTNETT
Full Name Printed

1766 MOUNTAIN BLVD
Street Address

STONE MOUNTAIN GA 30087
City, State, Zip

M Sex Mixed Race 07/28/1979 Date of Birth 253-67-2059 Social Security #

U.S. Citizen Yes No
(Attach proof, if applicable)

[Signature]
Signature

NOTICE

Criminal justice agencies which disseminate criminal history records to private individuals and to public and private agencies shall advise all requestors that, if an employment or licensing decision adverse to the record subject is made, the record subject must be informed by the individual or agency making the adverse decision of all information pertinent to that decision. This disclosure must include information that a criminal history record check was made, the specific contents of the record, and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision is a misdemeanor. This disclosure requirement applies to criminal justice agencies when such agencies make employment or licensing decisions adverse to record subjects.

Corey Eaton
NOTARY PUBLIC

2/21/2025
DATE

MY COMMISSION EXPIRES: June 29, 2025

[SEAL] **COREY EATON**
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

All Individuals Named in the Application Must Complete and Submit a 5-Year Background History Affidavit
PAGE 10

AFFIDAVIT
5-YEAR BACKGROUND HISTORY

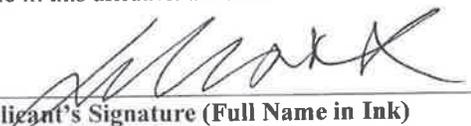
I, JONATHAN HARTNETT, do hereby swear that I have not within 5 years prior to the date of this application been convicted or nor entered a plea of nolo contendere to any felony, misdemeanor, or charge related to the sale, manufacture, distribution, taxability, possession or use of alcoholic beverages or illegal drugs including the offense of driving a motor vehicle under the influence of alcohol or drug, has not entered a guilty plea, or been convicted of a felony or a misdemeanor of a crime opposed to decency and morality.


Applicants Signature

VERIFICATION

STATE OF GEORGIA, DEKALB COUNTY.

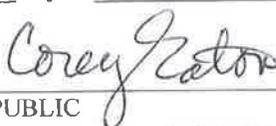
I, JONATHAN HARTNETT, Licensee, do hereby subject to criminal penalties for false swearing, that the statements made by me in this affidavit are true.


Applicant's Signature (Full Name in Ink)

I hereby certify that Jonathan Hartnett signed his/her name
(Full Name of Applicant)

to the foregoing affidavit after stating to me that he/she knew and understood all statements made therein, and, under oath actually administered by me, has sworn that said statements are true.

This 21st day of February, 20 25.


NOTARY PUBLIC

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

N

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION
CITY OF STONE MOUNTAIN, GEORGIA

PAGE 11

By executing this affidavit under oath, as an applicant for a City of Stone Mountain, Georgia Occupation Tax Certificate; Alcohol Beverage License; Taxicab, Limousines and Other Passenger-Carrying Vehicles License; Pawnbrokers License, Adult Entertainment License, Contract or Peddlers & Solicitors I am stating the following with respect to my application for a City of Stone Mountain, Georgia

Check One:

- Occupation Tax Certificate
- Alcohol Beverage License
- Pawnbrokers
- Adult Entertainment
- Taxicab, Limousines & Other Passenger-Carrying Vehicles
- Contract
- Peddlers & Solicitors

Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity:

Print Name: JONATHAN HARTNETT Date of Birth 07/28/1979

1) X I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 year of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.

Alien Registration Number for Non-Citizens Issued by the Department of Homeland Security or other federal immigration agency.

O.C.G.A. § 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

Other Identifying Number

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-2(b)(3) with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

GEORGIA STATE DRIVERS LICENSE

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official code of Georgia and face criminal penalties as allowed by such criminal statute.

[Signature]
Signature of Applicant

2/21/2025
Date

JONATHAN HARTNETT
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS 21st DAY OF February, 20 25

[Signature]
Notary Public

My Commission Expires: June 29, 2025

SEAL

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025



CITY OF STONE MOUNTAIN POLICE DEPARTMENT
CRIMINAL HISTORY CONSENT
ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
PAGE 12

I, JONATHAN HARTNETT, authorize the City of Stone Mountain Police Department to receive any criminal history record information pertaining to me which may be in the files of any state or local criminal justice agency in the State of Georgia and a criminal history record from the Georgia Crime Information Center. I understand that this information will be used to determine my eligibility to hold an Alcoholic Beverage Privilege License in the City of Stone Mountain. I acknowledge the personal information provided below is true and complete.

JONATHAN AKIRA HARTNETT 07/28/1979
FULL LEGAL NAME (No abbreviations) DATE OF BIRTH
1766 MOUNTAIN GLEN
STREET ADDRESS
STONE MOUNTAIN GA 30087
CITY, STATE, ZIP CODE
253-67-2059 053236776 / GA
SOCIAL SECURITY NUMBER DRIVERS LIC NUMBER / STATE
MAIDEN NAME (if applicable)
CA / USA
STATE / COUNTRY OF BIRTH
M MULTI-racial
SEX RACE

[Signature]
SIGNATURE
2/20/2025
DATE OF AUTHORIZATION

CERTIFICATION OF THE CHIEF OF POLICE

- I hereby certify that the person named in the application has been investigated and found not to have within the 5 years prior to this date been convicted of nor entered a plea of nolo contendere to any felony, misdemeanor, or charge related to the sale, manufacture, distribution, taxability, possession or use of alcoholic beverages or illegal drugs including the offense of driving a motor vehicle under the influence of alcohol or drugs, has not entered a guilty plea, or been convicted of a felony or misdemeanor or a crime opposed to decency and morality.
- I hereby certify that the person named in this application has been investigated and found ineligible for an Alcoholic Beverage Privilege License.

[Signature] #101
SIGNATURE - CHIEF OF POLICE Designee
01/21/2026
DATE

Christine @ 2010/10/15 - Champ. com

CITY OF STONE MOUNTAIN
NOTICE OF APPLICATION ADVERTISEMENT
PAGE 13

Section 3-30

All persons applying for a license under the terms of this ordinance shall give notice of that application by placing a notice in the City legal organ (The Champion) for two (2) consecutive weeks prior to the week when the application shall be heard by the City Council. An affidavit from the publisher of said legal organ shall be filed with the City Clerk prior to the hearing. (The Champion – 404-373-7779 – Press 4 for Legal Advertising)

Said notice shall contain the location of the proposed business, names of all persons as they appear on the application as required by Section 3-22 of this ordinance, and the date and time the City Council will hear the application. The advertisement shall be the type used for legal ads in the legal organ of the City, and the notice referred to shall be in the following form:

**NOTICE OF APPLICATION FOR RETAIL
LICENSE TO SELL ALCOHOLIC BEVERAGES**

JONATHAN HARTNETT, has/have made application to the Council of the City of Stone Mountain for a retail license to sell alcoholic beverages at the following location:

947 MAIN STREET, STONE MOUNTAIN GA 30083

The application will be heard by City Council at a public hearing to be held at _____ o'clock _____ m. on the _____ day of _____, 20_____.

Signed 
Licensee

Note: Names of the individual, general partners, corporation, licensee and license representative must be shown.

Those applying for a license shall place signs upon the location of the proposed business. Said signs shall read as follows:

“Alcohol beverage license applied for. Hearing before City Council of the City of Stone Mountain, Georgia on the _____ day of _____, 20_____.”

The applicant shall post the signs described above on the location of the proposed business for two (2) weeks prior to the week of the hearing. Each sign shall be obtained from the City, and the applicant shall pay of fee of \$25.00 per sign. Each sign shall face toward all public or private property adjoining the proposed location. Such signs shall be placed where they can be easily seen from all public or private property adjoining the proposed location. An affidavit from the applicant certifying posting shall be filed with the City Clerk prior to the hearing.

This subsection does not apply when application is made for a license transfer pursuant to Section 3-34 of this ordinance.

N

**CITY OF STONE MOUNTAIN
AFFIDAVIT
POSTING OF SIGN ON PROPERTY
PAGE 14**

Sign must be posted two (2) weeks prior to the week of the hearing date. See Section 3-30 (b) for the requirements of posting. If this affidavit is not submitted, the hearing will not be held.

I, JONATHAN HARTNETT, do hereby swear that a sign announcing that an application for an alcoholic beverage license has been placed on the property located at 947 MAIN STREET, STONE MTN GA 30083, in accordance with Section 3-30 (b) of the Code of Ordinances of the City of Stone Mountain. This sign was erected the 15th day of MARCH, 2025.

[Signature]
Applicant's Signature

Business Name: LIVE OAK TAP

VERIFICATION

State of Georgia, DEKALB County

I, JONATHAN HARTNETT, Licensee, do hereby subject to criminal penalties for false swearing, that the statements made by me in this affidavit are true.

[Signature]
Applicant's Signature (Full Name in Ink)

I hereby certify that Jonathan Hartnett signed his/her name to the foregoing affidavit after stating to me that he/she knew and understood all statements made therein, and, under oath actually administered by me, has sworn that said statements are true.

This 21st day of February, 2025.

[Signature]
Notary Public

My Commission Expires June 29, 2025

(Affix Seal)

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE CITY OF STONE MOUNTAIN, GEORGIA

Please read through the entire application before answering any questions. Every question must be answered fully and correctly. If the space provided is not sufficient, answer the questions on another sheet of paper and indicate that a separate sheet is attached. If a particular question does not apply to you, then answer "N/A" and if necessary explain why the question is not applicable to you. **Do not leave any questions blank.** When the form is completed, it must be dated, signed and verified under oath by the applicant and filed with the City Clerk of the City of Stone Mountain, Georgia together with all supporting documents, and a certified check or cash for Three Hundred Fifty Dollars and No/100 (\$350.00) which is non-refundable if the license is not granted. If the license is granted, this processing/investigative fee will be applied towards the first annual license issued.

Type of establishment: (Check one)

- Restaurant Private Club Hotel/Motel Bed & Breakfast
 Caterer Convenience Store Grocery Store Wholesaler
 Theater or Other Entertainment Establishments Poolrooms & Billiard Parlors

Type of license applied for: (Check one)

License Fee must be paid by certified check or cash within 30 days of approval

ONLY THIS ->

- Retail consumption – Restaurant, Private Club, Bed & Breakfast, Caterer, Poolrooms & Billiard Parlors, Hotel/Motel, Theater or Other Entertainment Establishments (distilled spirits, malt beverages and wine) \$2,800
 Retail consumption - Restaurant, Private Club, Bed & Breakfast, Caterer, Poolrooms & Billiard Parlors, Hotel/Motel, Theater or Other Entertainment Establishments (malt beverages and wine only) \$ 500
 Retail dealer: Building size greater than 4,000 sq. ft. (beer and wine package sales only) \$1,000
 Retail dealer: Building size 4,000 sq. ft. or less (beer and wine package sales only) \$ 500
 Wholesale dealer (beer or wine) \$ 200
 Transfer Fee (New Owner or Change in Licensee or Licensed Representative) \$ 100
 Brew Pub \$1,000
 Temporary license \$ 50
 Temporary License Representative N/C
 Business Relocation (No Change in Licensee or License Representative) N/C

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION
CITY OF STONE MOUNTAIN, GEORGIA

By executing this affidavit under oath, as an applicant for a City of Stone Mountain, Georgia Occupation Tax Certificate; Alcohol Beverage License; Taxicab, Limousines and Other Passenger-Carrying Vehicles License; Pawnbrokers License, Adult Entertainment License, Contract or Peddlers & Solicitors I am stating the following with respect to my application for a City of Stone Mountain, Georgia

Check One:

- Occupation Tax Certificate Alcohol Beverage License Pawnbrokers Adult Entertainment
- Taxicab, Limousines & Other Passenger-Carrying Vehicles Contract Peddlers & Solicitors

Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity:

Print Name: JONATHAN HARTNETT Date of Birth 07/28/1979

1) X I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.

Alien Registration Number for Non-Citizens Issued by the Department of Homeland Security or other federal immigration agency.

O.C.G.A. § 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

Other Identifying Number

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-2(b)(3) with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

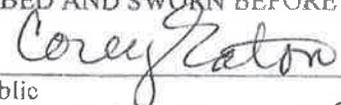
GEORGIA DRIVERS LICENSE

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official code of Georgia and face criminal penalties as allowed by such criminal statute.


Signature of Applicant
JONATHAN HARTNETT
Printed Name

2/21/2025
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS 21st DAY OF February, 2025


Notary Public
My Commission Expires: June 29, 2025

SEAL
COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

W

CITY OF STONE MOUNTAIN

Owner/Applicant Information

I, hereby, affirm that I am either the owner or legal lessee of the aforementioned business property and that I will be occupying an existing commercial development with the same use or similar use as determined by the City of Stone Mountain Office of Building Administration.

The existing tenant space is 5,000 square feet or less and the proposed use is Business or Mercantile. I have made no changes in any way (i.e., any gas, mechanical, plumbing and/or electrical work, load bearing, non-load bearing walls, exits, etc.) apart from paint or other finishes.

I understand that if I wish to make structural or other types of changes, I (or my contractor) is to submit plans/or apply for building and/or trade service permits with the Office of Building Administration. I also understand that if I wish to change the type of business, I am to submit a Zoning Certification Request to the Administrative Office.

I understand that a life safety inspection will be conducted of my business. The inspector may discover safety violations that will need to be corrected and re-inspected prior to any certificate of occupancy being issued. I also understand that the inspector may find violations such that I will be required to submit plans and obtain an additional permit to correct the violations. If it is determined that the actual use is not consistent with the information provided, this application shall be considered null and void.

I hereby affirm that the information provided is true and accurate. I, hereby, affirm that approval of this application does not constitute approval for any other permit that may be required by the City or other agency having jurisdiction.

Signature *[Handwritten Signature]*

JONATHAN HARTNETT
Printed Name of Tenant/Owner

Sworn to and subscribed before me this 21st day of FEB, 2025

Notary Signature *Corey Eaton*

June 29, 2025
My Commission Expires

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025
(Seal)

Official Office Use Only

Zoning _____ Construction Type _____ Occupancy Load _____

Comments _____

City Clerk Signature _____

Date _____

Goggans, Stutzman, Hudson, Wilson & Mize, LLP
 ALTA Universal ID: 946240
 2921 Piedmont Road Northeast
 Suite B
 Atlanta, GA 30305
 (404) 207-1620

ALTA Combined Settlement Statement

File #:	4-100762-GA	Property	947 Main Street	Settlement Date	01/31/2025
Print Date & Time:	01/30/2025 at 10:06 AM		Stone Mountain, GA 30083	Disbursement Date	01/31/2025
	EST	Buyer	David Downs, Stephen		
Attorney:	Kirsten Howard		Weslee Knapp, and Jonathan		
Settlement Location:	2921 Piedmont Road		Hartnett		
	Northeast		947 Main Street		
	STE B		Stone Mountain, GA 30083		
	Atlanta, GA, 30305	Seller	Rory Webb and Jeff Carey		
			1130 Ridge Ave		
			Stone Mountain, GA 30083		
		Lender	Rory Webb and Jeff A. Carey		
			1130 Ridge Ave		
			Stone Mountain, GA 30083		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$350,000.00	Sale Price of Property	\$350,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$150,000.00
\$150,000.00		Seller Finance Loan Amount		
		Prorations/Adjustments		
\$200.09		County Taxes 01/01/2025 to 01/31/2025		\$200.09
		Loan Charges		
		Prepaid Interest (\$8.20 per day from 01/31/2025 to 02/01/2025)	\$8.20	
		Payoff(s)		
\$15,490.03		Payoff to Jim McCurdy		
		Government Recording and Transfer Charges		
		Recording Fees	\$50.00	
		---Deed: \$25.00		
		---Mortgage: \$25.00		
		e-Recording Fee(s) to Dekalb County Clerk of Superior Court	\$10.50	
		Georgia Intangibles Tax (Security Deed) EXEMPT		
		Transfer Tax (Warranty Deed) to Dekalb County Clerk of Superior Court	\$350.00	
		Title Charges & Escrow / Settlement Charges		
		Title - CertifID Processing Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$4.95	
		Title - Document Preparation Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$200.00	
		Title - e-Recording Transaction Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$10.00	
\$120.00		Title - Payoff Services to Goggans, Stutzman, Hudson, Wilson & Mize, LLP		
		Title - Settlement Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$350.00	
		Title - Title Exam to Traditional Title Services, LLC	\$400.00	
		Title - Owner's Title Policy to Stewart Title Guaranty Company	\$2,093.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$165,810.12	\$350,000.00	Subtotals	\$353,476.65	\$155,200.09
		Due from Buyer		\$198,276.56
\$184,189.88		Due to Seller		
\$350,000.00	\$350,000.00	Totals	\$353,476.65	\$353,476.65

CITY OF STONE MOUNTAIN

Move-In As-Is Affidavit

This form is applicable for tenant spaces 3,000 square feet or less
(Business or Mercantile only)

Please check the appropriate box

- Change in ownership without Renovation (Name Change):** The business is changing ownership without any renovations to the interior or exterior of the property including changes to finishes. The business and use stay the same.
- Change in ownership with Changes to Finish Only:** The business is changing owners and changes to only the finishes are required. The business and use stay the same.
- Change in Occupant with Changes to Finish Only or No Changes:** The property is changing from one business to another. The new business is similar in use to that previously approved for the property or structure. Any changes to the space are limited to finishes only. A change in use will only be permitted under this affidavit where the new use is similar to the use of the previously approved tenant, as determined by review conducted by staff from the Office of the Building Administration.

Applicant Information

Name: JONATHAN HARNETT

Address: <u>947 MAIN STREET</u>	City: <u>STONE MOUNTAIN GA</u>	State: <u>GA</u>	Zip Code: <u>30083</u>
---------------------------------	--------------------------------	------------------	------------------------

Phone Number: <u>678-388-5550</u>	E-mail: <u>jona.kira@gmail.com</u>
-----------------------------------	------------------------------------

Business Name: LIVE OAK TAP

Address: <u>947 MAIN STREET</u>	City: <u>STONE MOUNTAIN GA</u>	State: <u>GA</u>	Zip Code: <u>30083</u>
---------------------------------	--------------------------------	------------------	------------------------

Tenant Square Footage: <u>1475</u>	Occupancy Classification: <u>40</u>
------------------------------------	-------------------------------------

Sprinkler <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fire Alarm <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

Business Description: Restaurant with DINING and BAR seating. 40 seats

Optional Information - Provide If Known

Previous Business Name: STONE MOUNTAIN PUBLIC HOUSE

Building Square Footage: 1475

09/21/17

Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1. Please check only one:

(A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

*** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) X On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on 21st, 21st, 2025 in _____ (city), GA (state).

Jonathon Harnick
Signature of Authorized Officer or Agent

JONATHAN HARNICK
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 21st DAY OF February, 2025

Corey Eaton
NOTARY PUBLIC
My Commission Expires: June 29, 2025

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.



MVR Results as of 24-Feb-2025 Request Type: Individual
Letter ID: L1197904408

JONATHAN AKIRA HARTNETT
1766 MOUNTAIN GLN
STONE MOUNTAIN GA 30087-1727

DOB: 28-Jul-1979
License Number: 053236776
Gender: Male
Height: 5' 8
Weight: 150

Documents Issued

License Class CM Type: Regular
Issued: 14-Jan-2025 Restrictions: None
Expires: 28-Jul-2030

Non-Commercial Privilege: Valid
Commercial Privilege: Not Licensed
Limited Permit: NA
Current Points: 0
Original Issue Date: 10-Sep-1994

Driver History
Years Requested: 7

Citation(s)

OCGA: 40672B
Description: Failure to obey stop sign
Violation Date: 06-Oct-2020
Accident Involved: No
Commercial Vehicle: No
Hazardous Material: No
Court: GA044081J - Avondale Estates Municipal Court
Disposition Date: 05-Nov-2020
Disposition: Nolo Contendere
Points: 3
Jurisdiction: GA

OCGA: 40672B
Description: Failure to obey stop sign
Violation Date: 19-Mar-2019
Accident Involved: No
Commercial Vehicle: No
Hazardous Material: No
Court: GA044041J - Decatur Municipal Court
Disposition Date: 19-Sep-2019
Disposition: Bond Forfeiture
Points: 3
Jurisdiction: GA

OCGA: 40671

Description: Failure to yield right of way, turning

Violation Date: 19-Dec-2018

Accident Involved: Yes

Commercial Vehicle: No

Hazardous Material: No

Court: GA044041J - Decatur Municipal Court

Disposition Date: 13-Mar-2019

Disposition: Bond Forfeiture

Points: 3

Jurisdiction: GA

OCGA: 40672B

Description: Failure to obey stop sign

Violation Date: 04-Jun-2018

Accident Involved: No

Commercial Vehicle: No

Hazardous Material: No

Court: GA044041J - Decatur Municipal Court

Disposition Date: 30-Jul-2018

Disposition: Nolo Contendere

Points: 0

Jurisdiction: GA

OCGA: 40610

Description: Failure to maintain insurance

Violation Date: 04-Jun-2018

Accident Involved: No

Commercial Vehicle: No

Hazardous Material: No

Court: GA044041J - Decatur Municipal Court

Disposition Date: 30-Jul-2018

Disposition: Nolo Contendere

Points: 0

Jurisdiction: GA

***** No Withdrawal information was found on this individual. *****

Pursuant to order of the Commissioner, Department of Driver Services the undersigned is designated as an official custodian of the Department of Driver Services Records: as such I hereby certify that this is a true and correct copy of the original or duplicate original as appears in the records of the Department of Driver Services.

Date 02-25-2025 Signed Susan Davis

***** THIS CONCLUDES INFORMATION IN THE RECORDS FOR THIS DRIVER. *****

CITY OF STONE MOUNTAIN
770-498-8984

REC#: 00029179 1/21/2026 2:27 PM
OPER: CJ TERM: 006
REF#: 5304401902
PAID BY: LIVE OAK TAP

TRAN: 103.0000 LIQUOR,B & W LICENSE
LIVE OAK TAP
01 -3000.32.1130
Liquor Licenses 2,800.00CR

TENDERED: 2,800.00 CHECK
APPLIED: 2,800.00-

CHANGE: 0.00

THANK YOU FOR YOUR BUSINESS

Dodge 2020 Charger
2C3CDXBG1LH232597 TAG#
<unknown>

VOLKSWAGEN 2013 PASSAT
1VWAH7A35DC058251 TAG#
CIH7474 GA

Infiniti 1998 Q45
JNKBY31AXWM401954 TAG#
SBF4585 GA

Nissan 2011 Altima
1N4AL2AP7BN409014 TAG#
<unknown>

Nissan 2010 ROGUE
JN8AS5MV2AW609594 TAG#
RVL7304 GA

TAOI 2022 LANCER 150
(EAGLE 150)*
L9NTCGPB1N1300136 TAG#
YCF625 GA

Jaguar 2016 XF-Series
SAJBD4BV2G22645 TAG#
CPP5931 GA

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

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

330-493675 3/6,3/13
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

Yr Make Model Color VIN #
Vehicle License # State
++2013 Toyota Camry BLK
4t1bf1fk3du680363++ UNKNOWN UNKNOWN
Present location of vehicle:
1945 Rogers Lake Road
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: 19 Mar 2025
Answer forms may be found in the Magistrate Court Clerk's office located at: : 556 N McDonough St #270, Decatur, GA 30030

330-493676 3/6,3/13
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of DEKALB County to foreclose liens against the vehicle (s) listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicle's inquiry can be attained at:
555 HWY 138 STE C RIVERDALE, GA. 30274
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 03/07/2025

Vehicle Make: TOYOTA Year: 2019
Model: RAV4
Vehicle License # TGV7147
State: GA
V e h i c l e
ID:2T3W1RFV4K002624

Magistrate Court Case #25V00208

Vehicle Make: TRAILER Year: Model:
Vehicle License # State: GA
V e h i c l e
ID:1JJV532D5CL677418
Magistrate Court Case #

Vehicle Make: TRAILER Year: Model:
Vehicle License # State: GA
V e h i c l e
ID:5V8VA53287M702080
Magistrate Court Case #

Vehicle Make: TRAILER Year: Model:
Vehicle License # State: GA
V e h i c l e
ID:1JJV532W54L885252
Magistrate Court Case #

++TOYOTA / 2019/ RAV4/
V e h i c l e
ID:2T3W1RFV4K002624++

330-493799 3/13,3/20
PUBLIC NOTICE
An Application has been applied for a Liquor, Beer, and Wine Retail Dealer License for **++LIVE OAK TAP++**, located at 947 Main Street Stone Mountain, GA 30083. The owner is Jonathan Hartnett, 1766 Mountain Glen Stone Mountain, GA 30087

330-493800 3/13
DEKALB COUNTY ++GRAND JURY PRESENTMENTS JANUARY - FEBRUARY TERM, 2025++
TO THE HONORABLE JUDGES: COURTNEY L. JOHNSON ASHA F. JACKSON YOLANDA C. PARKER-SMITH SHONDEANA C. MORRIS GREGORY A. ADAMS STACEY K. HYDRICK LATISHA DEAR JACKSON NORA POLK BRIAN E. LAKE TANGELA BARRIE

Of the Superior Court of DeKalb County, Georgia, Stone Mountain Judicial Circuit
This Grand Jury, sworn in by the Honorable LaTisha Dear Jackson in the DeKalb Superior Court on January 7th, 2025, respectfully submits the following presentments.

INDICTMENTS
This Grand Jury was presented with (430) cases during the January/February 2025 term. Of these cases True Bills and (1) No Bill were returned. An additional (158) cases proceeded by Accusations.

REQUEST FOR PUBLICATION
Pursuant to the O.C.G.A. § 15-12-80, we the presently constituted Grand Jury recommend to the Honorable LaTisha Dear Jackson that these General presentments be published in whole in the County Legal Organ.

This Term the Grand Jury completed the mandatory inspection of the Dekalb County Probate Court.

The Grand Jury submitting the following:
Case Presentation
• Reading the counts verbatim when there are several counts taking a while. It may expedite things if more cases can be paraphrased whenever possible. Especially if there is a lot

of redundant information, highlighting just the differences could save a lot of time and make it much clearer what we should be paying attention to, e.g. "same defendant, same date, same charge, different victim."

• It would be helpful to use less legalese in the presentations; to simplify. Since grand jury sessions are rather informal, the language used may be as well. This could save time.

• Witnesses should be instructed on the purpose of the grand jury and to focus on the statements necessary to determine probable cause for the given charges. Some witnesses would go off on tangents or provide irrelevant (although sometimes entertaining) information.

• Some ADAs should be reminded that the grand jury is not the place to have a trial. The cases should be presented to us for the purpose of determining probable cause, not a guilty or not guilty verdict. The extended Q&A sessions with the witnesses are for the courtroom across the street, not the grand jury room. We only need evidence to determine probable cause.

• Indictments should be proofread more carefully before being presented. This would save time on having to make corrections later or during testimony.
• ADAs and witnesses need to be ready to come into the jury room promptly. There are times when we're sitting there waiting several minutes for the next witness to enter.

• It is understood that presentation styles vary among ADAs, but some were more effective/efficient than others. The most effective presenters were those who paraphrased the counts of the indictment, allowed the witnesses to testify to the underlying facts (with guidance, if needed, to stay on track), and then circled back to the counts of the indictment, briefly explaining which facts went with which counts.

Grand jury process feedback
• It would be helpful to know how grand jurors are selected, to better understand the process.

• Possibly consider having three jury forepersons. If one is absent the other cannot take much of a break.

• There should be a mandatory hard stop 15 minute break built into the day for breaks for all jurors, especially on days when it runs after 12 noon. Jurors should not have to depend on having enough people in the room in order to leave to go take a bathroom break or grab a quick snack. Some jurors tend to spend a significant amount of time in the jury break room and it doesn't allow others to take a break.

• I was called in to serve the night before the grand jury were to be sworn in on Tuesday, after having been told the prior Thursday I was dismissed. It's very difficult to rearrange two days of work with less than 12 hours notice and while I understand there are unforeseen circumstances, I would just suggest that the grand jurors ultimately selected are better vetted or recommend the DA's office proceed with 24 instead of 26 jurors. I know that makes it

difficult to coordinate absences, but giving someone 12 hours notice that they'll be serving for 2 months is so disruptive.

Technology
• Odyssey is bulky, outdated, and difficult to use. A more user-friendly interface should be considered.

• Would prefer for forepersons to be vetted on their technology skills before they are allowed to take on the role.

• Maybe consider a different method of voting in the future: electronically, which would make the votes anonymous. Term length/payment for service

• Term length should be shorter as it takes a toll mentally and financially on jurors.

• Would prefer to work full days for a shorter session (i.e. - instead of ending at noon, could we have more on the docket and only serve one month).

• Would be great if juror selection could be cross-referenced with folks on unemployment to avoid disrupting jobs, especially those who are hourly and have a greater financial hardship if selected.

• Exemption for service should be extended to at least 3 years and should include petit juror service as well. Grand jurors have provided a significant service above and beyond folks who have just had to sit in a room for a few hours.

• The electronic cards are great; however, they cannot be used everywhere. If you could get a more universal card that would be helpful.

Jury Room/Break Area
• Light switch in the jury room needs to be replaced. It's very difficult to turn the light off; it takes a little more effort turning it off than it does turning it on.

• There needs to be a major improvement in the jury break room. Let's start with getting an actual working Keurig, not an off brand one that does not work half the time. There is no reason the coffee pods cannot remain stocked as you can get a box of pods from Costco or Sams.

The seating choices could be better, possibly a vending. Snack choices in the couching machine could be better, maybe aim for more healthier options. There should be more than one crossword puzzle book for jurors to choose from. Include a variety of crossword puzzles/activity books along with some adult coloring books and a full set of coloring tools not just 3 or 4. Give jurors resources to help them stay attentive during these long sessions.

• Consider providing a schedule and more frequent visits from the therapy dogs. We were under the impression that the therapy dogs would visit us more often than they did.

Parking
• Parking can be a pain at times especially when trying to find a parking spot and make it in by 8:30 am. Why can't jurors park in the parking deck connected to the building?

Community observations/concerns
• Dekalb County should really think about launching a community outreach program to help those who might not have access to important services. This could include things like education, healthcare, or social services that can steer young people away from crime

and towards better opportunities. The whole idea behind community outreach is to spark positive change and strengthen our neighborhoods, which is something we definitely need right now.

• It would be nice to know if there is research done on locations of crimes so resources can be redirected to areas known for high crime. There are clear trends in parts of the county, gas stations, and cheap motels.

• It would be helpful to know or understand if the COVID backlog of cases is close to being resolved. Some of these cases are so dated, it's upsetting to think defendants who are suspected of committing heinous felonies are out on bond for years before they face punishment.

• There should be more support and resources made available for individuals dealing with mental health issues that have committed said crimes such as rehab services versus throwing them in jail and racking up charges within the legal system. This does not seem to be a win for anyone. Support should not be predicated on an indictment.

Legislative suggestions

• Jury duty pay should be tax exempt.

• The legislature should reconsider whether every felony needs to be considered by the grand jury.

Overall observations/additional comments

• "You can leave when all the cases are done" creates a strong incentive for the grand jury to spend as little time per case as possible, which does a disservice to the accused, the attorneys, and to the law enforcement officers who testify.

• Grand jurors need to be reminded that we're not here to determine guilt or innocence or what the mental state of the defendants are. We are to determine probable cause only. It would be helpful to have a one page fact sheet outlining the standard for probable cause, as well as a condensed summary of the most frequently seen criminal charges. Jurors need to not let their personal feelings get in the way of determining probable cause, which results in a No Bill when we clearly have evidence for a True Bill.

• From the previous three grand jury terms there were 1210 cases and only a single no bill, with a similar trend emerging for this session. This represents a rejection rate of 0.08%. While this number is a testament to the DA's office only presenting cases they believe to

have strong probable cause, it creates a feeling of "rubber stamping" for the members of the grand jury and severely weakens any pride or enthusiasm for the process. While we acknowledge that the ADA knowing they will have to present the case to a grand jury helps set their high standards, forcing a group of 26 citizens to disrupt their lives for 2 months and be exposed to disturbing testimony does not seem worth the trade off. Some potential suggestions that may ease the burden on jurors and generally lighten the case load:

o A "fast track" for cases where there is overwhelming probable cause such as video evid-

ence or the suspect has confessed. There was never any discussion in such cases.

o In cases where there are mental health or other issues that would result in diversion, the relevant teams should have the power to intervene before a crime is charged.

Ideally, we would be able to aid these folks before crimes were even committed! Such cases tended to spark the most debate during this session and getting them out of the queue before the grand jury had to see them would streamline the process.

o I think it would be helpful for the ADA to remind the grand jury with more frequency what constitutes probable cause. We had one Aggravated Assault case where we voted "No Bill" despite the police having obtained video evidence of a woman waving a gun at a victim. This should not involve extended dialogue. We discussed this case for a long time and I think several grand juror members felt bad for her or felt like it was justified based on the situation. That is not our decision and there should be very little debate on voting true if an officer is reporting there is video evidence.

• We enjoyed the presentation by Judge Hargrove and found it informative. It would be helpful to receive information ahead of the audit so that the jurors are better able to present inquiries.
• The overall experience among jurors varied.

o Overall I learned a lot about our legal system within DeKalb County, some good and some bad. I did not personally enjoy this experience. There is definitely room for growth. I would like to see the Grand Jury start time changed from 8:30 am to 9:00 am. Witnesses should not be allowed to come in earlier than 30 mins prior to start time. This process is already an inconvenience on our lives. Mandating jurors to be here by 8:30 am and threatening to penalize people who actually put forth effort to be present but may arrive late a few times due to unforeseen circumstances is very upsetting. We did not choose to be here, therefore, not everyone has the flexibility to drop normal life duties such as kid drop-offs, commuting, weather, etc...

There should be a grace period given and if that juror communicates with the Senior ADA regarding a late arrival then that person should not be penalized. Cases that are word versus word where we have no viable evidence should not be presented to the grand

jury for indictment. Some of the felony murder cases presented to the grand jury had no viable evidence to base probable cause from, oftentimes we are only presented with the victim's statement. "A dead man can not talk." I can not see how that would be a fair legal system.

o This was an interesting experience. To all of those in the justice system, from officers to clerks and beyond, this experience makes one see some of the tremendous efforts required in seeking justice.

o I appreciated the professionalism of Nyoka and the other ADAs, as well as the witnesses.
• During periods where we are expecting inclement weather, it would be helpful to know in advance if we may be expected to serve a different day of the

week. The courthouse was closed on a Tuesday and then subsequently a Wednesday. Wednesday evening at 6pm, we were advised there would be grand jury on Friday, then it was moved to Thursday. Most of us do not have the ability to rearrange our schedules with less than 12 hours notice. In addition, if schools are closed, it should be expected that the courthouse is closed and/or that missing that date should not count as an absence when not told that information prior to the last minute rescheduling.

MEGHAN DAVIDSON, FOREPERSON
VONTRASSA BAILEY EMILEIGH BARHAM GAVIN BOTA ROBERT BROWN JR. NICHOLAS CHIPOLLINI TATIYANNA CRAYTON DAVID D'AMBROSIO SAMUEL DEADWYLER CANDIS FERGUSON ELIZABETH FRANZ DENISE GALLARDO CONNIE GAMBLE OMED KASHAKHI MAX KENT
AIMEE LANDRY DAVID MORRIS PAUL MORRISON JR BETTY PETERS ZELISSIA PETERSON JAMES PRINCE MILDRED SIMALUMBA DELPHINE SMALLWOOD ELLIS SYKES
ANNISAH UM'RANI SHERI WEST

ORDER
The within and forgoing presentments have been filed in open Court.
IT IS HEREBY ORDERED that said presentment be filed and published, as requested, in the County Legal Organ.
SO ORDERED this 26th, day of February 2025.
HONORABLE LATISHA DEAR JACKSON
DEKALB SUPERIOR COURT
STONE MOUNTAIN JUDICIAL CIRCUIT

ACKNOWLEDGED:
SHERRY BOSTON DISTRICT ATTORNEY

330-493801 3/13,3/20
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:

++Toyota 2007 Camry
JTNBE46K473062077++ TAG#
<unknown>

Chevrolet 2020 Malibu
1G1ZD553L3F024304 TAG#
DAJ2888 GA

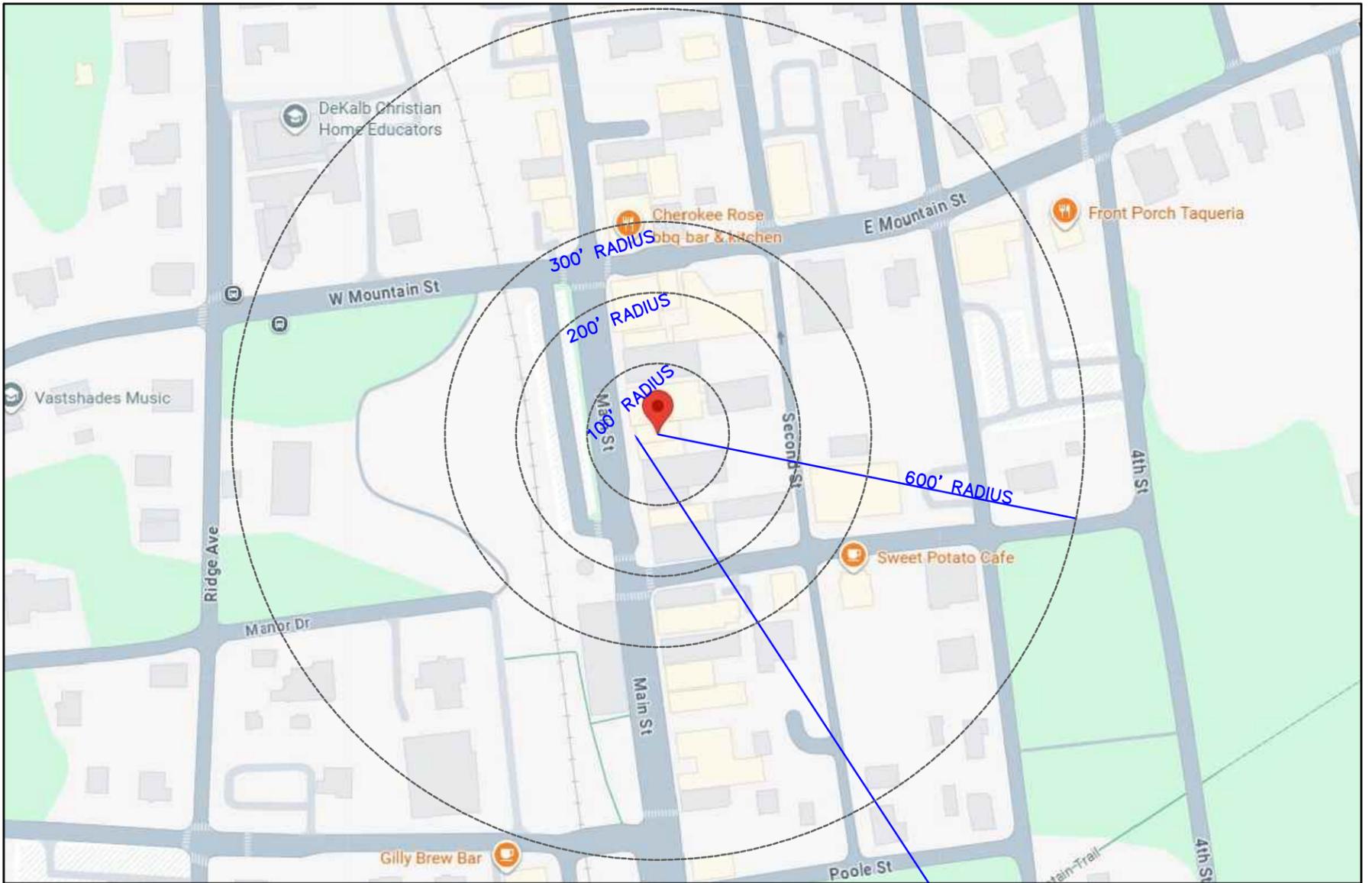
Hyundai 2011 Sonata
5NPEC4AB1BH179675 TAG#
SGQ1887 GA

Ford 2000 Expedition
1FMRU17L9YLA55490 TAG#
<unknown>

Ford 2017 Escape



NOTE: DISTANCES ARE MEASURED IN A STRAIGHT LINE FOLLOWING STANDARD MEANS OF TRAVEL, FROM FRONT DOOR OF ESTABLISHMENT TO FRONT DOOR OR PROPERTY LINE OF RELEVANT BUSINESSES



FRONT DOOR OF
947 MAIN ST,
SUITE #N/A,
STONE MOUNTAIN, GA 30083,
UNITED STATES

NEAREST:

CLOSEST SCHOOL: MILES 0.3 = 528 YARDS = 1584 FEET
Champion Middle School
5265 Mimosa Dr, Stone Mountain, GA 30083

CLOSEST CHURCH: MILES 0.1 = 176 YARDS = 528 FEET
First United Methodist Church
5312 W Mountain St, Stone Mountain, GA 30083

CLOSEST ALCOHOL TREATMENT CENTER: MILES 6.7 = 11792 YARDS = 35,376 FEET
Recovery Consultants of Atlanta
1957 Lakeside Pkwy Suite 510, Tucker, GA 30084

CLOSEST RESIDENCE: MILES 0.2 = 352 YARDS = 1056 FEET
1029 3rd St, Stone Mountain, GA 30083

PROPERTY ADDRESS:
947 MAIN ST,
SUITE #N/A,
STONE MOUNTAIN, GA 30083

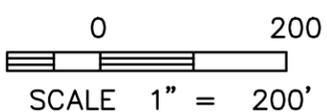
LIQUOR LICENSE SURVEY
FOR:

LIVE OAK TAP
JONATHAN HARTNETT

STONE MOUNTAIN

DeKALB COUNTY, GEORGIA

DATE 01-28-2026



SURVEY SYSTEMS & ASSOC., INC.
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA # LSF000867

JOBORDERS@SURVEYSATLANTA.COM
FAX (404)760-0011
PHONE (404)760-0010



\$40

Item # 3.

ZONING VERIFICATION REQUEST FORM

Please submit your completed form electronically, saved in .pdf format with a maximum 25 MB file size, to redwards@stonemountaincity.org. No hard copies are required to be submitted. Fees can be paid at City Hall or via a credit card authorization form. The review time is 3 business days. There is a \$40 fee for all zoning verification letters.

This form is to request zoning information, such as the parcels zoning description and zoning cases on the property. You can find the parcel number of the City's GIS website: [WebAppViewer](#).

Check Applicable Type: Zoning Letter Business License Verification

APPLICANT INFORMATION:

Name: JONATHAN HARTNETT
LIVE OAK TAP

Company:

Mailing Address: 947 MAIN STREET STONE MOUNTAIN GA 30083

Primary Phone Number: 678-368-5550 Email Address: jonakira@gmail.com

PROPERTY INFORMATION:

Property Address: 947 MAIN STREET, STONE MOUNTAIN GA 30083

Parcel ID: 946 240

Name of Owner: JONATHAN HARTNETT

Current Use of Property: RESTAURANT

Proposed Use of Property: RESTAURANT

APPLICANT SIGNATURE:  DATE: 2/25/25

Office Use Only – Please Leave Blank

Parcel ID: 18 089 27 014

Current Zoning: VCM

District Name: Village Center Mixed-Use

Use Verification: Eating and drinking establishments are a permitted use within the VCM district.

Zoning Certified By: Elizabeth Mitchem Date: 03/27/2025



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

Minutes

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

4
5 **Staff: Maggie Dimov – Interim City Manager/Economic Development Director/DDA | Shavala**
6 **Ames - City Clerk | Angela Couch - City Attorney**

7
8 Public Hearing was called to order at 6:30 p.m.

9
10 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro
11 Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan,
12 Council Member: Post 6 Elaine Vaughn and Jelani Linder

13
14 **I. Public Hearing**

- 15
16 1. Public Hearing on the 2026 Comprehensive Plan, requested by Planning Manager Tamaya Huff

17
18 Planning Manager Tamaya Huff and Atlanta Regional Commission (ARC) representative, Ranata
19 Madison provided a general overview of the 2026 comprehensive plan as outlined in the provided city
20 council packet.

21
22 Mayor Linder inquired about the possibility of focusing the Comprehensive Plan to produce more
23 tangible, actionable items. He asked whether the plan could be tailored to address the specific needs of
24 the community and target key areas. Ranata Madison confirmed that the plan would be designed to be
25 actionable and tailored accordingly.

26
27 **Public Hearing comments**

28
29 **Public Comment 1: Ms. Thomas** – Objected to the Comprehensive Plan, stating that the 10-minute
30 public comment period was insufficient for a city of approximately 4,000 residents. The City is not in
31 compliance regarding the audit and referenced several grants received. Expressed concern that a citizen
32 was asked to leave a committee meeting, meetings should be open to the public. Committee members
33 were selected by former Council rather than citizens, limiting fair participation. Two Council members
34 stated they would remain seated until a new Council was in place and referenced Marianos stating he
35 would submit his name only for a temporary position.

36
37 **Public Comment 2: Joan Monroe** – Stated that only five people are allowed to speak at the public
38 hearing, leaving the majority of citizens unheard. Expressed concern that committee appointments were
39 made in a prejudiced manner and that those asking questions were treated with disdain. The public is
40 being locked out while expected to give automatic approval. The meaning of stakeholder has been
41 stretched beyond its municipal intent. This is not a private club and that citizens and businesses must be
42 able to survive. Not observed Council or staff at the SMMA board meetings and highlighted financial
43 concerns. Concluded that the Comprehensive Plan is not being approached with forward-thinking.

45 **Public Comment 3: Susan Taylor** – Congratulated the new Council and Mayor and referenced Atlanta
46 Regional Commission representative Ms. Madison’s review of the steps completed under the prior
47 Comprehensive Plan. Taylor suggested that this information be published on the City’s website so
48 citizens can track progress. She also recommended conducting the checklist annually going forward.
49

50 **II. Adjournment** – 6:58 P.M.

51
52 **ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 6:58 P.M**

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

55
56 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
57 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
58 Jordan and Council Member: Post 6 Elaine Vaughn

59
60 **MOTION PASSED (UNANIMOUSLY)**

61
62 **III. Call to Order**

63
64 Mayor Linder called the meeting to order at 6:58 P.M

65
66 **IV. Determination of Quorum**

67
68 **PRESENT:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro
69 Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, and
70 Council Member: Post 6 Elaine Vaughn

71
72 **V. Invocation and Pledge**

73
74 Mayor Linder led a 30-second moment of silence, followed by the Pledge of Allegiance

75
76 **VI. Citizen Comments/Including comments from public/stakeholders**

77
78 **Citizen Comment 1: Ms. Thomas** – Comments from the previous meeting were overly summarized.
79 Raised concerns regarding Rockborough Terrace and San Pablo, including issues with A&S related to
80 road damage and property damage. Objected to the proposed transfer of \$150,000 from SPLOST funds
81 to the General Fund, stating this is illegal based on the 2023 audit and that residents want SPLOST funds
82 used for street repairs. A Rockborough contract item was rejected due to lack of funds, despite \$150,000
83 being allocated to Mardi Gras expenses and DDA legal fees. Raised safety concerns regarding Ridge
84 Road near JRB, citing damaged concrete around a sewer and a large pothole that poses a hazard.
85 Referenced comments from the DeKalb County CEO’s office regarding proper SPLOST use.

86
87 **Citizen Comment 2: Joan Monroe** – Believes the agenda is largely unlawful and that required state
88 procedures are not being followed. Repeated audit failures expose the City to potential lawsuits and
89 referenced prior practices where the City Attorney attended only one meeting per month, expecting
90 Council to follow the City Code. Stated that her deannexation request has passed County GIS and that
91 they will continue the process based on the stamped and notarized petition date - the City should have
92 submitted the petition to GIS but did not, and that the GIS Director dismissed the idea that the property
93 was an island. Expressed a desire to leave the City due to concerns about public safety, harassment,
94 vandalism, and what she described as misplaced priorities.

95
96 **Citizen Comment 3: Michael Henry** – Referenced a pothole on Ridge Road near JBR, stating that he
97 has already contacted the City and completed the required forms, but no action has been taken. He also
98 suggested planting evergreen trees, noting that they do not drop branches and are less likely to interfere
99 with sewer and water lines.

100
101 **Citizen Comment 4: Tequilla Hunter** – Stated that an A&S Paving contractor damaged her mailbox and
102 it still has not been repaired. She reported the incident three months ago, filed a police report, and

103 contacted the City Manager. She was told by the A&S Paving project manager that funds were allocated
104 for property damage. Although Code Enforcement noted no visible damage, the mailbox had been
105 temporarily secured at the time. She was advised to submit a letter to Council by Code, and an A&S
106 Paving representative later confirmed that the repair would be handled.

107
108 **Citizen Comment 5: Marcus Myrick** – Expressed that he is a long-term Stone Mountain resident with
109 concerns about rising crime and how the City plans to address it. He stated that his truck was vandalized
110 on Sunday morning, with the window broken in, and that police informed him of approximately 10 recent
111 break-ins in Stone Mountain. He noted that crime was previously lower and believes it has increased
112 alongside the rise in rental properties.

113
114 **Citizen Comment 6: Cheryl Dudley** – Expressed sympathy for Mr. Myrick regarding the vandalism of
115 his vehicle and wished the Mayor and Council a Happy New Year. She stated that, during discussions
116 on tourism and after reviewing the stakeholders meeting agenda, she believes there should be greater
117 separation between the City of Stone Mountain and Stone Mountain Park. She noted that the City existed
118 before the park and believes that the park’s history has deterred visitors.

119
120 **Citizen Comment 7: Dave Thomas** – Thanked the Mayor and Council for the opportunity to speak and
121 welcomed the new members. He noted that most elected officials reside in the northern part of the Village
122 of Stone Mountain and asked that greater attention be given to the southwest, known as the Rockborough
123 area, which currently has no resident representation on Council. He stated that people are naturally more
124 attuned to issues in their own neighborhoods and suggested increasing community engagement in
125 Rockborough through town halls, council member meet-and-greets etc.

126
127 **Citizen Comment 8: Clint Monroe** – Congratulated the new Council members and acknowledged the
128 challenges of serving on Council, noting that he has served in the past. He highlighted a lack of
129 geographic representation on Council and expressed concern about border areas, where celebratory
130 gunfire occurs around New Year’s and the Fourth of July and perpetrators leave before police can
131 respond. He also noted the absence of sidewalks in some areas and requested increased police
132 presence in the city’s border areas. Additionally, he urged that city funds, particularly SPLOST funds, not
133 be diverted to other projects.

134
135 **VII. Review of the Journal (City Clerk)**

- 136
137 1. Consideration of an action on a request to approve January 6, 2026 Meeting Minutes

138
139 **ACTION: MOTION TO APPROVE JANUARY 6, 2026 MEETING MINUTES**

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

142
143 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
144 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
145 Jordan, Council Member: Post 6 Elaine Vaughn

146
147 **MOTION PASSED (UNANIMOUSLY)**

148
149 **VIII. Reading of Communications – None**

150
151 **IX. Adoption of The Agenda of The Day**

152
153 **ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED TO INCLUDE AN
154 EXECUTIVE SESSION TO DISCUSS LITIGATION AND PERSONNEL**

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

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

MOTION PASSED (UNANIMOUSLY)**X. Committee Discussion Items****1. Stone Mountain Community Garden**

Columbus Brown gave details and updates and SMCG as outlined in the report provided. It was announced that the next meeting will be on February 19th via zoom.

2. Planning Commission

Tamaya Huff came forward to give updates on the Stakeholder Committee and Comprehensive Plan, along with public hearing notification requirements. It was noted that in February, the Planning Commission will receive a similar presentation to provide additional opportunities for public participation and comment.

The Planning Commission also adopted updated bylaws, increasing requirements for public meeting minutes, including the recording of public meetings, and implementing formal public comment procedures as part of the Planning Commission's public comment guidelines.

3. Historic Preservation Commission

Tamaya Huff provided updates as outlined in the report and noted that the Department of Community Affairs awarded a grant to assess and survey historic properties, also that the Commission calendar has been approved.

Council asked whether assessments would focus only on historic homes, how historic designations would be disclosed in mixed developments, and whether codes are regulated by the City or the State. Ms. Huff confirmed that the Historic Preservation Commission follows State laws.

XI. Staff Reports**1. Public Safety – Police Chief – James Westerfield Jr**

The Interim City Manager advised that the public safety report was included in the meeting packet and that any questions would be forwarded to Chief Westerfield upon his return on January 21, 2026. Council inquired about the recent increase in break-ins in the area.

2. Financials Update – Finance Consultant, Angelia Adediran

Angelia Adediran presented an overview as outlined in the agenda packet. Council inquired about the audit, specifically the applicable deadlines. Ms. Adediran explained that the City is subject to both an annual audit and a single audit and provided an update that the audit is currently in the testing phase, with a deadline of no later than February.

Various inquiries from the governing body were addressed including a balance discrepancy, miscellaneous revenue listed under the General Fund, placing surplus funds into reserves, DOAA compliance and the city audit. Interim City Manager Dimov clarified that this category may include vendor fees and event sponsorships.

XII. City Manager's Report**1. Operations Report – Interim City Manager Maggie Dimov**

Interim City Manager Maggie Dimov provided details and updates as outlined in the written report. Operations report updates included Mike Helton as the City's new Public Works Director, appreciation to Shavala Ames, City Clerk, and Ms. Keturah Hall, Assistant City Clerk, in preparing and organizing

219 the Mayor and Council Mini Retreat held in the City of Lithonia. She also noted that Ms. Ames, who
220 is now overseeing Human Resources, has initiated an internal employee newsletter to improve
221 internal communication.

222
223 Additional updates included reports on VFW Park, McCurdy Park, the outdoor gym damages, and
224 CSX updates.

225
226 The Mayor announced the success of the MLK event and acknowledged the attendance of various
227 city mayors, commissioners, and community leaders.

228
229 Public Works Director Mike Helton provided an update on the steps the Public Works Department is
230 taking to prepare for potential snow events.

231
232

233 **XIII. Council Policy Discussion Topics – None**

234

235 **XIV. Unfinished Business – None**

236

237 **XV. New Business**

238

- 239 1. Consideration of an action on a request to approve the Variance Application for 1082 New Gibraltar
240 Square

241

242 **ACTION: MOTION TO DEFER THE VARIANCE APPLICATION FOR 1082 NEW GIBRALTAR**
243 **SQUARE TO MARCH 3, 2026**

244

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

247

248 Mayor Pro Tem Ryan Smith made a motion to defer the variance application due to the applicant
249 performing work prior to receiving the required approval and expressed that a fine should be
250 imposed. The City Attorney clarified that the violation is a court-related matter with no direct
251 correlation to the zoning procedures.

252

253 **MOTION WITHDRAWN**

254

255 **ACTION: MOTION TO APPROVE THE VARIANCE APPLICATION FOR 1082 NEW**
256 **GIBRALTAR SQUARE**

257

258 Motion made by Council Member: Post 5 Hub Jordan, Seconded by Council Member: Post 2 Mark
259 Marianos

260

261 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council
262 Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan and Council Member: Post 6
263 Elaine Vaughn

264

265 **Voting Nay:** Mayor Pro Tem: Post 3 Ryan Smith

266

267 **MOTION PASSED**

268

- 269 2. Consideration of an action on a request to approve Mardi Gras as a city-wide event

270

271 Interim City Manager Maggie Dimov gave a general overview and a timeline of the proposed Mardi
272 Gras event which included three options for the execution.

273

274 Carmen with Bundos Entertainment came forward with her board to discuss options for hosting the
275 event and explain their reason for requesting funding from the city.

276

277 **ACTION: MOTION TO APPROVE MARDI GRAS AS A CITY-WIDE EVENT UNDER OPTION 3**
278 **- A CITY PARTNERSHIP EVENT IN WHICH THE CITY OF STONE MOUNTAIN WOULD**

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RECOGNIZE MARDI GRAS AS AN OFFICIAL CITYWIDE EVENT; THE SELECTED VENDOR WOULD SERVE AS THE EVENT ORGANIZER THROUGH AN RFP PROCESS, WITH THE CITY RESPONSIBLE FOR ALL EVENT-RELATED COSTS AND THE VENDOR COMPENSATED FOR ITS SERVICES

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

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

MOTION PASSED UNANIMOUSLY

- 3. Consideration of an action on a request to approve the 2026 Special Events Calendar

ACTION: MOTION TO APPROVE THE 2026 SPECIAL EVENTS CALENDAR REALLOCATE \$8,000 FROM THE CARIBBEAN FEST AND MUSIC OF THE SOULS EVENTS TO FUND THE MARDI GRAS EVENT

Motion made by Council Member: Post 5 Hub Jordan, 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)

- 4. Consideration of an action a request to reallocate funds for (1) new position, Tourism Manager; and (1) previous position Communications Specialist

ACTION: MOTION TO TABLE THE REQUEST TO REALLOCATE FUNDS FOR (1) NEW POSITION, TOURISM MANAGER; AND (1) PREVIOUS POSITION COMMUNICATIONS SPECIALIST

Motion made by Council Member: Post 5 Hub Jordan, 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)

- 5. Consideration of an action on a request to approve Engineering Services with LBG Associates

ACTION: MOTION TO APPROVE A REQUEST TO APPROVE ENGINEERING SERVICES WITH LBG ASSOCIATES

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)

- 6. Consideration of an action on a request to approve an Intergovernmental Agreement with Downtown Development Authority (DDA) and the City of Stone Mountain

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ACTION: MOTION TO APPROVE A REQUEST TO APPROVE AN INTERGOVERNMENTAL AGREEMENT WITH DOWNTOWN DEVELOPMENT AUTHORITY (DDA) AND THE CITY OF STONE MOUNTAIN

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

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

MOTION PASSED (UNANIMOUSLY)

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

Mayor Pro Tem Ryan Smith explained that DeKalb County has implemented a property tax freeze similar to HB 581, noting that revenue has increased each year since its implementation. City Attorney Angela Couch clarified that reintroducing this item would require additional funding for Sumter Consulting to properly prepare it with all necessary information. The item will need to be placed back on the agenda.

ACTION: MOTION TO TABLE A REQUEST TO INITIATE A COMPREHENSIVE REVIEW AND RESEARCH OF HB 581 TO EVALUATE ITS POTENTIAL IMPACTS AND BENEFITS FOR THE CITIZENS OF STONE MOUNTAIN TO THE NEXT CITY COUNCIL MEETING

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

- 8. **ACTION: MOTION TO EXTEND THE TIME OF THE MEETING TO DISCUSS NEW ORDINANCES AND RESOLUTIONS AND THE EXECUTIVE SESSION**

Motion made by Council Member: Post 5 Hub Jordan, 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)

XVI. New Ordinances and Resolutions

- 1. Ordinance 1008B Main Street – FIRST READ, requested by Planning Manager Tamaya Huff

NO ACTION TAKEN

XVII. Remarks of Privilege – None

XVIII. Announcements by the Mayor

- 1. It was announced that the City of Stone Mountain MLK event was a great success. The Chiefs' Meeting, which brought together all DeKalb County chiefs, was held in Stone Mountain. Additionally, a successful MLK event was held at St. Paul AME Church

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 9:54 P.M.

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 10:46 P.M.

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)

XX. Adjournment

ACTION: MOTION TO ADJOURN THE MEETING 10:47 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)

Mayor/ Mayor Pro Tem

Shavala Ames, City Clerk



Mayor and Council Retreat
January 16, 2026 at 2:00 P.M.
6920 Main Street, Lithonia, Georgia 30058

Minutes

1 **Mayor and Council: Jelani Linder – 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 Kay Nunez | Post 5: Council Member Hub Jordan**
4 **Post 6: Council Member Elaine Vaughn**

5
6 **Staff: Maggie Dimov – Interim City Manager | Shavala Ames - City Clerk | Angela Couch - City**
7 **Attorney**

8
9 **I. Call to Order**

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11 **ACTION: MOTION TO CALL THE MEETING TO ORDER AT 2:09 P.M.**

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

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

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19 **MOTION PASSED (UNANIMOUSLY)**

20
21 **II. Determination of Quorum**

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

26
27 **1. Retreat Discussion**

28
29 Warren Hutmacher of Sumter Consulting introduced Jeff Drobney, who served as the facilitator for the
30 retreat. Mr. Drobney opened the session by inviting all elected officials, staff members, and
31 guests/residents in attendance to provide brief introductions and share their roles or interests related to
32 the City.

33
34 Mayor Linder offered special appreciation to the City of Lithonia for making their facilities available on
35 short notice and for the warm hospitality extended to all participants.

36
37 Mr. Drobney led the group through a series of structured exercises and facilitated open discussions
38 focused on identifying key issues facing the City. These discussions highlighted a range of concerns,
39 as well as both strengths and challenges impacting the City as a whole. Participants were encouraged
40 to share perspectives and engage in dialogue regarding current conditions and future opportunities.
41

42 As part of the retreat activities, Mr. Drobney conducted exercises designed to help council members
43 better understand one another's priorities, leadership styles, and expectations. Following these
44 exercises, Mr. Drobney reviewed a presentation and facilitated discussion among the elected officials,
45 who were provided the opportunity to offer feedback and share input on the possible development of a
46 mission statement for the City. The proposed mission statement for the City of Stone Mountain is: The
47 City of Stone Mountain serves our residents, businesses, and visitors by providing an enhanced quality
48 of life and a unique sense of place, guided by trust and integrity.

49
50 Based on the progress made during the retreat, it was agreed that a Part II retreat will be necessary to
51 continue the work initiated, including further discussion of a vision statement and the identification of
52 strategic goals to guide the City moving forward.

53
54 **III. Adjournment**

55 **ACTION: MOTION TO ADJOURN THE MEETING AT 6:12 P.M.**

56 Motion made by Council Member: Post 2 Mark Marianos, Seconded by Council Member:
57 Post 5 Hub Jordan

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

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63 **MOTION PASSED (UNANIMOUSLY)**
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68 _____
Jelani Linder, Mayor

_____ **City Clerk, Shavala Ames**



Agenda Item

Meeting Date: February 03, 2026

SUBJECT: Approval of Agreement for Mardi Gras 2026 Event Services

Item: Discussion /Action Item

Department: Administration

Fiscal Impact for the City: Costs associated with public works and public safety services / estimated cost: \$16,000.00

Presented By: Maggie Dimov, ICM

Recommended Action

Approve authorization for the Mayor to enter into an agreement with Bundos Entertainment for event consulting and organization services for Mardi Gras 2026.

Background

The City Council has approved Mardi Gras 2026 as an official City of Stone Mountain event. To support the planning and execution of the event, the City issued a Request for Proposals (RFP) for event consulting and organization services.

The RFP was publicly advertised in accordance with City procurement procedures. Only one proposal was received, submitted by Bundos Entertainment, along with all required supporting documentation.

Event Date: Saturday, February 7, 2026

Scope of Responsibility

Under the proposed agreement:

- Bundos Entertainment will be responsible for all costs associated with planning and producing the event, including but not limited to vendors, entertainment, logistics, and operations.
- The City of Stone Mountain will cover the costs associated with Police and Public Works services provided in support of the event.

Financial Impact

There is no direct cost to the City for event production. City expenses will be limited to Police and Public Works services, consistent with past City-sponsored events.

Item # 1.

AGREEMENT WITH BUNDOS ENTERTAINMENT COMPANY

THIS AGREEMENT is effective as of this ___ day of ____ 2026, by and between the CITY OF STONE MOUNTAIN, a municipal corporation of the State of Georgia (the "City"), and BUNDOS ENTERTAINMENT COMPANY, a domestic nonprofit corporation incorporated and existing under the laws of the State of Georgia ("BEC" / the Contractor).

WITNESSETH THAT

WHEREAS, City desires to retain Contractor to provide certain services generally described as event organizer/event consulting services for 2026 Mardi Gras City event.

WHEREAS, City finds that specialized knowledge, skills, and training are necessary to perform the tasks contemplated in the Scope of Project section (the "Work") in Request for Proposal for event consulting services under this Agreement;

WHEREAS, Contractor has represented that it is qualified by training experience to perform the Work;

WHEREAS, Contractor desires to perform the Work under the terms and conditions set forth in this Agreement; and

WHEREAS, the public interest will be served by this Agreement.

NOW, THEREFORE, in consideration of Contractor's performance and completion of the Work, the selected Event Consultant ("Consultant") shall serve as the primary planner and organizer of the City's Mardi Gras event. The Consultant shall be responsible for providing professional consulting, coordination, and event management services in accordance with the Request for Proposals (RFP) issued by the City on January 22, 2026.

• **City Responsibilities.** The City shall be responsible for municipal support services related to the event, limited solely to Police services and Public Works services.

AGREEMENT

NOW, THEREFORE, for and in consideration of the covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City of Stone Mountain and BEC agree as follows:

1. **Incorporation of Recitals.** The Recitals set forth above are hereby incorporated as terms of this Agreement.

2. **Consultant Compensation:** The City shall not provide direct financial compensation to the Consultant for services rendered. The Consultant shall be responsible for promoting the event as an official City-sponsored event, securing sponsorships, and coordinating and managing vendors. The

Consultant shall retain all revenues generated from sponsorships and vendor fees as full and sole compensation for consulting, organizing, and event management services, subject to the terms and conditions of this Professional Services Agreement.

3. **Representations and Warranties of BEC.** BEC represents and warrants as follows:

- a. BEC shall possess, at all times during the term of this Agreement, a valid business license issued by the City of Stone Mountain and shall remain in good standing as of the date of the Mardi Gras event.
- b. BEC represents that it is duly organized, validly existing, and in good standing under the laws of the State of Georgia and is authorized to conduct business within the State of Georgia.
- c. BEC is a domestic nonprofit corporation incorporated and existing under the laws of the State of Georgia, which is, and at all times shall be, duly organized, validly existing, and in good standing under and by virtue of the laws of the State of Georgia, and qualified to do business in the State of Georgia as of the date of the Festival Event;
- d. BEC shall serve as the primary planner, organizer, and Event Consultant for the City of Stone Mountain Mardi Gras event ("Event"), which shall be officially branded and promoted as a City of Stone Mountain event.
- e. BEC shall provide professional consulting, coordination, planning, and event management services in accordance with the Request for Proposals (RFP) issued by the City on January 22, 2026, which is incorporated herein by reference.
- f. BEC shall be responsible for all services, permissions, infrastructure, rentals, and personnel to produce the Festival Event.
- g. The Festival Event shall occur on Saturday, February 7th, 2026 during the Event Time: 12pm to 5pm (EST) within the downtown commercial district of the City within the jurisdiction of the City;
- h. The Festival Event shall be a free, family-friendly event, open to the public to attend and participate. The Festival Event shall include, at a minimum, a parade originating in the City's downtown commercial district and terminating at the intersection of 3rd Street and Manor drive, with vendors along the parade route and additional vendors located along Manor Drive between Main Street and Third Street. The Event shall also include food and beverage vendors, including alcoholic beverages as permitted by law; arts, crafts, merchandise, and retail vendors; staged and amplified live band and other musical performances on Main Street; and family-friendly and children's activities.
- i. (Subject to section 7 of this agreement, that the City shall be responsible for covering the cost for public works and public safety expenses) , BEC shall be responsible for all costs and expenses associated with production of the Festival Event;
- j. BEC shall indemnify, hold harmless, and defend the City of Stone Mountain against any and all damages, suits, actions, claims, liabilities, losses, judgments, costs, and expenses arising out

of or related to (i) any personal or bodily injury (including death) or property damage caused by a negligent, willful, or unlawful act or omission by a participant, attendee, staff, volunteer, or performer of the Festival Event or breach of this Agreement; (ii) any third-party claims relating to the Festival Event, advertising, product liability claims, or infringement of any trademark, copyright, patent, trade secrets or nonproprietary right of a third party (including without limitation, defamation, libel, or violation of privacy or publicity), excluding any such arising out of or relating to the City's own negligent acts or omissions, willful misconduct, breach, or infringement; and,

5. **Force Majeure.** Notwithstanding anything to the contrary herein, BEC shall not be in default under this Agreement if the Festival Event is hindered, delayed, or made impossible by an outbreak of disease, epidemic, pandemic, quarantines, act of government, state of emergency, protest, steady rainfall in the Festival Event area for two or more hours; Any rain accompanied by thunder and lightning. In such case, the hinderance, delay, or impossibility must be beyond the control and without the fault or negligence of BEC. All parties agree that this clause shall serve to suspend, but not excuse, the parties from the performance of their obligations pursuant to this Agreement, and that full performance shall occur as soon as practicable after the force majeure circumstance is no longer present. Both parties hereby waive any claim for damages or compensation for such force majeure circumstance. In the case of cancellation of the Festival Event due to a force majeure event, the parties agree to negotiate a date to reschedule the Festival Event if practicable and desired. If the Festival Event cannot or is not rescheduled within thirty (30) days of the originally scheduled date for the Festival Event, this Agreement shall be void and shall have no effect to bind either party.

6. **Notices.** All notices to be sent hereunder shall be sent by Certified Mail, Return Receipt Requested, or shall be personally delivered to the respective parties, or shall be delivered by recognized overnight delivery service (such as Federal Express), or by e-mail or other electronic means, at the following addresses, or to such other address as a party may specify by duly given notice:

If to BEC:

Bundos Entertainment Company
1291 Silver Hill Road
Stone Mountain, Georgia 30087
Email:

If to the City of Stone Mountain:

City of Stone Mountain, Georgia
Attn: Maggie Dimov, Interim City Manager
875 Main Street
Stone Mountain, Georgia 30083
Email: mdimov@stonemountaincity.org

7. **City Responsibilities.** The City of Stone Mountain ("City") shall recognize Mardi Gras as an official City of Stone Mountain special event and shall enter into a professional services agreement with only BEC for planning and execution of the Event. The City's responsibilities are limited to those expressly stated herein and shall not be construed to create any additional financial or operational obligations.

The City shall be responsible for providing event-related municipal support services, limited to the following:

- Police services;
- Public Works services.

In addition, the City shall waive applicable City permit and application fees directly related to the Event, support promotion of the Event through City communication channels (subject to availability and City policy), and shall obtain and include Mardi Gras under the City's insurance policy, subject to applicable

terms, conditions, limitations, and exclusions of such coverage.

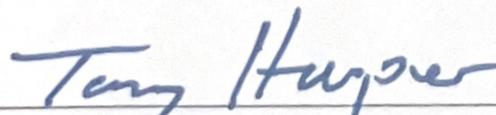
9. Miscellaneous.

- a. BEC may not assign any of BEC's rights under this Agreement.
- b. The City and BEC hereby acknowledge and agree that this Agreement is intended only to cover the relative rights and obligations between the City and BEC, and that no third-party beneficiaries are intended or created by this Agreement.
- c. This Agreement shall be governed by the laws of the State of Georgia and venue for any dispute shall lie exclusively in the Superior Court of DeKalb County, Georgia.
- d. Nothing in this Agreement shall be construed to create a joint venture, partnership, employer/employee or other relationship between the parties hereto other than independent contracting parties. Except as permitted under the remedies provisions hereunder, neither party shall have the express or implied right to act for, on behalf of, or in the name of the other party.
- e. This Agreement constitutes the entire agreement and understanding of the parties with respect to its subject matter. Any prior written or verbal agreement, understanding or representation between the parties or any of their respective officers, agents, or employees is superseded and no such prior agreement, understanding or representation shall be deemed to affect or modify any of the terms or conditions of this Agreement.
- f. This Agreement may not be amended or modified except upon such terms as both parties may agree in a writing executed by authorized representatives of each party.
- g. No act of forbearance or failure to insist on the prompt performance by BEC of its obligations under this Agreement, either express or implied, shall be construed as a waiver by the City of any of its rights under this Agreement or applicable law.
- h. This Agreement may be executed in one or more counterparts, each of which shall be an original, but all of which when taken together shall constitute one Agreement. In addition, the parties agree to recognize signatures of this Agreement transmitted by digital signature or e-mail as if they were original signatures.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the Effective Date.

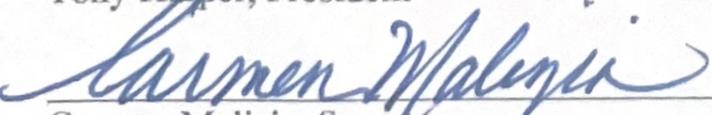
BUNDOS ENTERTAINMENT COMPANY:

CITY OF STONE MOUNTAIN:



Tony Harper, President

Jelani Linder, Mayor



Carmen Malizia, Secretary



Agenda Item

Meeting Date: February 3, 2026

SUBJECT: McCurdy Park Stormwater Drainage Repairs / Additional Quote

Item: Discussion /Action Item
Department: Stormwater
Fiscal Impact: Total Project Cost \$14,750.00 / SPLOST
Presented By: Mike Helton / Public Works Director

Summary: Council approved this project in 2025 for \$22,860.00. The original scope of work includes addressing ongoing stormwater drainage issues at McCurdy Park by removing old and damaged stormwater piping and installing new stormwater pipe in its place. The project also includes the installation of two junction boxes, a stormwater inlet, and a headwall at the proposed outfall.

In addition, the contractor has requested to provide the following services to ensure the proper completion of the project:

Description	Cost
TREES TO BE REMOVED AND STUMPS DUG UP AND HAULED OFF TO THE LANDFILL	\$6,600.00
REMOVAL OF EXISITING BLOCK STRUCTURE AND INSTALLATION OF NEW BRICK PEDESTAL STRUCTURE COMPLETE	\$3,950.00
EXCAVATION OF INSTALLED STORM DRAIN LINE TO BE RECOMPACTED	\$4,200.00
TOTAL	\$14,750.00

Requested Action: Staff recommendation to Council is to approve the additional quote.

Civil Construction & Utilities LLC PO BOX 902 Jefferson, Georgia 30549 Phone - 770-560-9026				Customer : City of Stone Mountain McCurdy Park Storm Water - Extra Additional Items Job Name : Contact : Mike Vasquez Email : mvasquez@stonemountaincity.org Phone :	Estimate # Date : 1/28/2026 Purchase Order #		
Item	Description	Qty	Unit	Unit Cost	Total	Qty Completed	Total Billed
1	TREES TO BE REMOVED AND STUMPS DUG UP AND HAULED OFF TO THE LANDFILL	6	EA	\$1,100.00	\$6,600.00		
2	REMOVAL OF EXISITING BLOCK STRUCTURE AND INSTALLATION OF NEW BRICK PEDESTAL STRUCTURE COMPLETE	1	EA	\$3,950.00	\$3,950.00		
3	EXCAVATION OF INSTALLED STORM DRAIN LINE TO BE RECOMPACTED	1	EA	\$4,200.00	\$4,200.00		
TOTAL COST					\$14,750.00		
Jason Freeland - President Jason@CC-U.Net Cell - 770-560-9026				This agreement is entered and agreed upon details of the estimate provided. All estimates are valid 30 day upon receipt		Customer : Date : Accepted:	
						Payment Terms Net 30	



Agenda Item

Meeting Date: February 3, 2026

SUBJECT: COURT SERVICES AMNESTY PROGRAM

Item: ACTION ITEM
Department: COURT SERVICES
Presented By: KRISTIE TUCKER, CLERK OF COURT

Summary:

The Court Services department would like to offer an amnesty program to resolve unpaid traffic citations. The “Amnesty Program” would run March 2, 2026, through March 31, 2026. We will offer amnesty to individuals who have outstanding traffic citations from failure to appears with the court or unresolved probation cases.

The Amnesty Program would allow defendants to resolve any outstanding charges, restore driving records for suspended drivers, while waiving the failure to appear fees that may have accrued.

Resource Impact:

The Court Services department has over \$100,000 in unresolved citations between 2019-2025, collecting just some of those and closing those cases will help the city recover fines and fees due and strengthen the annual case load reporting for the state.

Attachments/Exhibits: NONE

Requested Action: APPROVE



Agenda Item

Meeting Date: February 3, 2026

SUBJECT: Consideration of an action on a request to approve an alcohol license for Live Oak Tap, LLC located at 947 Main Street

Item: Discussion/Action Items
Department: City Clerk
Requested By: City Clerk Shavala Ames

Background: Section 3-21 – Alcohol License Approval Process

Pursuant to Section 3-21 of the City of Stone Mountain Code, licenses for the sale of alcoholic beverages are issued by the City Clerk.

Live Oak Tap initiated its business license application process in 2025. All required documentation has been submitted and reviewed by City staff and the City Attorney.

Financial Impact: \$2800 alcohol license application fee

Attachments: Alcohol License and supporting documentation

Requested Action: Staff recommends approval of the application for an alcohol license for Live Oak Tap, LLC located at 947 Main Street

JAN 20 2026 PM 4:51

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 2

Type of ownership: Individual Partnership Close Corporation
(check one) Corporation Limited Liability Limited Partnership

THIS ↑

WHAT COUNTY DOES THE LICENSEE RESIDE? DEKALB

If the licensee is a resident of either DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, will be named as the manager of the business and be on the premises on a regular basis, then the licensee may also be the license representative of the business.

If a separate individual must be named as the license representative, then the license representative shall be a resident of DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, be the manager of the business and be on the premises on a regular basis.

IF AN INDIVIDUAL, FULL NAME AND LEGAL RESIDENCE OF OWNER:

JONATHAN HARTNETT 253-67-2059
NAME SOCIAL SECURITY #

1766 MOUNTAIN GLEN _____
STREET ADDRESS MAILING ADDRESS (if different)

STONE MOUNTAIN GA 30087 _____
CITY, STATE, ZIP CODE CITY, STATE, ZIP CODE

Is this individual a U.S. Citizen? YES NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

IF A PARTNERSHIP, PROVIDE THE FOLLOWING:
(Please use a separate sheet if necessary)

Name, address & social security number of general partner(s):

Name, social security number, percent interest and legal address of all partners:

Are all of these stockholders U.S. Citizens? YES NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 3

IF CLOSE CORPORATION:

CLOSE CORPORATION NAME

STREET ADDRESS

MAILING ADDRESS (If Different)

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

NAME, SOCIAL SECURITY NUMBER, PER CENT INTEREST AND LEGAL ADDRESS OF ALL STOCKHOLDERS:

Are all of these stockholders U.S. Citizens? [] YES [] NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

IF A CORPORATION:

CORPORATION NAME

STREET ADDRESS

MAILING ADDRESS (If Different)

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

NAME OF REGISTERED AGENT FOR SERVICE OF PROCESS FOR THE CORPORATION

STREET ADDRESS

MAILING ADDRESS (If Different)

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 4

IF LIMITED LIABILITY COMPANY:

LIVE OAK TAP LLC

LIMITED LIABILITY COMPANY NAME

947 MAIN STREET, STONE MOUNTAIN GA 30083

ADDRESS OF PRINCIPAL PLACE OF BUSINESS

NAME, ADDRESS & SOCIAL SECURITY NUMBER OF MANAGING MEMBER(S):

JONATHAN HARTNETT

253-67-2059

1706 MOUNTAIN GLEN

STONE MOUNTAIN GA 30087

NAME, SOCIAL SECURITY NUMBER, PER CENT INTEREST AND LEGAL ADDRESS OF ALL MEMBERS:

JONATHAN HARTNETT

253-67-2059

100%

1706 MOUNTAIN GLEN, STONE MOUNTAIN Ga. 30087

Are all of these partners U.S. Citizens? YES [] NO

If not, please provide the permanent alien registration #
(A copy of the green card must be attached)

NAME OF REGISTERED AGENT FOR SERVICE OF PROCESS FOR THE LIMITED LIABILITY COMPANY:

JONATHAN HARTNETT

NAME

1706 MOUNTAIN GLEN

STONE MOUNTAIN GA 30087

STREET ADDRESS

MAILING ADDRESS (If Different)

CITY, STATE, ZIP CODE

CITY, STATE, ZIP CODE

IF LIMITED PARTNERSHIP:

LIMITED PARTNERSHIP NAME

ADDRESS OF PRINCIPAL PLACE OF BUSINESS

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 5

NAME, ADDRESS & SOCIAL SECURITY NUMBER OF GENERAL PARTNER(S):

NAME, SOCIAL SECURITY NUMBER, PER CENT INTEREST AND LEGAL ADDRESS OF LIMITED PARTNERS:

Are all of these partners U.S. Citizens? YES NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

NAME, OF REGISTERED AGENT FOR SERVICE OF PROCESS FOR THE LIMITED PARTNERSHIP

NAME _____

STREET ADDRESS _____ MAILING ADDRESS (If Different) _____

CITY, STATE, ZIP CODE _____ CITY, STATE, ZIP CODE _____

NAME OF LICENSEE:

NAME _____ MAILING ADDRESS (If Different) _____

CITY, STATE, ZIP CODE _____ CITY, STATE, ZIP CODE _____

Is the registered agent a U.S. Citizen? YES NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 6

NAME OF LICENSE REPRESENTATIVE (REQUIRED)

The license representative shall be a resident of DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County; be the manager of the business and be on the premises on a regular basis. The licensee can be the license representative if the licensee meets the same requirements as the license representative.

JONATHAN HARTNETT
NAME

1766 Mountain Glen
STREET ADDRESS

STONE MOUNTAIN Ga 30087 DEKALB
CITY, STATE, ZIP CODE THE COUNTY YOU RESIDE

Is the license representative a U.S. Citizen? YES [] NO

If not, please provide the permanent alien registration # _____
(A copy of the green card must be attached)

Is the above address the license representative's legal and bona fide place of domicile?
 YES [] NO

NAME AND LOCATION OF BUSINESS FOR WHICH APPLICATION IS MADE:

LIVE OAK TAP
NAME OF BUSINESS

947 MAIN STREET
STREET ADDRESS

STONE MOUNTAIN Ga 30083
CITY, STATE, ZIP CODE

DO YOU CURRENTLY HOLD OR HAVE HELD WITHIN THE LAST 10-YEARS ANY OTHER ALCOHOL BEVERAGE LICENSE OTHER THAN ONE ISSUED BY STONE MOUNTAIN? YES [] NO

IF YES, WHERE AND IF THE LICENSE IS CURRENT, PROVIDE THE LICENSE NUMBER AND ISSUING AUTHORITY.

CITIZENEE ROSE STONE MOUNTAIN
~~STONE MOUNTAIN BBQ~~ Issuing Authority
License Number LLC

HAVE YOU RECEIVED, READ, AND UNDERSTAND THE CITY OF STONE MOUNTAIN BEVERAGE LICENSE ORDINANCE? YES [] NO

[Signature] _____
Licensee Signature License Representative Signature

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
CITY OF STONE MOUNTAIN, GEORGIA
PAGE 7

VERIFICATION OF LICENSEE

STATE OF GEORGIA, DEKALB COUNTY.

I, JONATHAN HARTNETT, Licensee, do hereby swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application are true, and no false or fraudulent statement or answer is made herein to procure the granting of such license.

[Signature]
Applicant/Licensee Signature (Full Name in Ink)

I hereby certify that JONATHAN HARTNETT signed his/her name to the
(Full Name of Applicant/Licensee)
foregoing application after stating to me that he/she knew and understood all statements and answers made therein, and, under oath actually administered by me, has sworn that said statements and answers are true.

This 21st day of FEB, 20 25.

[Signature]
NOTARY PUBLIC
My Commission Expires: June 29, 2025

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

[AFFIX SEAL]

VERIFICATION OF LICENSE REPRESENTATIVE

STATE OF GEORGIA, DEKALB COUNTY.

I, JONATHAN HARTNETT, License Representative, do hereby swear subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions this application are true, and no false or fraudulent statement or answer is made herein to procure the granting of such license.

[Signature]
License Representative (Full Name in Ink)

I hereby certify that Jonathan Hartnett signed his/her name to the
(Full Name of License Representative)
foregoing application after stating to me that he/she knew and understood all statements and answers made therein, and, under oath actually administered by me, has sworn that said statements and answers are true.

This 21st day of February, 20 25.

[Signature]
NOTARY PUBLIC
My Commission Expires: June 29, 2025

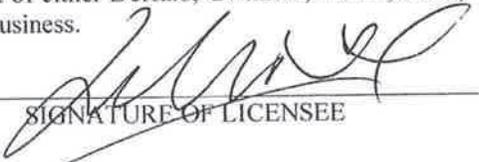
COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

[AFFIX SEAL]

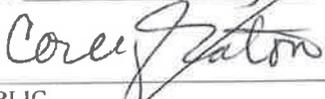
AFFIDAVIT OF LICENSEE/LICENSE REPRESENTATIVE
PAGE 8

STATE OF GEORGIA, DEKALB COUNTY

The undersigned licensee hereby certifies that he/she (is not) (is) serving as licensee and the license representative of JONATHAN HARTNETT; that he/she is at least twenty one (21) years of age, (is not) (is) a resident of either DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, and (is not) (is) a manager of the business.


SIGNATURE OF LICENSEE

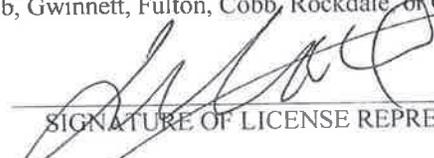
Sworn to and subscribed before me, this
21st day of February, 2025.


NOTARY PUBLIC

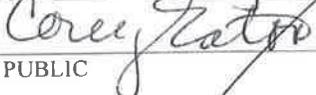
MY COMMISSION EXPIRES June 29, 2025
[SEAL]

COREY EATON NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires June 29, 2025

The undersigned license representative hereby certifies that he/she is serving as the license representative of JONATHAN HARTNETT; that he/she is at least twenty one (21) years of age, is a resident of DeKalb, Gwinnett, Fulton, Cobb, Rockdale, or Clayton County, and is a manager of the business.


SIGNATURE OF LICENSE REPRESENTATIVE

Sworn to and subscribed before me, this
21st day of February, 2025.


NOTARY PUBLIC

MY COMMISSION EXPIRES June 29, 2025
[SEAL]

COREY EATON NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires June 29, 2025

N

All Individuals Named in the Application Must Submit and Complete a Consent Form
PAGE 9

CONSENT FORM

I hereby authorize THE CITY OF STONE MOUNTAIN to receive any criminal history record information pertaining to me which may be in the files of any state and local criminal justice agency in Georgia via a fingerprinting process.

JONATHAN AKIRA HARTNETT
Full Name Printed

1766 MOUNTAIN BLVD
Street Address

STONE MOUNTAIN GA 30087
City, State, Zip

M Sex Mixed Race 07/28/1979 Date of Birth 253-67-2059 Social Security #

U.S. Citizen Yes No
(Attach proof, if applicable)

[Signature]
Signature

NOTICE

Criminal justice agencies which disseminate criminal history records to private individuals and to public and private agencies shall advise all requestors that, if an employment or licensing decision adverse to the record subject is made, the record subject must be informed by the individual or agency making the adverse decision of all information pertinent to that decision. This disclosure must include information that a criminal history record check was made, the specific contents of the record, and the effect the record had upon the decision. Failure to provide all such information to the person subject to the adverse decision is a misdemeanor. This disclosure requirement applies to criminal justice agencies when such agencies make employment or licensing decisions adverse to record subjects.

Corey Eaton
NOTARY PUBLIC

2/21/2025
DATE

MY COMMISSION EXPIRES: June 29, 2025

[SEAL] **COREY EATON**
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

All Individuals Named in the Application Must Complete and Submit a 5-Year Background History Affidavit
PAGE 10

AFFIDAVIT
5-YEAR BACKGROUND HISTORY

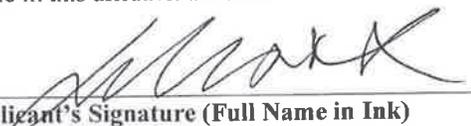
I, JONATHAN HARTNETT, do hereby swear that I have not within 5 years prior to the date of this application been convicted or nor entered a plea of nolo contendere to any felony, misdemeanor, or charge related to the sale, manufacture, distribution, taxability, possession or use of alcoholic beverages or illegal drugs including the offense of driving a motor vehicle under the influence of alcohol or drug, has not entered a guilty plea, or been convicted of a felony or a misdemeanor of a crime opposed to decency and morality.


Applicants Signature

VERIFICATION

STATE OF GEORGIA, DEKALB COUNTY.

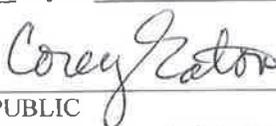
I, JONATHAN HARTNETT, Licensee, do hereby subject to criminal penalties for false swearing, that the statements made by me in this affidavit are true.


Applicant's Signature (Full Name in Ink)

I hereby certify that Jonathan Hartnett signed his/her name
(Full Name of Applicant)

to the foregoing affidavit after stating to me that he/she knew and understood all statements made therein, and, under oath actually administered by me, has sworn that said statements are true.

This 21st day of February, 20 25.


NOTARY PUBLIC

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

N

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION
CITY OF STONE MOUNTAIN, GEORGIA

PAGE 11

By executing this affidavit under oath, as an applicant for a City of Stone Mountain, Georgia Occupation Tax Certificate; Alcohol Beverage License; Taxicab, Limousines and Other Passenger-Carrying Vehicles License; Pawnbrokers License, Adult Entertainment License, Contract or Peddlers & Solicitors I am stating the following with respect to my application for a City of Stone Mountain, Georgia

Check One:

- Occupation Tax Certificate
- Alcohol Beverage License
- Pawnbrokers
- Adult Entertainment
- Taxicab, Limousines & Other Passenger-Carrying Vehicles
- Contract
- Peddlers & Solicitors

Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity:

Print Name: JONATHAN HARTNETT Date of Birth 07/28/1979

1) X I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 year of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.

Alien Registration Number for Non-Citizens Issued by the Department of Homeland Security or other federal immigration agency.

O.C.G.A. § 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

Other Identifying Number

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-2(b)(3) with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

GEORGIA STATE DRIVERS LICENSE

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official code of Georgia and face criminal penalties as allowed by such criminal statute.

[Signature]
Signature of Applicant

2/21/2025
Date

JONATHAN HARTNETT
Printed Name

SUBSCRIBED AND SWORN BEFORE ME ON THIS 21st DAY OF February, 20 25

[Signature]
Notary Public

My Commission Expires: June 29, 2025

SEAL

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025



CITY OF STONE MOUNTAIN POLICE DEPARTMENT
CRIMINAL HISTORY CONSENT
ALCOHOLIC BEVERAGE PRIVILEGE LICENSE
PAGE 12

I, JONATHAN HARTNETT, authorize the City of Stone Mountain Police Department to receive any criminal history record information pertaining to me which may be in the files of any state or local criminal justice agency in the State of Georgia and a criminal history record from the Georgia Crime Information Center. I understand that this information will be used to determine my eligibility to hold an Alcoholic Beverage Privilege License in the City of Stone Mountain. I acknowledge the personal information provided below is true and complete.

JONATHAN AKIRA HARTNETT 07/28/1979
FULL LEGAL NAME (No abbreviations) DATE OF BIRTH
1766 MOUNTAIN GLEN
STREET ADDRESS
STONE MOUNTAIN GA 30087
CITY, STATE, ZIP CODE
253-67-2059 053236776 / GA
SOCIAL SECURITY NUMBER DRIVERS LIC NUMBER / STATE
MAIDEN NAME (if applicable)
CA / USA
STATE / COUNTRY OF BIRTH
M MULTI-racial
SEX RACE

[Signature]
SIGNATURE
2/20/2025
DATE OF AUTHORIZATION

CERTIFICATION OF THE CHIEF OF POLICE

- I hereby certify that the person named in the application has been investigated and found not to have within the 5 years prior to this date been convicted of nor entered a plea of nolo contendere to any felony, misdemeanor, or charge related to the sale, manufacture, distribution, taxability, possession or use of alcoholic beverages or illegal drugs including the offense of driving a motor vehicle under the influence of alcohol or drugs, has not entered a guilty plea, or been convicted of a felony or misdemeanor or a crime opposed to decency and morality.
- I hereby certify that the person named in this application has been investigated and found ineligible for an Alcoholic Beverage Privilege License.

[Signature] #101
SIGNATURE - CHIEF OF POLICE Designee
01/21/2026
DATE

Christine @ 2015
- Champ. com

CITY OF STONE MOUNTAIN
NOTICE OF APPLICATION ADVERTISEMENT
PAGE 13

Section 3-30

All persons applying for a license under the terms of this ordinance shall give notice of that application by placing a notice in the City legal organ (The Champion) for two (2) consecutive weeks prior to the week when the application shall be heard by the City Council. An affidavit from the publisher of said legal organ shall be filed with the City Clerk prior to the hearing. **(The Champion – 404-373-7779 – Press 4 for Legal Advertising)**

Said notice shall contain the location of the proposed business, names of all persons as they appear on the application as required by Section 3-22 of this ordinance, and the date and time the City Council will hear the application. The advertisement shall be the type used for legal ads in the legal organ of the City, and the notice referred to shall be in the following form:

**NOTICE OF APPLICATION FOR RETAIL
LICENSE TO SELL ALCOHOLIC BEVERAGES**

JONATHAN HARTNETT, has/have made application to the Council of the City of Stone Mountain for a retail license to sell alcoholic beverages at the following location:

947 MAIN STREET, STONE MOUNTAIN GA 30083

The application will be heard by City Council at a public hearing to be held at _____ o'clock _____ m. on the _____ day of _____, 20_____.

Signed 
Licensee

Note: Names of the individual, general partners, corporation, licensee and license representative must be shown.

Those applying for a license shall place signs upon the location of the proposed business. Said signs shall read as follows:

“Alcohol beverage license applied for. Hearing before City Council of the City of Stone Mountain, Georgia on the _____ day of _____, 20_____.”

The applicant shall post the signs described above on the location of the proposed business for two (2) weeks prior to the week of the hearing. Each sign shall be obtained from the City, and the applicant shall pay of fee of \$25.00 per sign. Each sign shall face toward all public or private property adjoining the proposed location. Such signs shall be placed where they can be easily seen from all public or private property adjoining the proposed location. An affidavit from the applicant certifying posting shall be filed with the City Clerk prior to the hearing.

This subsection does not apply when application is made for a license transfer pursuant to Section 3-34 of this ordinance.

N

**CITY OF STONE MOUNTAIN
AFFIDAVIT
POSTING OF SIGN ON PROPERTY
PAGE 14**

Sign must be posted two (2) weeks prior to the week of the hearing date. See Section 3-30 (b) for the requirements of posting. If this affidavit is not submitted, the hearing will not be held.

I, JONATHAN HARTNETT, do hereby swear that a sign announcing that an application for an alcoholic beverage license has been placed on the property located at 947 MAIN STREET, STONE MTN GA 30083, in accordance with Section 3-30 (b) of the Code of Ordinances of the City of Stone Mountain. This sign was erected the 15th day of MARCH, 2025.

[Signature]
Applicant's Signature

Business Name: LIVE OAK TAP

VERIFICATION

State of Georgia, DEKALB County

I, JONATHAN HARTNETT, Licensee, do hereby subject to criminal penalties for false swearing, that the statements made by me in this affidavit are true.

[Signature]
Applicant's Signature (Full Name in Ink)

I hereby certify that Jonathan Hartnett signed his/her name to the foregoing affidavit after stating to me that he/she knew and understood all statements made therein, and, under oath actually administered by me, has sworn that said statements are true.

This 21st day of February, 2025.

[Signature]
Notary Public

My Commission Expires June 29, 2025

(Affix Seal)

COREY EATON NOTARY PUBLIC DeKalb County State of Georgia My Comm. Expires June 29, 2025
--

APPLICATION FOR ALCOHOLIC BEVERAGE PRIVILEGE LICENSE CITY OF STONE MOUNTAIN, GEORGIA

Please read through the entire application before answering any questions. Every question must be answered fully and correctly. If the space provided is not sufficient, answer the questions on another sheet of paper and indicate that a separate sheet is attached. If a particular question does not apply to you, then answer "N/A" and if necessary explain why the question is not applicable to you. **Do not leave any questions blank.** When the form is completed, it must be dated, signed and verified under oath by the applicant and filed with the City Clerk of the City of Stone Mountain, Georgia together with all supporting documents, and a certified check or cash for Three Hundred Fifty Dollars and No/100 (\$350.00) which is non-refundable if the license is not granted. If the license is granted, this processing/investigative fee will be applied towards the first annual license issued.

Type of establishment: (Check one)

- Restaurant Private Club Hotel/Motel Bed & Breakfast
 Caterer Convenience Store Grocery Store Wholesaler
 Theater or Other Entertainment Establishments Poolrooms & Billiard Parlors

Type of license applied for: (Check one)

License Fee must be paid by certified check or cash within 30 days of approval

ONLY THIS ->

- Retail consumption – Restaurant, Private Club, Bed & Breakfast, Caterer, Poolrooms & Billiard Parlors, Hotel/Motel, Theater or Other Entertainment Establishments (distilled spirits, malt beverages and wine) \$2,800
 Retail consumption - Restaurant, Private Club, Bed & Breakfast, Caterer, Poolrooms & Billiard Parlors, Hotel/Motel, Theater or Other Entertainment Establishments (malt beverages and wine only) \$ 500
 Retail dealer: Building size greater than 4,000 sq. ft. (beer and wine package sales only) \$1,000
 Retail dealer: Building size 4,000 sq. ft. or less (beer and wine package sales only) \$ 500
 Wholesale dealer (beer or wine) \$ 200
 Transfer Fee (New Owner or Change in Licensee or Licensed Representative) \$ 100
 Brew Pub \$1,000
 Temporary license \$ 50
 Temporary License Representative N/C
 Business Relocation (No Change in Licensee or License Representative) N/C

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION
CITY OF STONE MOUNTAIN, GEORGIA

By executing this affidavit under oath, as an applicant for a City of Stone Mountain, Georgia Occupation Tax Certificate; Alcohol Beverage License; Taxicab, Limousines and Other Passenger-Carrying Vehicles License; Pawnbrokers License, Adult Entertainment License, Contract or Peddlers & Solicitors I am stating the following with respect to my application for a City of Stone Mountain, Georgia

Check One:

- Occupation Tax Certificate Alcohol Beverage License Pawnbrokers Adult Entertainment
- Taxicab, Limousines & Other Passenger-Carrying Vehicles Contract Peddlers & Solicitors

Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity:

Print Name: JONATHAN HARTNETT Date of Birth 07/28/1979

1) X I am a United States citizen

OR

2) _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States.

Alien Registration Number for Non-Citizens Issued by the Department of Homeland Security or other federal immigration agency.

O.C.G.A. § 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

Other Identifying Number

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-2(b)(3) with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

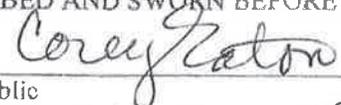
GEORGIA DRIVERS LICENSE

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of Code Section 16-10-20 of the Official code of Georgia and face criminal penalties as allowed by such criminal statute.


Signature of Applicant
JONATHAN HARTNETT
Printed Name

2/21/2025
Date

SUBSCRIBED AND SWORN BEFORE ME ON THIS 21st DAY OF February, 2025


Notary Public
My Commission Expires: June 29, 2025

SEAL
COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

W

CITY OF STONE MOUNTAIN

Owner/Applicant Information

I, hereby, affirm that I am either the owner or legal lessee of the aforementioned business property and that I will be occupying an existing commercial development with the same use or similar use as determined by the City of Stone Mountain Office of Building Administration.

The existing tenant space is 5,000 square feet or less and the proposed use is Business or Mercantile. I have made no changes in any way (i.e., any gas, mechanical, plumbing and/or electrical work, load bearing, non-load bearing walls, exits, etc.) apart from paint or other finishes.

I understand that if I wish to make structural or other types of changes, I (or my contractor) is to submit plans/or apply for building and/or trade service permits with the Office of Building Administration. I also understand that if I wish to change the type of business, I am to submit a Zoning Certification Request to the Administrative Office.

I understand that a life safety inspection will be conducted of my business. The inspector may discover safety violations that will need to be corrected and re-inspected prior to any certificate of occupancy being issued. I also understand that the inspector may find violations such that I will be required to submit plans and obtain an additional permit to correct the violations. If it is determined that the actual use is not consistent with the information provided, this application shall be considered null and void.

I hereby affirm that the information provided is true and accurate. I, hereby, affirm that approval of this application does not constitute approval for any other permit that may be required by the City or other agency having jurisdiction.

Signature *[Handwritten Signature]*

JONATHAN HARTNETT
Printed Name of Tenant/Owner

Sworn to and subscribed before me this 21st day of FEB, 2025

Notary Signature *Corey Eaton*

June 29, 2025
My Commission Expires

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025
(Seal)

Official Office Use Only

Zoning _____ Construction Type _____ Occupancy Load _____

Comments _____

City Clerk Signature _____

Date _____

Goggans, Stutzman, Hudson, Wilson & Mize, LLP
 ALTA Universal ID: 946240
 2921 Piedmont Road Northeast
 Suite B
 Atlanta, GA 30305
 (404) 207-1620

ALTA Combined Settlement Statement

File #:	4-100762-GA	Property	947 Main Street	Settlement Date	01/31/2025
Print Date & Time:	01/30/2025 at 10:06 AM		Stone Mountain, GA 30083	Disbursement Date	01/31/2025
	EST	Buyer	David Downs, Stephen		
Attorney:	Kirsten Howard		Weslee Knapp, and Jonathan		
Settlement Location:	2921 Piedmont Road		Hartnett		
	Northeast		947 Main Street		
	STE B		Stone Mountain, GA 30083		
	Atlanta, GA, 30305	Seller	Rory Webb and Jeff Carey		
			1130 Ridge Ave		
			Stone Mountain, GA 30083		
		Lender	Rory Webb and Jeff A. Carey		
			1130 Ridge Ave		
			Stone Mountain, GA 30083		

Seller			Buyer	
Debit	Credit		Debit	Credit
		Financial		
	\$350,000.00	Sale Price of Property	\$350,000.00	
		Deposit		\$5,000.00
		Loan Amount		\$150,000.00
\$150,000.00		Seller Finance Loan Amount		
		Prorations/Adjustments		
\$200.09		County Taxes 01/01/2025 to 01/31/2025		\$200.09
		Loan Charges		
		Prepaid Interest (\$8.20 per day from 01/31/2025 to 02/01/2025)	\$8.20	
		Payoff(s)		
\$15,490.03		Payoff to Jim McCurdy		
		Government Recording and Transfer Charges		
		Recording Fees	\$50.00	
		---Deed: \$25.00		
		---Mortgage: \$25.00		
		e-Recording Fee(s) to Dekalb County Clerk of Superior Court	\$10.50	
		Georgia Intangibles Tax (Security Deed) EXEMPT		
		Transfer Tax (Warranty Deed) to Dekalb County Clerk of Superior Court	\$350.00	
		Title Charges & Escrow / Settlement Charges		
		Title - CertifID Processing Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$4.95	
		Title - Document Preparation Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$200.00	
		Title - e-Recording Transaction Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$10.00	
\$120.00		Title - Payoff Services to Goggans, Stutzman, Hudson, Wilson & Mize, LLP		
		Title - Settlement Fee to Goggans, Stutzman, Hudson, Wilson & Mize, LLP	\$350.00	
		Title - Title Exam to Traditional Title Services, LLC	\$400.00	
		Title - Owner's Title Policy to Stewart Title Guaranty Company	\$2,093.00	

Seller			Buyer	
Debit	Credit		Debit	Credit
\$165,810.12	\$350,000.00	Subtotals	\$353,476.65	\$155,200.09
		Due from Buyer		\$198,276.56
\$184,189.88		Due to Seller		
\$350,000.00	\$350,000.00	Totals	\$353,476.65	\$353,476.65

CITY OF STONE MOUNTAIN

Move-In As-Is Affidavit

This form is applicable for tenant spaces 3,000 square feet or less
(Business or Mercantile only)

Please check the appropriate box

- Change in ownership without Renovation (Name Change):** The business is changing ownership without any renovations to the interior or exterior of the property including changes to finishes. The business and use stay the same.
- Change in ownership with Changes to Finish Only:** The business is changing owners and changes to only the finishes are required. The business and use stay the same.
- Change in Occupant with Changes to Finish Only or No Changes:** The property is changing from one business to another. The new business is similar in use to that previously approved for the property or structure. Any changes to the space are limited to finishes only. A change in use will only be permitted under this affidavit where the new use is similar to the use of the previously approved tenant, as determined by review conducted by staff from the Office of the Building Administration.

Applicant Information

Name:

JONATHAN HARNETT

Address:

947 MAIN STREET

City:

STONE MOUNTAIN GA

State:

Zip Code:

30083

Phone Number: 678-388-5550

E-mail:

jona.kira@gmail.com

Business Name:

LIVE OAK TAP

Address:

947 MAIN STREET

City:

STONE MOUNTAIN GA

State:

Zip Code:

30083

Tenant Square Footage:

1475

Occupancy Classification:

40

Sprinkler

Yes

No

Fire Alarm

Yes

No

Business Description:

Restaurant with DINING and BAR seating. 40 seats

Optional Information - Provide If Known

Previous Business Name:

STONE MOUNTAIN PUBLIC HOUSE

Building Square Footage:

1475

09/21/17

Private Employer Affidavit Pursuant To O.C.G.A. § 36-60-6(d)

By executing this affidavit under oath, the undersigned private employer verifies one of the following with respect to its application for a business license, occupational tax certificate, or other document required to operate a business as referenced in O.C.G.A. § 36-60-6(d):

Section 1. Please check only one:

(A) _____ On January 1st of the below-signed year, the individual, firm, or corporation employed more than ten (10) employees¹.

*** If you select Section 1(A), please fill out Section 2 and then execute below.

(B) X On January 1st of the below-signed year, the individual, firm, or corporation employed ten (10) or fewer employees.

*** If you select Section 1(B), please skip Section 2 and execute below.

Section 2.

The employer has registered with and utilizes the federal work authorization program in accordance with the applicable provisions and deadlines established in O.C.G.A. § 36-60-6. The undersigned private employer also attests that its federal work authorization user identification number and date of authorization are as follows:

Name of Private Employer

Federal Work Authorization User Identification Number

Date of Authorization

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on 21st, 21st, 2025 in _____ (city), GA (state).

Jonathon Harnick
Signature of Authorized Officer or Agent

JONATHAN HARNICK
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 21st DAY OF February, 2025

Corey Eaton
NOTARY PUBLIC
My Commission Expires: June 29, 2025

COREY EATON
NOTARY PUBLIC
DeKalb County
State of Georgia
My Comm. Expires June 29, 2025

¹ To determine the number of employees for purposes of this affidavit, a business must count its total number of employees company-wide, regardless of the city, state, or country in which they are based, working at least 35 hours a week.



MVR Results as of 24-Feb-2025 Request Type: Individual
Letter ID: L1197904408

JONATHAN AKIRA HARTNETT
1766 MOUNTAIN GLN
STONE MOUNTAIN GA 30087-1727

DOB: 28-Jul-1979
License Number: 053236776
Gender: Male
Height: 5' 8
Weight: 150

Documents Issued

License Class CM Type: Regular
Issued: 14-Jan-2025 Restrictions: None
Expires: 28-Jul-2030

Non-Commercial Privilege: Valid
Commercial Privilege: Not Licensed
Limited Permit: NA
Current Points: 0
Original Issue Date: 10-Sep-1994

Driver History
Years Requested: 7

Citation(s)

OCGA: 40672B
Description: Failure to obey stop sign
Violation Date: 06-Oct-2020
Accident Involved: No
Commercial Vehicle: No
Hazardous Material: No
Court: GA044081J - Avondale Estates Municipal Court
Disposition Date: 05-Nov-2020
Disposition: Nolo Contendere
Points: 3
Jurisdiction: GA

OCGA: 40672B
Description: Failure to obey stop sign
Violation Date: 19-Mar-2019
Accident Involved: No
Commercial Vehicle: No
Hazardous Material: No
Court: GA044041J - Decatur Municipal Court
Disposition Date: 19-Sep-2019
Disposition: Bond Forfeiture
Points: 3
Jurisdiction: GA

OCGA: 40671

Description: Failure to yield right of way, turning

Violation Date: 19-Dec-2018

Accident Involved: Yes

Commercial Vehicle: No

Hazardous Material: No

Court: GA044041J - Decatur Municipal Court

Disposition Date: 13-Mar-2019

Disposition: Bond Forfeiture

Points: 3

Jurisdiction: GA

OCGA: 40672B

Description: Failure to obey stop sign

Violation Date: 04-Jun-2018

Accident Involved: No

Commercial Vehicle: No

Hazardous Material: No

Court: GA044041J - Decatur Municipal Court

Disposition Date: 30-Jul-2018

Disposition: Nolo Contendere

Points: 0

Jurisdiction: GA

OCGA: 40610

Description: Failure to maintain insurance

Violation Date: 04-Jun-2018

Accident Involved: No

Commercial Vehicle: No

Hazardous Material: No

Court: GA044041J - Decatur Municipal Court

Disposition Date: 30-Jul-2018

Disposition: Nolo Contendere

Points: 0

Jurisdiction: GA

***** No Withdrawal information was found on this individual. *****

Pursuant to order of the Commissioner, Department of Driver Services the undersigned is designated as an official custodian of the Department of Driver Services Records: as such I hereby certify that this is a true and correct copy of the original or duplicate original as appears in the records of the Department of Driver Services.

Date 02-25-2025 Signed Susan Davis

***** THIS CONCLUDES INFORMATION IN THE RECORDS FOR THIS DRIVER. *****

CITY OF STONE MOUNTAIN
770-498-8984

REC#: 00029179 1/21/2026 2:27 PM
OPER: CJ TERM: 006
REF#: 5304401902
PAID BY: LIVE OAK TAP

TRAN: 103.0000 LIQUOR,B & W LICENSE
LIVE OAK TAP
01 -3000.32.1130
Liquor Licenses 2,800.00CR

TENDERED: 2,800.00 CHECK
APPLIED: 2,800.00-

CHANGE: 0.00

THANK YOU FOR YOUR BUSINESS

Dodge 2020 Charger
2C3CDXBG1LH232597 TAG#
<unknown>

VOLKSWAGEN 2013 PASSAT
1VWAH7A35DC058251 TAG#
CIH7474 GA

Infiniti 1998 Q45
JNKBY31AXWM401954 TAG#
SBF4585 GA

Nissan 2011 Altima
1N4AL2AP7BN409014 TAG#
<unknown>

Nissan 2010 ROGUE
JN8AS5MV2AW609594 TAG#
RVL7304 GA

TAOI 2022 LANCER 150
(EAGLE 150)*
L9NTCGPB1N1300136 TAG#
YCF625 GA

Jaguar 2016 XF-Series
SAJBD4BV2G22645 TAG#
CPP5931 GA

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

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

330-493675 3/6,3/13
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

Yr Make Model Color VIN #
Vehicle License # State
++2013 Toyota Camry BLK
4t1bf1fk3du680363++ UNKNOWN UNKNOWN
Present location of vehicle:
1945 Rogers Lake Road
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: 19 Mar 2025
Answer forms may be found in the Magistrate Court Clerk's office located at: : 556 N McDonough St #270, Decatur, GA 30030

330-493676 3/6,3/13
ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of DEKALB County to foreclose liens against the vehicle (s) listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicle's inquiry can be attained at:
555 HWY 138 STE C RIVERDALE, GA. 30274
Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 03/07/2025

Vehicle Make: TOYOTA Year: 2019
Model: RAV4
Vehicle License # TGV7147
State: GA
V e h i c l e
ID:2T3W1RFV4K002624

Magistrate Court Case #25V00208

Vehicle Make: TRAILER Year: Model:
Vehicle License # State: GA
V e h i c l e
ID:1JJV532D5CL677418
Magistrate Court Case #

Vehicle Make: TRAILER Year: Model:
Vehicle License # State: GA
V e h i c l e
ID:5V8VA53287M702080
Magistrate Court Case #

Vehicle Make: TRAILER Year: Model:
Vehicle License # State: GA
V e h i c l e
ID:1JJV532W54L885252
Magistrate Court Case #

++TOYOTA / 2019/ RAV4/
V e h i c l e
ID:2T3W1RFV4K002624++

330-493799 3/13,3/20
PUBLIC NOTICE
An Application has been applied for a Liquor, Beer, and Wine Retail Dealer License for **++LIVE OAK TAP++**, located at 947 Main Street Stone Mountain, GA 30083. The owner is Jonathan Hartnett, 1766 Mountain Glen Stone Mountain, GA 30087

330-493800 3/13
DEKALB COUNTY ++GRAND JURY PRESENTMENTS JANUARY - FEBRUARY TERM, 2025++
TO THE HONORABLE JUDGES: COURTNEY L. JOHNSON ASHA F. JACKSON YOLANDA C. PARKER-SMITH SHONDEANA C. MORRIS GREGORY A. ADAMS STACEY K. HYDRICK LATISHA DEAR JACKSON NORA POLK BRIAN E. LAKE TANGELA BARRIE

Of the Superior Court of DeKalb County, Georgia, Stone Mountain Judicial Circuit
This Grand Jury, sworn in by the Honorable LaTisha Dear Jackson in the DeKalb Superior Court on January 7th, 2025, respectfully submits the following presentments.

INDICTMENTS
This Grand Jury was presented with (430) cases during the January/February 2025 term. Of these cases True Bills and (1) No Bill were returned. An additional (158) cases proceeded by Accusations.

REQUEST FOR PUBLICATION
Pursuant to the O.C.G.A. § 15-12-80, we the presently constituted Grand Jury recommend to the Honorable LaTisha Dear Jackson that these General presentments be published in whole in the County Legal Organ.

This Term the Grand Jury completed the mandatory inspection of the Dekalb County Probate Court.

The Grand Jury submitting the following:
Case Presentation
• Reading the counts verbatim when there are several counts taking a while. It may expedite things if more cases can be paraphrased whenever possible. Especially if there is a lot

of redundant information, highlighting just the differences could save a lot of time and make it much clearer what we should be paying attention to, e.g. "same defendant, same date, same charge, different victim."

• It would be helpful to use less legalese in the presentations; to simplify. Since grand jury sessions are rather informal, the language used may be as well. This could save time.
• Witnesses should be instructed on the purpose of the grand jury and to focus on the statements necessary to determine probable cause for the given charges. Some witnesses would go off on tangents or provide irrelevant (although sometimes entertaining) information.

• Some ADAs should be reminded that the grand jury is not the place to have a trial. The cases should be presented to us for the purpose of determining probable cause, not a guilty or not guilty verdict. The extended Q&A sessions with the witnesses are for the courtroom across the street, not the grand jury room. We only need evidence to determine probable cause.

• Indictments should be proofread more carefully before being presented. This would save time on having to make corrections later or during testimony.
• ADAs and witnesses need to be ready to come into the jury room promptly. There are times when we're sitting there waiting several minutes for the next witness to enter.

• It is understood that presentation styles vary among ADAs, but some were more effective/efficient than others. The most effective presenters were those who paraphrased the counts of the indictment, allowed the witnesses to testify to the underlying facts (with guidance, if needed, to stay on track), and then circled back to the counts of the indictment, briefly explaining which facts went with which counts.
Grand jury process feedback

• It would be helpful to know how grand jurors are selected, to better understand the process.
• Possibly consider having three jury forepersons. If one is absent the other cannot take much of a break.

• There should be a mandatory hard stop 15 minute break built into the day for breaks for all jurors, especially on days when it runs after 12 noon. Jurors should not have to depend on having enough people in the room in order to leave to go take a bathroom break or grab a quick snack. Some jurors tend to spend a significant amount of time in the jury break room and it doesn't allow others to take a break.
• I was called in to serve the night before the grand jury were to be sworn in on Tuesday, after having been told the prior Thursday I was dismissed. It's very difficult to rearrange two days of work with less than 12 hours notice and while I understand there are unforeseen circumstances, I would just suggest that the grand jurors ultimately selected are better vetted or recommend the DA's office proceed with 24 instead of 26 jurors. I know that makes it

difficult to coordinate absences, but giving someone 12 hours notice that they'll be serving for 2 months is so disruptive.

Technology
• Odyssey is bulky, outdated, and difficult to use. A more user-friendly interface should be considered.
• Would prefer for forepersons to be vetted on their technology skills before they are allowed to take on the role.
• Maybe consider a different method of voting in the future; electronically, which would make the votes anonymous. Term length/payment for service
• Term length should be shorter as it takes a toll mentally and financially on jurors.

• Would prefer to work full days for a shorter session (i.e. - instead of ending at noon, could we have more on the docket and only serve one month).
• Would be great if juror selection could be cross-referenced with folks on unemployment to avoid disrupting jobs, especially those who are hourly and have a greater financial hardship if selected.

• Exemption for service should be extended to at least 3 years and should include petit juror service as well. Grand jurors have provided a significant service above and beyond folks who have just had to sit in a room for a few hours.
• The electronic cards are great; however, they cannot be used everywhere. If you could get a more universal card that would be helpful.

Jury Room/Break Area
• Light switch in the jury room needs to be replaced. It's very difficult to turn the light off; it takes a little more effort turning it off than it does turning it on.

• There needs to be a major improvement in the jury break room. Let's start with getting an actual working Keurig, not an off brand one that does not work half the time. There is no reason the coffee pods cannot remain stocked as you can get a box of pods from Costco or Sams. The seating choices could be better, possibly a couch. Snack choices in the vending machine could be better, maybe aim for more healthier options. There should be more than one crossword puzzle book for jurors to choose from. Include a variety of crossword puzzles/activity books along with some adult coloring books and a full set of coloring tools not just 3 or 4. Give jurors resources to help them stay attentive during these long sessions.

• Consider providing a schedule and more frequent visits from the therapy dogs. We were under the impression that the therapy dogs would visit us more often than they did.
Parking
• Parking can be a pain at times especially when trying to find a parking spot and make it in by 8:30 am. Why can't jurors park in the parking deck connected to the building?

Community observations/concerns
• Dekalb County should really think about launching a community outreach program to help those who might not have access to important services. This could include things like education, healthcare, or social services that can steer young people away from crime

and towards better opportunities. The whole idea behind community outreach is to spark positive change and strengthen our neighborhoods, which is something we definitely need right now.

• It would be nice to know if there is research done on locations of crimes so resources can be redirected to areas known for high crime. There are clear trends in parts of the county, gas stations, and cheap motels.
• It would be helpful to know or understand if the COVID backlog of cases is close to being resolved. Some of these cases are so dated, it's upsetting to think defendants who are suspected of committing heinous felonies are out on bond for years before they face punishment.

• There should be more support and resources made available for individuals dealing with mental health issues that have committed said crimes such as rehab services versus throwing them in jail and racking up charges within the legal system. This does not seem to be a win for anyone. Support should not be predicated on an indictment.

Legislative suggestions
• Jury duty pay should be tax exempt.
• The legislature should reconsider whether every felony needs to be considered by the grand jury.

Overall observations/additional comments
• "You can leave when all the cases are done" creates a strong incentive for the grand jury to spend as little time per case as possible, which does a disservice to the accused, the attorneys, and to the law enforcement officers who testify.
• Grand jurors need to be reminded that we're not here to determine guilt or innocence or what the mental state of the defendants are. We are to determine probable cause only. It would be helpful to have a one page fact sheet outlining the standard for probable cause, as well as a condensed summary of the most frequently seen criminal charges. Jurors need to not let their personal feelings get in the way of determining probable cause, which results in a No Bill when we clearly have evidence for a True Bill.

• From the previous three grand jury terms there were 1210 cases and only a single no bill, with a similar trend emerging for this session. This represents a rejection rate of 0.08%. While this number is a testament to the DA's office only presenting cases they believe to

have strong probable cause, it creates a feeling of "rubber stamping" for the members of the grand jury and severely weakens any pride or enthusiasm for the process. While we acknowledge that the ADA knowing they will have to present the case to a grand jury helps set their high standards, forcing a group of 26 citizens to disrupt their lives for 2 months and be exposed to disturbing testimony does not seem worth the trade off. Some potential suggestions that may ease the burden on jurors and generally lighten the case load:

o A "fast track" for cases where there is overwhelming probable cause such as video evidence

ence or the suspect has confessed. There was never any discussion in such cases.
o In cases where there are mental health or other issues that would result in diversion, the relevant teams should have the power to intervene before a crime is charged.
Ideally, we would be able to aid these folks before crimes were even committed! Such cases tended to spark the most debate during this session and getting them out of the queue before the grand jury had to see them would streamline the process.
o I think it would be helpful for the ADA to remind the grand jury with more frequency what constitutes probable cause. We had one Aggravated Assault case where we voted "No Bill" despite the police having obtained video evidence of a woman waving a gun at a victim. This should not involve extended dialogue. We discussed this case for a long time and I think several grand juror members felt bad for her or felt like it was justified based on the situation. That is not our decision and there should be very little debate on voting true if an officer is reporting there is video evidence.
• We enjoyed the presentation by Judge Hargrove and found it informative. It would be helpful to receive information ahead of the audit so that the jurors are better able to present inquiries.
• The overall experience among jurors varied.

o Overall I learned a lot about our legal system within DeKalb County, some good and some bad. I did not personally enjoy this experience. There is definitely room for growth. I would like to see the Grand Jury start time changed from 8:30 am to 9:00 am. Witnesses should not be allowed to come in earlier than 30 mins prior to start time. This process is already an inconvenience on our lives. Mandating jurors to be here by 8:30 am and threatening to penalize people who actually put forth effort to be present but may arrive late a few times due to unforeseen circumstances is very upsetting. We did not choose to be here, therefore, not everyone has the flexibility to drop normal life duties such as kid drop-offs, commuting, weather, etc... There should be a grace period given and if that juror communicates with the Senior ADA regarding a late arrival then that person should not be penalized. Cases that are word versus word where we have no viable evidence should not be presented to the grand

jury for indictment. Some of the felony murder cases presented to the grand jury had no viable evidence to base probable cause from, oftentimes we are only presented with the victim's statement. "A dead man can not talk." I can not see how that would be a fair legal system.
o This was an interesting experience. To all of those in the justice system, from officers to clerks and beyond, this experience makes one see some of the tremendous efforts required in seeking justice.
o I appreciated the professionalism of Nyoka and the other ADAs, as well as the witnesses.
• During periods where we are expecting inclement weather, it would be helpful to know in advance if we may be expected to serve a different day of the

week. The courthouse was closed on a Tuesday and then subsequently a Wednesday. Wednesday evening at 6pm, we were advised there would be grand jury on Friday, then it was moved to Thursday. Most of us do not have the ability to rearrange our schedules with less than 12 hours notice. In addition, if schools are closed, it should be expected that the courthouse is closed and/or that missing that date should not count as an absence when not told that information prior to the last minute rescheduling.

MEGHAN DAVIDSON, FOREPERSON
VONTRISSA BAILEY EMILEIGH BARHAM GAVIN BOTA ROBERT BROWN JR. NICHOLAS CHIPOLLINI TATIYANNA CRAYTON DAVID D'AMBROSIO SAMUEL DEADWYLER CANDIS FERGUSON ELIZABETH FRANZ DENISE GALLARDO CONNIE GAMBLE OMED KASHAKHI MAX KENT
AIMEE LANDRY DAVID MORRIS PAUL MORRISON JR BETTY PETERS ZELISSIA PETERSON JAMES PRINCE MILDRED SIMALUMBA DELPHINE SMALLWOOD ELLIS SYKES
ANNISAH UM'RANI SHERI WEST

ORDER
The within and forgoing presentments have been filed in open Court.
IT IS HEREBY ORDERED that said presentment be filed and published, as requested, in the County Legal Organ.
SO ORDERED this 26th, day of February 2025.
HONORABLE LATISHA DEAR JACKSON
DEKALB SUPERIOR COURT
STONE MOUNTAIN JUDICIAL CIRCUIT

ACKNOWLEDGED:
SHERRY BOSTON DISTRICT ATTORNEY

330-493801 3/13,3/20
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:

++Toyota 2007 Camry
JTNBE46K473062077++ TAG#
<unknown>
Chevrolet 2020 Malibu
1G1ZD55T3LF024304 TAG#
DAJ2888 GA
Hyundai 2011 Sonata
5NPEC4AB1BH179675 TAG#
SGQ1887 GA
Ford 2000 Expedition
1FMRU17L9YLA55490 TAG#
<unknown>
Ford 2017 Escape



\$40

Item # 3.

ZONING VERIFICATION REQUEST FORM

Please submit your completed form electronically, saved in .pdf format with a maximum 25 MB file size, to redwards@stonemountaincity.org. No hard copies are required to be submitted. Fees can be paid at City Hall or via a credit card authorization form. The review time is 3 business days. There is a \$40 fee for all zoning verification letters.

This form is to request zoning information, such as the parcels zoning description and zoning cases on the property. You can find the parcel number of the City's GIS website: [WebAppViewer](#).

Check Applicable Type: Zoning Letter Business License Verification

APPLICANT INFORMATION:

Name: JONATHAN HARTNETT
LIVE OAK TAP

Company:

Mailing Address: 947 MAIN STREET STONE MOUNTAIN GA 30083

Primary Phone Number: 678-368-5550 Email Address: jonakira@gmail.com

PROPERTY INFORMATION:

Property Address: 947 MAIN STREET, STONE MOUNTAIN GA 30083

Parcel ID: 946 240

Name of Owner: JONATHAN HARTNETT

Current Use of Property: RESTAURANT

Proposed Use of Property: RESTAURANT

APPLICANT SIGNATURE:  DATE: 2/25/25

Office Use Only – Please Leave Blank

Parcel ID: 18 089 27 014

Current Zoning: VCM

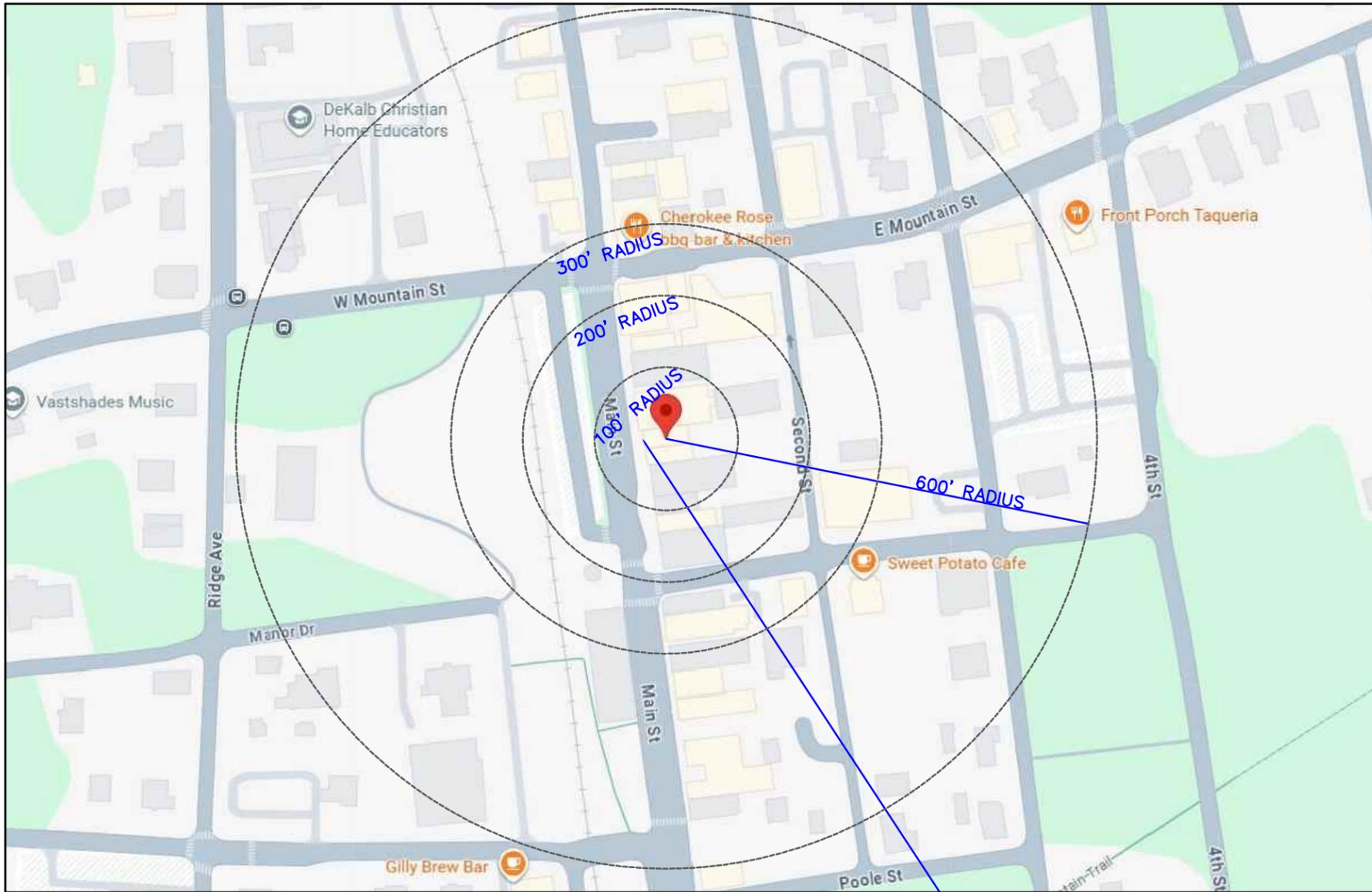
District Name: Village Center Mixed-Use

Use Verification: Eating and drinking establishments are a permitted use within the VCM district.

Zoning Certified By: Elizabeth Mitchem Date: 03/27/2025



NOTE: DISTANCES ARE MEASURED IN A STRAIGHT LINE FOLLOWING STANDARD MEANS OF TRAVEL, FROM FRONT DOOR OF ESTABLISHMENT TO FRONT DOOR OR PROPERTY LINE OF RELEVANT BUSINESSES



FRONT DOOR OF
947 MAIN ST,
SUITE #N/A,
STONE MOUNTAIN, GA 30083,
UNITED STATES

NEAREST:

CLOSEST SCHOOL: MILES 0.3 = 528 YARDS = 1584 FEET
Champion Middle School
5265 Mimosa Dr, Stone Mountain, GA 30083

CLOSEST CHURCH: MILES 0.1 = 176 YARDS = 528 FEET
First United Methodist Church
5312 W Mountain St, Stone Mountain, GA 30083

CLOSEST ALCOHOL TREATMENT CENTER: MILES 6.7 = 11792 YARDS = 35,376 FEET
Recovery Consultants of Atlanta
1957 Lakeside Pkwy Suite 510, Tucker, GA 30084

CLOSEST RESIDENCE: MILES 0.2 = 352 YARDS = 1056 FEET
1029 3rd St, Stone Mountain, GA 30083

PROPERTY ADDRESS:
947 MAIN ST,
SUITE #N/A,
STONE MOUNTAIN, GA 30083

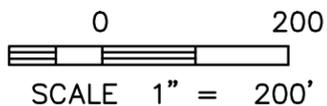
LIQUOR LICENSE SURVEY
FOR:

LIVE OAK TAP
JONATHAN HARTNETT

STONE MOUNTAIN

DeKALB COUNTY, GEORGIA

DATE 01-28-2026



SURVEY SYSTEMS & ASSOC., INC.
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA # LSF000867

JOBORDERS@SURVEYSATLANTA.COM
FAX (404)760-0011
PHONE (404)760-0010



Agenda Item

Meeting Date: February 3, 2026

SUBJECT: 1008B Main Street (Parcel ID: 18 089 02 016) Special Use Permit Change in Conditions

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

PROJECT SUMMARY

On August 5, 2025, the Stone Mountain City Council approved Krystal Rodger's request for a Special Use Permit (SUP) to operate a tattoo studio at 1008B Main Street (Parcel ID: 18 089 02 016) with the following conditions:

1. Condition #1: Operation must provide at least 40 hours of service per week.
2. Condition #2: A shared parking agreement is required, as stated in Section 7-3.1 of the City Code, to comply with specific parking regulations.

On September 29, 2025, the applicant, Jay Stills, requested a parking reduction, citing the inability to secure permissions from the property owners at 1000B Main Street for a shared agreement. The applicant argued that sufficient parking is available on both 1008 and 1012 Main Street (Parcel ID: 18 089 02 015). Typically, approved zoning applications cannot be reconsidered for 24 months. However, if conditions set by the City Council are unmet, any changes in conditions must be approved by both the mayor and council after a recommendation from the Planning Commission (Change in Conditions (CIC) Section 2-1.9(B)(3)). Jay and Karen Stills own the parcels at 1008 and 1012 Main Street, as noted in the SUP approved on August 5, 2025.

ZONING HISTORY

The subject property, zoned as Village Center Mixed Use (VCM), covers approximately 0.1 acres and was built in 1942. This zoning allows for moderate to high-density residential development and ground-floor commercial uses with residential units above, fostering a mix of uses compatible with the neighborhood. On June 16, 2025, the City of Stone Mountain Planning Commission approved a special use permit for a tattoo studio, contingent on the applicant operating at least 40 hours per week and securing a parking agreement. The City Council confirmed this approval on August 5, 2025, under the Planning Commission's conditions.

STAFF RECOMMENDATION

Staff recommend **APPROVAL** of the change in conditions request provided:

- (1) A recommendation of approval from Planning Commission to remove requested conditions,
- (2) Approval from City Council to remove prior conditions
- (3) ADA and parking requirements are met on the site in accordance per the City of Stone Mountain Code of Ordinances
- (4) If leases, or tenant changes occur, a reconsideration of administrative approval is required.

PLANNING COMMISSION RECCOMENDATION

Planning Commission recommends **APPROVAL** of the change in conditions request provided:

- (5) A recommendation of approval from Planning Commission to remove requested conditions,
- (6) Approval from City Council to remove prior conditions
- (7) ADA and parking requirements are met on the site in accordance per the City of Stone Mountain Code of Ordinances
- (8) If leases, or tenant changes occur, a reconsideration of administrative approval is required.



Agenda Item

Meeting Date: February 3, 2026

SUBJECT: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 1082 NEW GIBRALTER SQUARE VARIANCE TO CONSTRUCT AN ADDITION AND REAR DECK (PARCEL ID: 18 089 18 022)
APPENDIX A ZONING ORDINANCE

Item: SECOND READ – NO ACTION
Department: PLANNING AND ZONING DEPARTMENT
Presented By: TAMAYA HUFF PLANNING MANAGER

Summary:

SECOND READ FOR AN ORDINANCE OF THE MAYOR AND COUNCIL CONCERNING 1082 NEW GIBRALTER SQUARE FOR A VARIANCE TO CONSTRUCT AN ADDITION AND REAR DECK

Resource Impact:

NONE

Attachments/Exhibits: LEGAL DESCRIPTION AND ORDINANCE

Requested Action: NONE

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 1082 NEW GIBRALTER SQUARE VARIANCE TO CONSTRUCT AN ADDITION AND REAR DECK (PARCEL ID: 18 089 18 022) APPENDIX A ZONING ORDINANCE

This is an Ordinance (this “Ordinance”) to amend Appendix A Zoning Code of Ordinances (“Code”) of the City of Stone Mountain, Georgia (the “City”) enacted by the City to its authority under the laws of Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**;

WHEREAS the City is subject to the Appendix A Zoning Code of Ordinances enacted, Ord. No. 2024-06, § 1(Exh. A), 9-3-24 pursuant to its authority under the laws of the State of Georgia **O.C.G.A. Title 36, Chapter 66**.

WHEREAS the Planning Commission (“Commission”) considered a petition for a variance to construct an addition and rear deck (Parcel ID 18 089 18 022) filed with Commission requesting an amendment to the Code and to the Zoning Map with regard to the subject property more particularly described in Exhibit A on November 17, 2025; and,

WHEREAS, the Mayor and City Council (“Council”) considered a petition to for a variance to construct an addition and rear deck at (Parcel ID 18 089 18 022) filed with Council requesting an amendment to the Code and to the Zoning Map with regard to the subject property more particularly described in Exhibit A on January 6, 2026; and,

WHEREAS Council is subject to the provisions of the Code Section 2-1 concerning any action on this request; and;

NOW, THEREFORE, BE IT RESOLVED, that Council meeting in regular session, that the Code, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance

1. 1082 Gibraltar Square (Parcel ID 18 089 18 022) will be governed by the provisions of this ordinance and its exhibits, and (ii) the provisions of the Code, as amended and applicable to the underlying zoning district except as modified, revised, ect.
2. The subject property will continue to be governed by the provisions of the underlying zoning district or Traditional Residential (R-2), except as specified by this variance approval, or where modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will prevail.
3. The Mayor and City Council (“Council”) considered and approved the variance to reduce the setbacks and lot coverage requirements as follows:

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

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption, this **February 3, 2026.**

CITY OF STONE MOUNTAIN, GEORGIA

Approved: _____
Jelani Linder, Mayor

Attest: _____
Shavala Ames, City Clerk

EXHIBIT A – Limited Warranty Deed

Legal Description

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

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

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 1082 NEW GIBRALTER SQUARE VARIANCE TO CONSTRUCT AN ADDITION AND REAR DECK (PARCEL ID: 18 089 18 022)
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