



Mayor and City Council Regular Session
Tuesday, January 06, 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>

Organizational Meeting - Swearing In Ceremony

Call to Order by the City Clerk per Section 2.17

Newly Elected Officials to be sworn in: Jelani Linder – Mayor, Kay Nunez - Council Member Post 4, Hub Jordan - Council Member Post 5, Elaine Vaughn - Council Member Post 6 and

Adjourn Organizational Meeting

I. Public Hearing

1. 1082 New Gibraltar, requested by Planning Manager Tamaya Huff

II. Adjournment

III. Call to Order

IV. Determination of Quorum

V. Invocation and Pledge

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

Comments from the Public

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

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

VII. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve December 16, 2025 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

XII. New Business

1. Consideration of an action on a request to adopt Public Comment Guidelines - Written procedures are to be provided for Zoning Public Hearings for Comprehensive Plan (Initial Public Hearings) and Zoning Public Hearings per Rule 110-12-1-.04 Procedures and GA Code § 36-66-5 (2024). This agenda item is to request approval from City Council to adopt procedures to be provided during the comprehensive plan public hearing scheduled January 20, 2026 and future Zoning Public Hearings, requested by Planning Manager Tamaya Huff
2. HPC Appeal 6444 James B. Rivers Memorial Drive, requested by Planning Manager Tamaya Huff
3. Consideration of an action on a request to approve the Stakeholder Committee, requested by Planning Manager Tamaya Huff

XIII. New Ordinances and Resolutions

1. Ordinance 2025-09 - 798 Third Street - Second Read, 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)

XVII. Adjournment



Agenda Item

Meeting Date: January 6, 2026

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

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

PROJECT SUMMARY

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

ZONING HISTORY

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

GENERAL STANDARDS FOR APPLICATION APPROVAL

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

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

STAFF RECOMMENDATION

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

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

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

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

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

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

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



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

CALL TO ORDER

Meeting called to order at 6:31pm.

DETERMINATION OF QUORUM

Present: Alex Brennan, Rachel Isley, Grace Kelly, Raina Willson, and Chountelle Hudson

Absent: Meron Tadesse, Matt McConnell

APPROVAL OF THE AGENDA

Grace Kelly moved to approve the agenda as presented; seconded by Rachel Isley.

Vote: Approved Unanimously 5-0.

APPROVAL OF MEETING MINUTES

1. October 20, 2025

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

COMMISSION ANNOUNCEMENTS

1. Planning Commission Appointments.

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

2. Steering Committee Development

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

3. City Council Agenda – November 18, 2025

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

OLD BUSINESS

None.

NEW BUSINESS

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

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

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

PUBLIC COMMENTS

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

ADJOURNMENT

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

Alex Brennan, Chair

Tamaya Huff, Secretary



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

STAFF ANALYSIS AND REPORT

OWNER : Jean-Claude Mondesir

APPLICANT : William Perry

LOCATION: 1082 New Gibraltar Square

PARCEL: **18 089 18 022**

CURRENT ZONING: Traditional Residential (R-2)

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

ZONING/ADJACENT LAND USE:

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

COMPREHENSIVE PLAN:

Future Land Use Designation: Single Family Residential

MEETING INFORMATION:

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

STAFF RECOMMENDATION: APPROVAL

I. SUMMARY

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

II. ZONING REQUIREMENTS

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

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

The district development regulations per Sec 5-2.5 include:

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

III. ZONING HISTORY

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

IV. EXISTING SITE CONDITIONS

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

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

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

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

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

IV. VARIANCE REQUEST(s)

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

Table 1. Applicant Proposed Variance Request

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

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

Table 2. Staff Analysis of Variance Request

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

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

V. GENERAL STANDARDS FOR APPLICATION APPROVAL

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

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

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

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

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

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

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

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

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

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

VI. STAFF RECCOMENDATION

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

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

VII. SITE PHOTOS

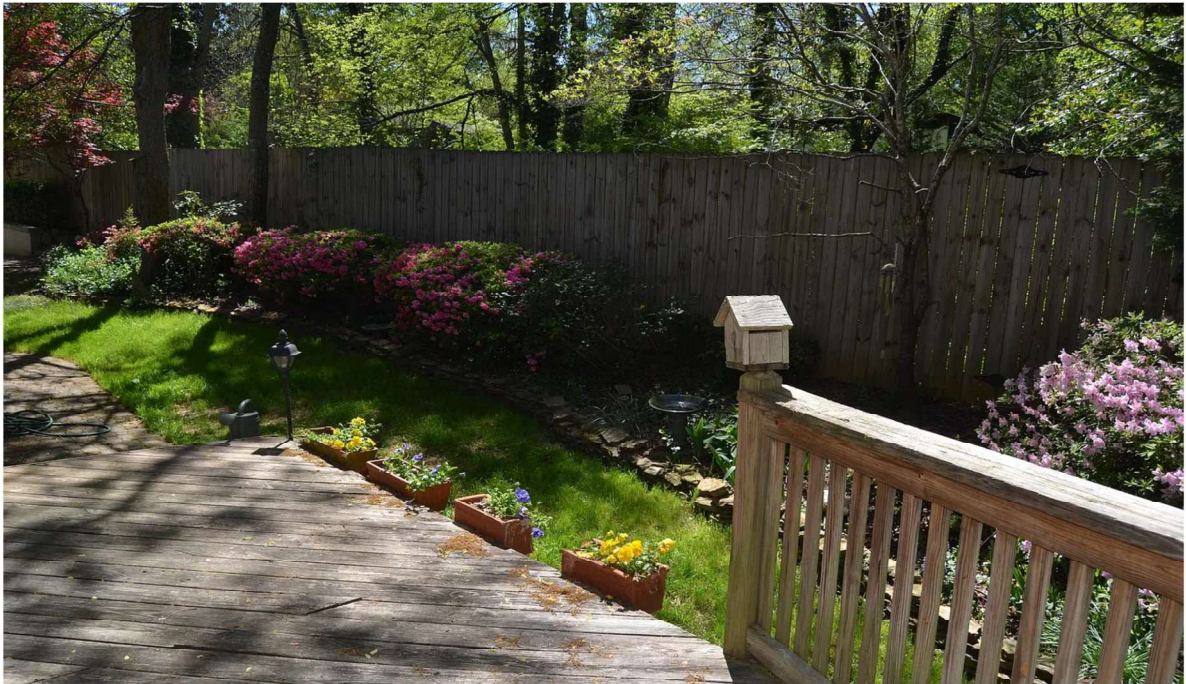
FRONT OF PROPERTY



REAR OF PROPERTY FACING SOUTHERN LOT LINE



REAR OF PROPERTY FACING NORTH LOT LINE

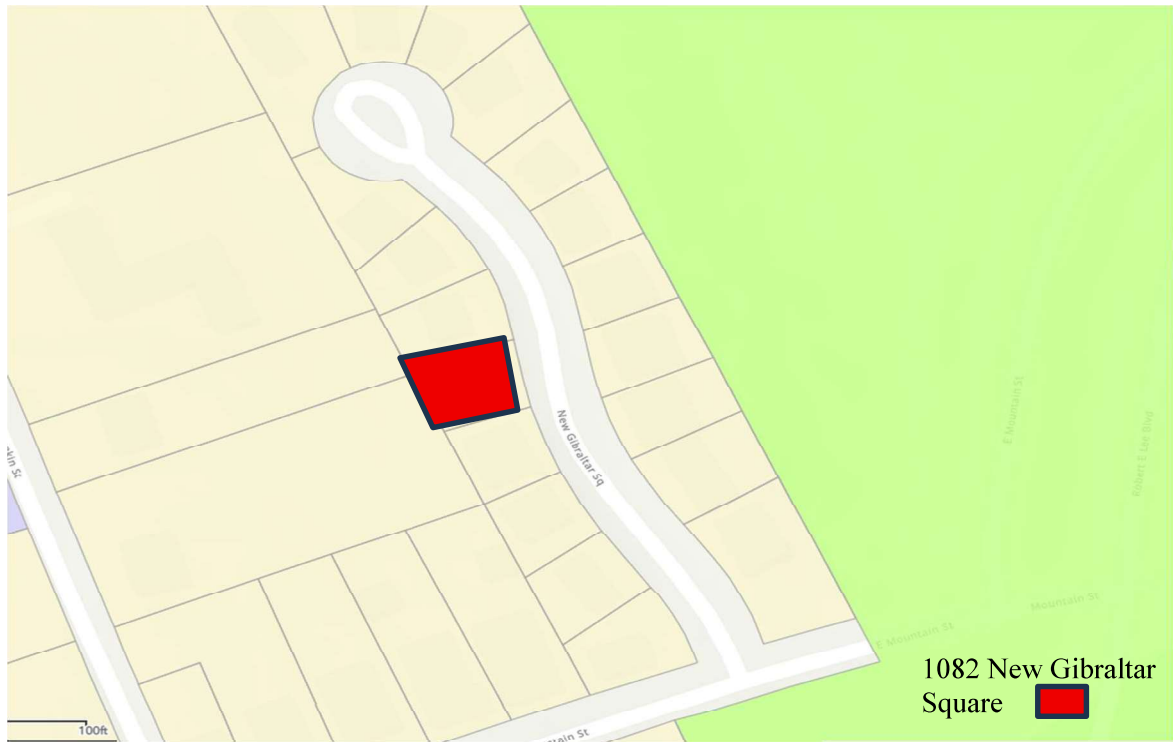


VIII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



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

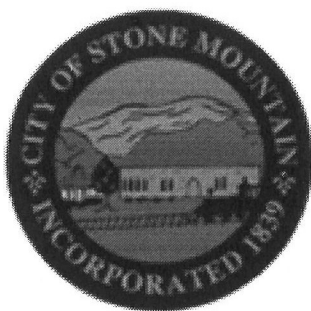
IX. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



X. FIGURE 3. FUTURE LAND USE MAP



XI. SPECIAL USE APPLICATION



VARIANCE APPLICATION



APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	<input checked="" type="checkbox"/>
2.	Application Form	<input checked="" type="checkbox"/>
3.	Site Plan Checklist	<input checked="" type="checkbox"/>
4.	Site Plan/Survey	<input checked="" type="checkbox"/>
5.	Legal Description	<input type="checkbox"/>
6.	Letter of Intent	<input type="checkbox"/>
7.	Impact Analysis	<input type="checkbox"/>
8.	Disclosure Form(s)	<input type="checkbox"/>
9.	Application Fee (\$400)	<input type="checkbox"/>

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

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.
- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools,

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

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

MEETINGS AND PUBLIC HEARINGS:

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

PUBLIC NOTICE:

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

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

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

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

**APPLICATION FOR VARIANCE**

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

Date Received: _____

PERMIT#: _____
(Office Use Only)**APPLICANT INFORMATION**

Applicant Name: William Perry
Address: 3379 Peachtree Road NE (Buckhead), Suite 655 Atlanta, GA 30326
Phone: (770) 213-5792 Cell: (770) 369-7337 Fax: _____
Email Address: admin@buildpermits.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Jean-Claude Mondesir
Address: 1082 New Gibraltar Square Stone Mountain, GA 30058
Phone: (470) 265-8472 Cell: _____ Fax: _____
Email Address: jeanclaudemondesir2119@gmail.com

PROPERTY INFORMATION

Address: 1082 New Gibraltar Square Stone Mountain, GA 30058
Parcel ID#: 1808918022 Land Lot: _____ District: _____

Office use only:

CASE # _____

Applicant signature: William PerryDate: 10/29/2025



VARIANCE REQUEST CONSIDERATIONS

Applicant: William Perry

Analyze the impact of the variance request with the following questions:

1. There are extraordinary and exceptional conditions pertaining to the particular property in questions because of size, shape, and/or topography. The property has unique conditions related to its size, shape, or topography that make it different from surrounding lots.
2. The application of the zoning ordinance would create an unnecessary hardship. Applying the zoning ordinance strictly would create a hardship by limiting reasonable use or improvements on the property
3. Such conditions are peculiar to the particular piece of property involved. These conditions are specific to this property and not common to others in the same zoning district.
4. Such conditions are not the result of any actions of the property owner. The hardship results from pre-existing site conditions, not any actions by the property owner.
5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance? Granting the variance will not harm the public good or conflict with the intent of the zoning ordinance

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:

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

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

Jean-Claude Mondesir

TYPE OR PRINT OWNER'S NAME

1082 New Gibraltar Square

ADDRESS

Stone Mountain, GA 30083

CITY & STATE

ZIP CODE

OWNER'S SIGNATURE

jeanclaudemondesir2119@gmail.com

EMAIL ADDRESS

Sworn to and subscribed before me this the

20th Day of June 2025

NOTARY PUBLIC

265

470-256-8472

PHONE NUMBER

**PART 2.**

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

William Perry

TYPE OR PRINT PETITIONER'S NAME

3379 Peachtree Road NE (Buckhead), Suite 655

ADDRESS

Atlanta, GA 30326

CITY & STATE

ZIP CODE

William Perry

PETITIONER'S SIGNATURE

admin@buildpermits.com

EMAIL ADDRESS

Sworn to and subscribed before me this the

31 Day of October 2025

NOTARY PUBLIC

ANTWANETTE WHITE

NOTARY PUBLIC

FAYETTE COUNTY

STATE OF GEORGIA

770-716-7630

PHONE NUMBER

COMMISSION # W-00659938 EXP. 06/27/2028

SECTION V**ATTORNEY / AGENT**

Check One: ☐ Attorney ☒ Agent

William Perry

TYPE OR PRINT ATTORNEY / AGENT NAME

William Perry

SIGNATURE OF ATTORNEY / AGENT

3379 Peachtree Road NE (Buckhead), Suite 655

ADDRESS

Atlanta, GA

30326

CITY & STATE

ZIP CODE

admin@buildpermits.com

EMAIL ADDRESS

770-369-7337

PHONE NUMBER

William Perry

PETITIONER'S SIGNATURE

SITE PLAN CHECKLIST

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

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	<input checked="" type="checkbox"/>
2	The proposed land use classification.	<input checked="" type="checkbox"/>
3	The present zoning classification of the tract(s) and all adjacent parcels.	<input type="checkbox"/>
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	<input type="checkbox"/>
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	<input type="checkbox"/>
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	<input type="checkbox"/>
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	<input checked="" type="checkbox"/>
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	<input checked="" type="checkbox"/>

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE

VARIANCE	\$400 each
-----------------	------------

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

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

18-089-18-022

Space Above This Line for Recorder's Use

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

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Carol Spivey
Unofficial Witness

[Signature]
Notary Public

(NOTARY SEAL)

GRANTOR:

SGA 1-4 RESIDENTIAL JHL, LLC

By: [Signature]
JOHN H. LANTZ, Manager

[COMPANY SEAL]

My Commission Expires:

7/5/25



EXHIBIT A – Limited Warranty Deed

Legal Description

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

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

2025051080 DEED BOOK 31956 PG 694

Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

EXHIBIT B – Limited Warranty Deed
Permitted Exceptions

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

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

18-089-18-022

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

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

Document Date: April 23, 2025

Signatories: Jean Claude Mondesir, Jr

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

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

Loan Amount: \$225,000.00

Maturity Date: May 1, 2055

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

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

(Space Above This Line For Recording Data)

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

PURCHASE MONEY SECURITY DEED

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

DEFINITIONS

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

Parties

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

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



**PRE-APPLICATION INFORMATION FORM***This page must be completed by the Applicant.***APPLICANT**

William Perry

Name
Build Permits, LLCCompany
3379 Peachtree Road NE (Buckhead), Suite 655 Atlanta, GA 30326

Mailing Address	Suite/Apt. #	City, State	Zip Code
(770) 369-7337	(770) 213-5792	admin@buildpermits.com	
Primary Phone #	Alternate Phone #	E-mail	

PROJECT SUMMARY

1082 New Gibraltar Square, Stone Mountain, GA

Address of Project
1082 New Gibraltar SquareName of Project
VarianceApplication Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)
4,356

Total Project Acreage

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

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

William Perry
Applicant Signature

Date: 10 / 8 / 2025

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

10/8/2025

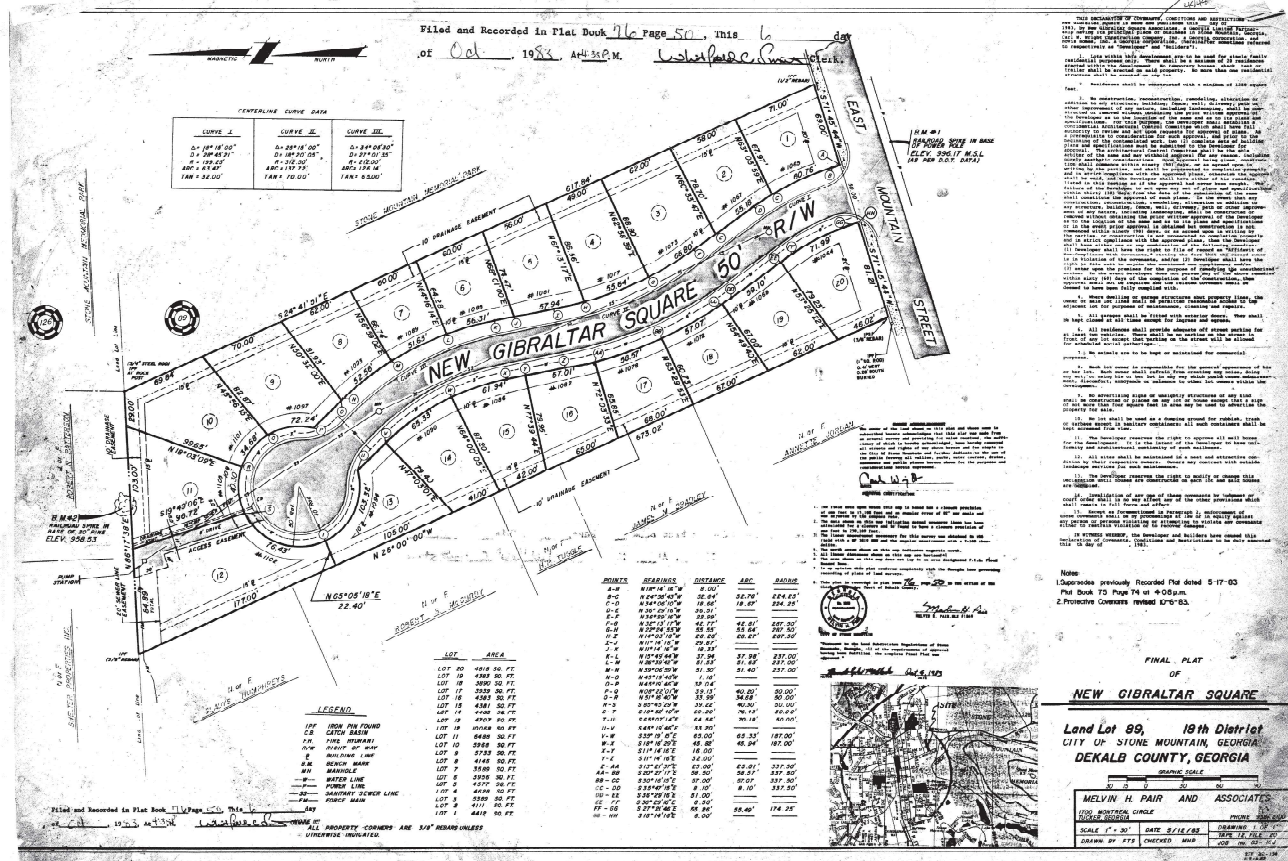
Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

Tamaya Huff

Digitally signed by Tamaya Huff

Date: 2025.11.08 23:30:28
-05'00'



SURVEYORS NOTES

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

NOTE:

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 65,580 FEET AND AN ANGULAR ERROR OF 00°00'06" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1: 183,383 FEET
2. ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC. HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.
3. NO VISIBLE EVIDENCE OF A CEMENTERY FOUND.
4. ZONING AND SETBACK SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

SURVEYOR'S CERTIFICATE

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

WALTER F. PRINCE Georgia RLS No. 2808 7-10-2025 Date

FLOOD STATEMENT:

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

LOT COVERAGE AREA OF IMPERVIOUS SURFACE:

EX. HOUSE/ PORCH -----1,504 SQ.FT.
 EX. CONC (BRICK) DRIVEWAY ----- 497 SQ.FT.
 EX. BRICK WALK / PATIO ----- 507 SQ.FT.

TOTAL IMPERVIOUS AREA ----- 2,508 SQ.FT.
 LOT COVERAGE 2,508 SQ.FT./ 4,375 SQ.FT. = 57%

INSTRUMENT USED:

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

LEGEND

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

LOT AREA

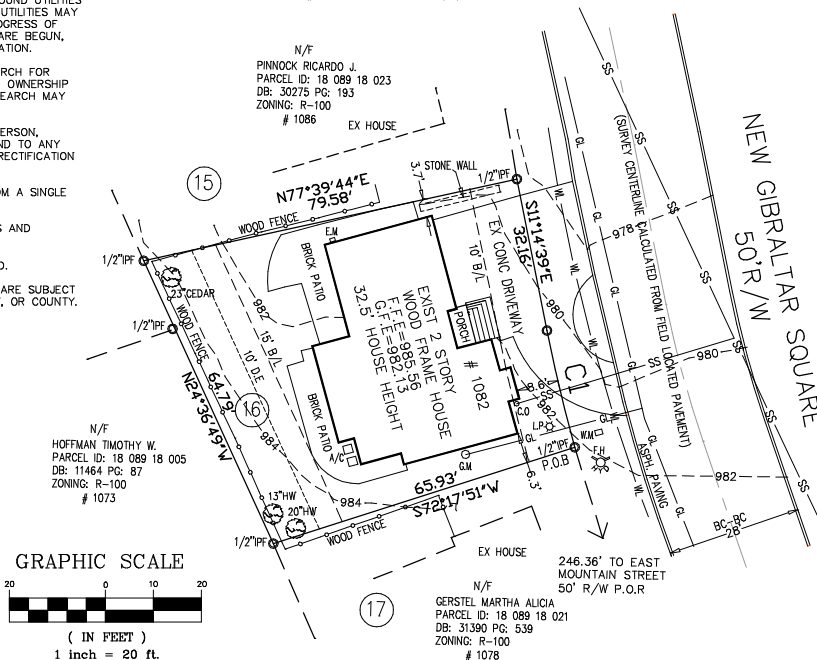
4,375. sq.ft.
 0.100 acres

ZONING: R-100

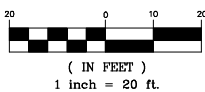
BOUNDARY SURVEY OF TOPOGRAPHIC AND EXISTING CONDITION FOR:

BUILD PERMITS, LLC

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



GRAPHIC SCALE

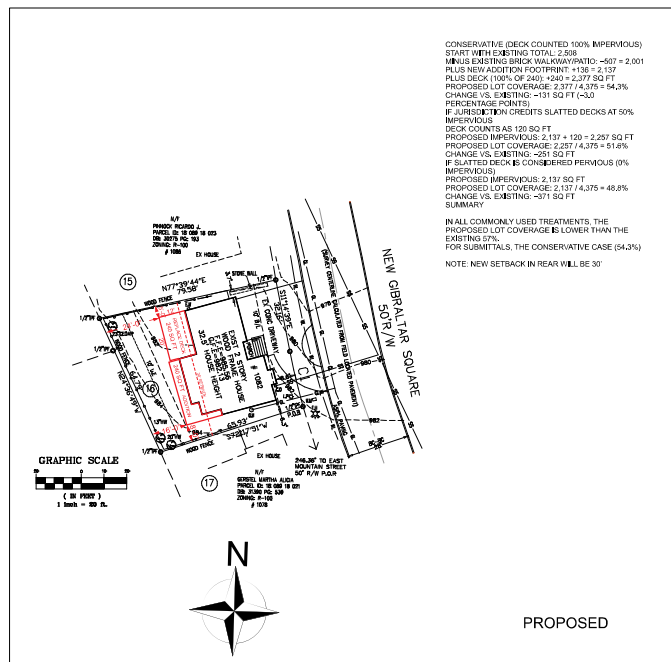


CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	25.01	337.50	S13°21'37\"E	25.00

HURD PRINCE & ASSOCIATES, INC.

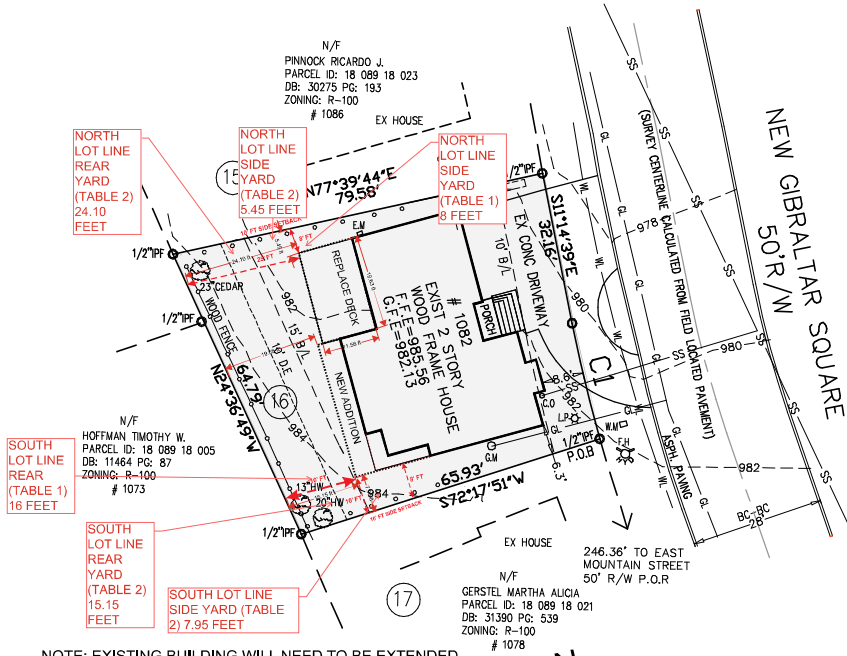
Consulting Planners & Surveyors
 110 MLK SR HERITAGE TRAIL
 STOCKBRIDGE, GEORGIA 30281-3424

Phone (678)-593-5450 Cell (404) 372-7304

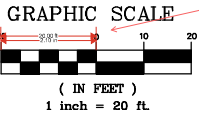


Phone (678)-593-5450 Cell (404) 372-7304

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



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



SCALE VERIFICATION



27 PROPOSED FENCE LOCATION
1,959 SQ. FT. 1/4" = 1'-0"

ISSUE FOR CONSTRUCTION

BUILDER MUST CONDUCT FIELD MEASUREMENTS

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

BUILD PERMITS, LLC
2022 Practising Engineer
Professional Seal: 1082
Brent, GA 30082
770-734-0102
buildpermits.com

Owner:
This drawing is the property of Build Permits, LLC. All rights are reserved. No reproduction or use without expressed written permission.

Revision	No.	Date	By

DATE PREPARED: 08/02/2023
BY: WLP

JOB NO.:
30802

SHEET NO.:
F-L2



BUILD PERMITS,LLC

3379 Peachtree Road NE (Buckhead), Suite 655
 Atlanta, GA 30326
 (770) 213-5792 - Direct Office
 Email: admin@buildpermits.com

November 3, 2025

To:

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

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

Dear Members of the Planning and Zoning Board,

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

Purpose of Request

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

Property and Project Overview

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

Scope of Work

The proposed scope of work includes:

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

New Addition Construction Details

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

Breakdown of Heated Space:

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

Proposed New Addition: 1,540 sq. ft.

Justification for Variance

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

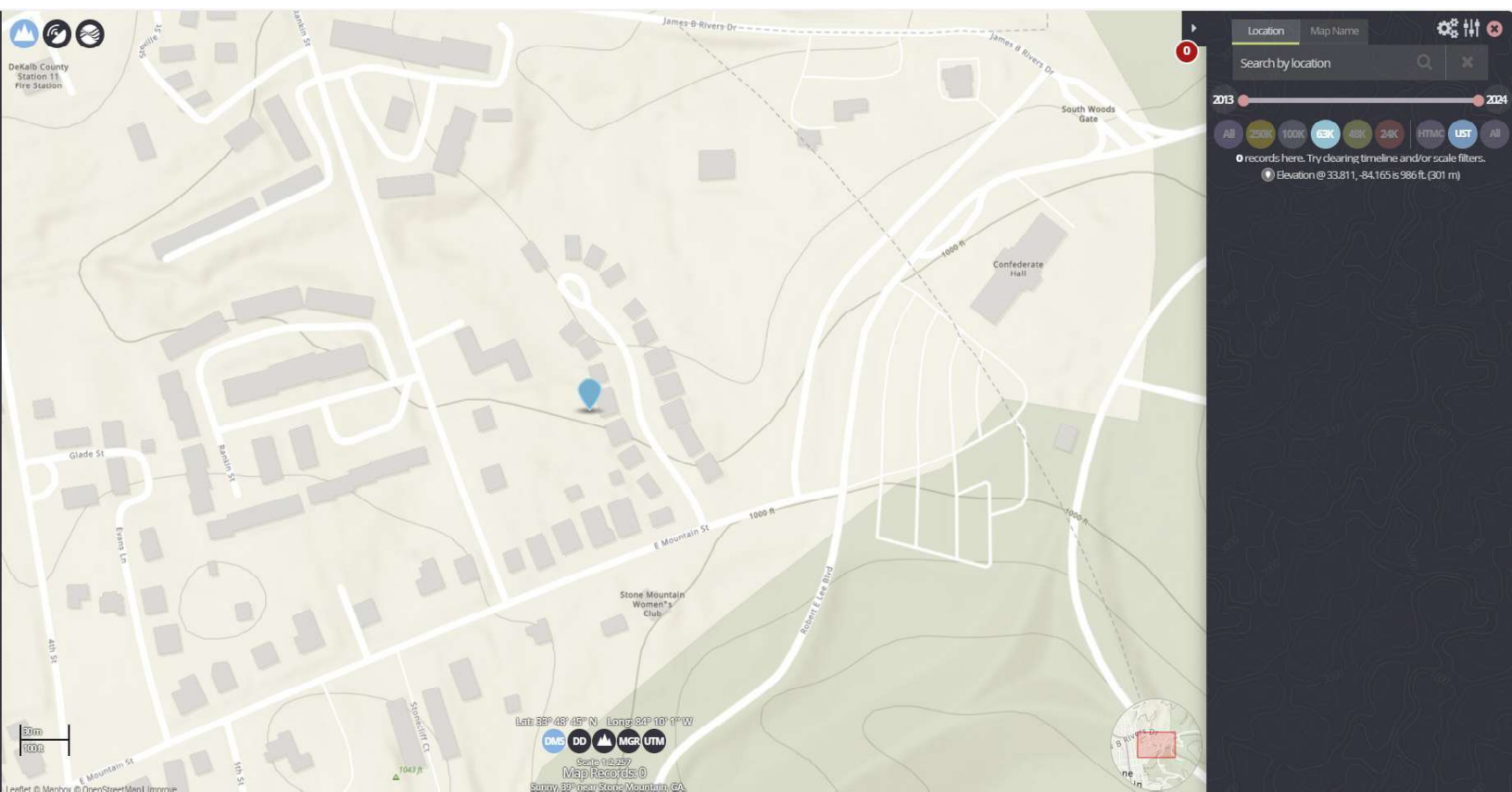
This request does not intend to alter the existing neighborhood pattern or encroach upon neighboring properties. The relocation of the fence will remain consistent with surrounding property lines and will not cause visual or structural detriment to adjacent lots.

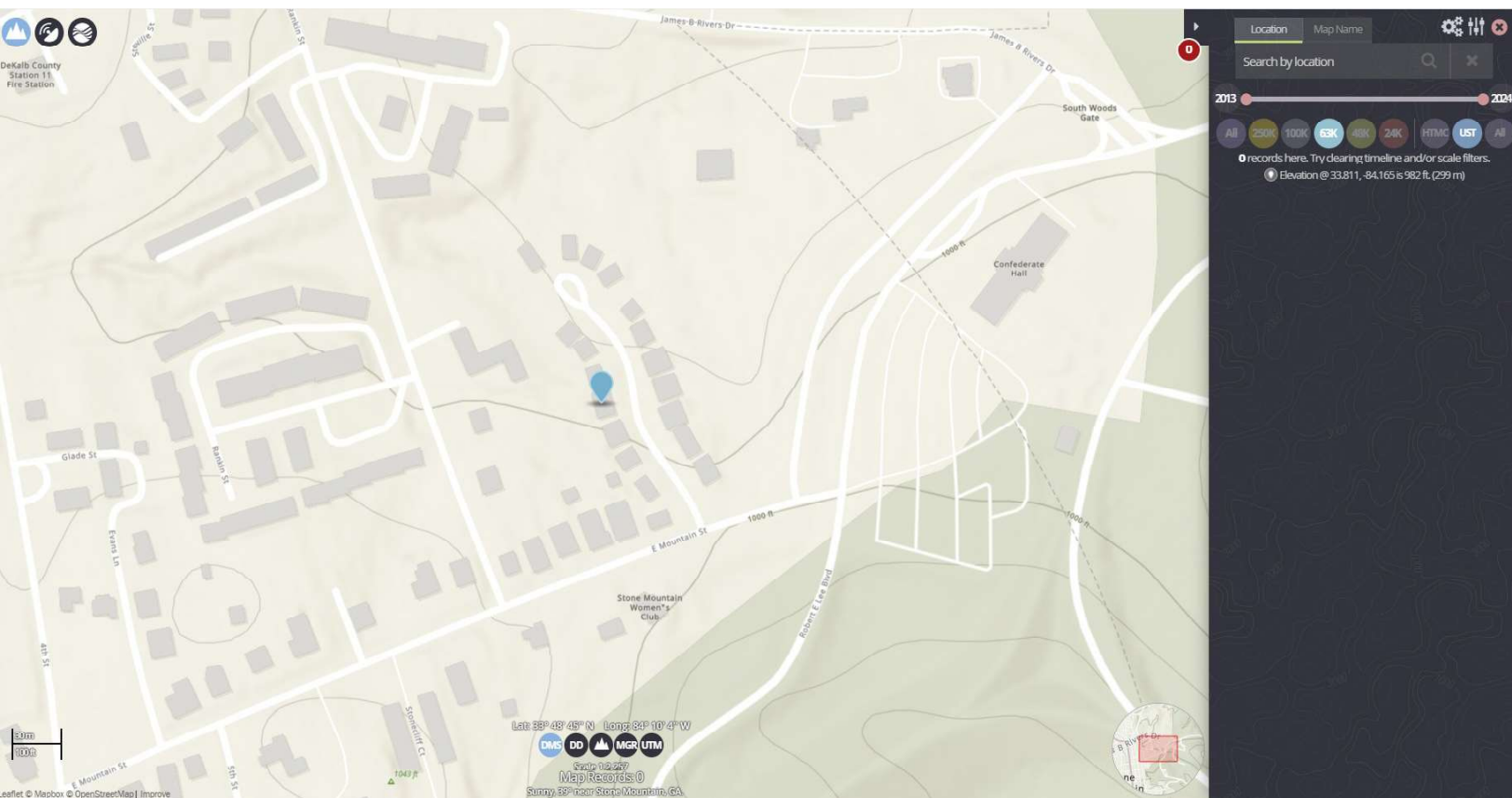
Conclusion

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

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

Respectfully submitted,





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

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

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

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

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

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

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

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

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

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

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

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

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

330-503640 12/11,12/18 **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:

++Nissan 2011 Altima
1N4AL2AP2BN439781++
TAG# SFK9636 GA

Chevrolet 2016 CRUZE LIMITED
1G1PE5SB5G7171073 TAG#
<unknown>

Chevrolet 2014 CRUZE
1G1PC5SB1E7441581 TAG#
X4647 FL

Nissan 2011 Sentra
3N1AB6APXBL622949 TAG#
LAD1955 NC

Kia 2011 SOUL
KNDJT2A15B7736165 TAG#
DL01F82 GA

Toyota 2002 Avalon
4T1BF28B5U224302 TAG#
SGH2485 GA

Ford 2012 FUSION
3FAHP0H47CR267531 TAG#
SAN6825 GA

Nissan 2012 Altima
1N4BL2AP7CC138036 TAG#
<unknown>

Mercedes Benz 2009 GL CLASS
4JGBF71E59A510809 TAG#
P7024732 GA

Hyundai 2016 Sonata
5NPE34AF6GH311968 TAG#
P7065817 GA

Chevrolet 2000 Suburban
3GNEC16T0YG224839 TAG#
AZB3494 GA

Nissan 2018 Sentra
3N1AB7AP0JY272965 TAG#
SIX6546 GA

Nissan 2004 Maxima
1N4BA41E54C859621 TAG#
CUL7094 GA

BMW 2012 3-Series
WBA3A5C4CF349966 TAG#
<unknown>

Nissan 2014 Altima
1N4AL3APXEC123972 TAG#
<unknown>

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

678-210-0245

330-503641 12/11,12/18
Public Notice
VEHICLE(S): ++2013 BMW 5 2 8 i
VIN:WBXG5C55DDY33089;
2014 CHRYSLER 300
VIN:2C3CCAAG4EH378089,
2016 MERCEDES GLA 250
VIN:WDCTG4GB8GJ212604++

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

330-503648 12/11,12/18
PUBLIC NOTICE OF ABANDONED MOTOR VEHICLE
State of Georgia County of DeKalb

Notice is hereby given that the undersigned, pursuant to the Georgia Abandoned Motor Vehicle Act (O.C.G.A. § 40-11-1 et seq.), has taken possession of the following abandoned vehicle:

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

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

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

License Plate: N/A
Color: BLUE

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

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

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

Year: 2008
Make/Model: MERCEDES R350
Vehicle Identification Number (VIN): 4JGCB65EXA068404
License Plate: CWQ3395
Color: LIGHT BLUE

Year: 2022
Make/Model: TOYOTA COROLLA
Vehicle Identification Number (VIN): JTD54MCEXNJ096524
License Plate: SHL6152
Color: SILVER

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

Current storage location: 7043 Rogers Lake Rd, Lithonia, United States
Owner/lienholder or interested parties must pay all towing, storage, and related fees by: January 2, 2026
Vehicle holder contact information: Address: 7043 Rogers Lake Rd, Lithonia, GA 30058
Phone: (404) 508-0246
Email: liahw@southdekaltowing.com

If the vehicle is not claimed by the above deadline, it will be sold or disposed of in accordance with Georgia law.
Date of Publication:12-11-2025
Name of Business/Individual Filing Notice:South DeKalb Towing, Inc.
++2012 MERCEDES C 300 (VIN): WDDGF8BB3CF910033++

330-503650 12/18,1/8
City of Stone Mountain
NOTICE TO THE PUBLIC

The City of Stone Mountain Mayor and Council will hold an initial public hearing regarding the City's 2025 Comprehensive Plan Update at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083, on **++January 20, 2026, at 6:30 P.M.++** The purpose of this hearing is to brief the community on the process to be used to develop the plan update and opportunities for public participation in plan development, as well as to obtain input on the proposed planning process. All interested parties should attend. Questions should be directed to Tamaya Huff, Planning Manager, at thuff@stone-mountaincity.org or (770) 498-8984.

330-503694 12/18,12/25 **ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE**

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

++Chevrolet 2013 CRUZE
1G1PA5SH3D7153196 TAG#
E5033446 GA++

Kia 2018 Optima
5XXGT4L3XJG211726 TAG#
SHE0633 GA

Hyundai 2018 Sonata
5NPE24AF8JH641279 TAG#
<unknown>

Ford 2010 FUSION
3FADP0L32AR427836 TAG#
SLK9579 GA

Chevrolet 2004 Aveo
KL1TJ62624B251084 TAG#
<unknown>

Chevrolet 2014 Malibu
1G11B5L4EF121792 TAG#
<unknown>

GMC 2022 Yukon
1GKS1AKD1NR344424 TAG#
CUV1290 GA

Ford 1998 E250 Vans
1FTPE2145WHB94583 TAG#
<unknown>

Mazda 2010 MAZDA3
JM1BL1H59A1131106 TAG#
VK3JOB MO

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

330-503699 12/18 **PUBLIC NOTICE**

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

330-503844 12/18 **PUBLIC NOTICE**

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

states in the 14th Amendment of the U.S. Constitution and article one, paragraph one of the Ga. State Constitution..."No one shall be denied the right to life, liberty or property without due process of law"(a trial by jury). Under federal law this is a violation of 18USC3571. The penalty for this is \$250,000 per charge; under federal law. This is the second time that the defendant, Brenda Hines has had her rights violated. In 2016, DeKalb Co. Superior Court held a secret trial against her and never informed her of the trial and made the decision to steal her home that she did not even have a mortgage on. This is a pattern of judicial misconduct in the courts of not just DeKalb but all over the State of Ga. and in other states. Judge Polk continued her abuse of the defendant by not letting her expert witness; John Fisher to testify in her behalf about the fraud applied against her. Ms. Hines has legal documents with Governor Brian Kemp's name on them and the clerk of the superior Court of DeKalb with a sworn affidavit by the county from their Superior court records stating that she is the true and legal owner of said real property. She has a land grant dated 1-28-2018 stating that she is the true owner of the land. All of these documents are on file in the court house records and on display in the court house of DeKalb County for ALL to see. Mr. Fisher is a top expert in the State of Ga. on land grants, proof of ownership and acknowledgement of deeds. Mr. Fisher was told by Judge Polk to leave the court room.

Judge Polk held the trial without a jury or was suppose to have a grand jury convene in order to see if there is enough evidence to go to trial. The right to jury trial on appeal is expressly given in O.C.G.A. 5-3-30 which states, "[a]ll appeals to superior or state court shall be tried by a jury..."therefore, the appellants are not being denied a jury trial, but instead, only endure a procedural delay in the magistrate court before receiving a jury trial on appeal to the state or superior court. Hill v. Levenson, 259 Ga. 395, 396, 383 S.E. 2d 110-111-12 (1989). Only Superior Court has exclusive jurisdiction in matters of equity. If you are a victim of Mortgage Identity Theft; know that all of the foreclosure documents and claims of foreclosure were forged! Now comes the time that these victims/Plaintiffs are suing and filing for the return of their homes and monies in federal courts as due each of them and every federal agency as it applies to each of them. We are victims of mortgage identity theft and numerous cases of fraud and deception, including judicial misconduct, misprision of felony and violations of oaths of offices by judges and enforcement officials. All of these victims have been subject to denial of a trial by jury. As per the U.S. Constitution and the Constitution of the State of Georgia (Ga. Constitution, Article One Paragraph One; "No one shall be denied life, liberty or property without due process of law [trial by jury]"). Not a single one of these victims have received due process of law as the courts and judges in this state and other states will not allow

the case to get in to a court of record. Also known as Superior Court. And if they do allow this to happen, a grand jury must convene to determine if there is enough evidence to have a trial. We have had secret court decisions and trials where the defendant; herein the homeowner/victim is NEVER notified of a trial.

Fraud on the courts of DeKalb County was filed, by John Fisher on 12-6-2018, under Superior Court case number 14CV1230. The D.A. of DeKalb Co. has yet addressed this case. This group also met with the Honorable Sherry Boston, D. A. of DeKalb County on 1-24-2017; 4 days after she was sworn in. Our group filed a court subpoena for D.A. Boston to appear in a magistrate court case on 4-30-2024; of which she failed to appear. We even contacted her 2 weeks before the trial to let her know that all we needed for her to do was to state that she was aware of foreclosure auction fraud and bid rigging in DeKalb Co. per newsletters from the U.S. Department of Justice and that we had had a meeting with her to the effect. (Our group gets the same reports from the DOJ because we are a part of the federal task force on fraud). We gave her a list and documents showing fraud of 30 persons in this group. Police reports have been filed ever since 5-22-2013; case number 13-055122. This includes other cases in Valdosta, Ga. 20151003777, in Henry County; case number 09021537 and FBI case number 329FAT2175733. This group is the Ga. Coalition for Fair Housing Justice and Eviction Support Group. We were formed after we were failed by The National Action Network, the NAACP, the SCLC, Operation Push and other civil rights groups to help us. We have the documents to prove this. Victims of mortgage fraud cases are statutorily entitled to restitution, 18USC3663 (A) (2009). The actions of these fraudsters and criminal actors have caused unreparable emotional harm and these victims are due to be made whole as much as humanly possible. These criminal actions constitute SLAVERY: (forced compliance to contracts not held); 18USC3571; as mortgage identity theft is a federal crime. On February 9, 2012; then Attorney General Sam Olens of Georgia, joins the \$25 Billion Federal-State Settlement with the Nation's Five Largest Mortgage Servicers. Ga. received right at \$1 Billion to address its foreclosure issues. As of this date, they have not paid out one penny. This settlement was for IMMEDIATE RELIEF to distressed and wrongfully foreclosed homeowners. Our group on April 12, 2018; 13 years ago; had a meeting with Assistant State Attorney General, the Honorable Gregory Lohmeier about this issue and provided to the AG Office a list of over 80 homeowners that were victims. This list was published on 10-22-2020 in the legal pages of the Champion Newspaper. Attorney General Chris Carr was asked to be at this meeting and other meetings that we have requested but has failed to respond. These homeowners have been denied due process of law and all of the provisions of the United States Con-

stitution (violation of 18USC3571). Said acts are also in violation of Title 18USC241. These rights are based on Natural Law, hence invariant and not subject to human opinion or prosecution. Where is our money for being victims of mortgage identity theft; a federal crime?

We have over 18 attempts to meet with Governor Brian Kemp, D.A. Fani Willis of Fulton Co. and other officials. I have been in front of the Fulton Co. commission and the city council of Atlanta. I have been interviewed by the DOJ six times, the IRS twice, the U.S. Attorneys Office in Washington DC (interviewed by Attys Daniel Mosteller and Ian DeWaal), the Security and Exchange Commission. In 2023 we asked the Governor under OCGA 45-15-18 to have the State Attorney General to investigate these issues.

Homeowners are issued dispossessory warrants and improper warrants (in violation of 18USC3571) that they are NEVER shown or are NEVER signed by a judge and forced into magistrate court that DOES NOT HAVE JURISDICTION while they are still the owners of their homes and listed as tenants in their own houses that they still own at the time of court. Most of the people in this group houses NEVER ARE LISTED ON A FORECLOSURE LIST; and are sold in secret on the side at the auctions on the side or the internet. The buyer then purchases a deed under power or a so called foreclosure deed; in which the language never said a foreclosure has happened, from an agent or attorney. The homeowner's name is listed under an attorney in fact for the purpose of using that person's name to steal the usage rights of that stolen house.

The Supreme Court of Georgia never signs the order to move cases back to the Magistrate Court that has no jurisdiction and lets the Clerk, Thersa Barnes sign orders to evict home owners without due process of law. In 2020 I pointed this out to then Chief Supreme Court Justice Harold Melton, who stepped down on 6-30-2021.

This allows them to steal your equity, use it to even pay off judges, law enforcement officials and clerks as the finances of the house is used to continue the fraud. The market value of the house is then raised again to allow them to steal more money as they use your equity and profits to pay for your own foreclosure; which by the way NEVER HAPPENED. "Where one person without lawful authority sells and conveys as his own the land of another person and receives the consideration paid therefore, such PRETENTED SALE AND CONVEYANCE WILL NOT OPERATE TO DIVERT THE TITLE OF THE OWNER, NOR WILL THE PURCHASER DERIVE ANY TITLE...Crews v. Heard, 7 Ga. 60.21 R.C.L., 923." These homeowners have Federal Patents and Land Grants, Acknowledgements of their Warranty Deeds with Governor Brian Kemp's name on them, the Secretary of State, the clerk of the court county where the home is located with signed affidavits by the clerk and se of the State of Ga. certify



Mayor and City Council Work Session
Tuesday, December 16, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

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

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

I. Call to Order

Mayor Jones called the meeting to order at 6:35 P.M

II. Determination of Quorum

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

Council Member: Post 5 Shawnette Bryant Arrived at 7:24 P.M.

III. Invocation and Pledge

Mayor Jones led the Pledge of Allegiance, followed by the Invocation

IV. Citizen Comments/Including comments from public/stakeholders

Citizen Comment 1: Joan Monroe – Expressed that she recently reviewed a report presented to the City Commission reflecting population decline and reduced revenue for the City. She expressed concern that, despite limited financial resources, additional staff are being hired to prepare reports she believes may be inaccurate and encouraged the City to conduct independent audits and exercise fiscal restraint. She also raised concerns regarding relevant information not being included on Planning Committee meeting agendas.

Citizen Comment 2: Kay Nunez – She expressed support for the agenda item regarding the installation of “No parking” signs, emphasizing that their placement is important for the safety of emergency vehicles and neighbors exiting their homes.

Citizen Comment 3: Ms. Thomas – Raised concerns regarding A&S Paving, stating that property damage had occurred. She also noted that the court on Rockborough Terrace was paved but is already cracked. She requested that the City Manager visit the site; the City Manager indicated that an engineer would be brought out, but this has not yet occurred. Further stated that there is conflicting information between the Comprehensive Advisory Committee and the Planning Commission regarding the ability to add three additional seats. She referenced the LCI study, indicating that Rockborough was excluded and that residents’ voices should be

heard, stated that planning is out of compliance, and inquired about when the 2024 audit will be presented.

Citizen Comment 4: Hawa Aden – A resident reported property damage caused by A&S Paving and requested a meeting with the City Manager after being informed the damage would be repaired, but receiving no further updates.

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

1. Consideration of an action on a request to approve December 2, 2025 Meeting Minutes

ACTION: MOTION TO APPROVE December 2, 2025 MEETING MINUTES

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman

MOTION PASSED

VI. **Reading of Communications**

1. Interim City Manager Maggie Dimov took a moment to thank the Mayor and Council members whose terms of service conclude at the end of 2025, noting that they exemplified leadership by serving with integrity and care on behalf of the City. Expressed appreciation for the countless hours of hard work and personal sacrifice dedicated to the public good and extended best wishes for continued success in their future endeavors.

VII. **Adoption of The Agenda of The Day**

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY

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 Gil Freeman, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

VIII. **Committee Discussion items**

1. Stone Mountain Community Garden

Mr. Brown could not be present to give reports/updates

2. Planning Commission

Ms. Tamayah Huff provided an update from the Planning Commission, announcing that the initial public hearing for the Comprehensive Plan will be held on January 20, 2026, to introduce the original 2021 plan and review procedures and processes. She also noted that a draft Comprehensive Plan calendar, including the stakeholder meeting schedule, will be released and posted on the City's website.

Additionally, the Planning Commission is updating its bylaws to ensure compliance with zoning procedures and laws.

The Mayor requested clarification regarding the addition of members to the Planning Commission, stating she had been advised that some individuals were unable to participate due to not being residents of the City of Stone Mountain. Ms. Huff clarified that twenty-one positions were presented to Council in October and that none of the proposed members were disqualified based on residency. She explained that, in accordance with DCA requirements, the commissions followed a structured process to identify and recommend potential stakeholders.

3. Historic Preservation Commission

Ms. Tamayah Huff provided an update on the grant Memorandum of Agreement, stating that it has been executed and the RFP process is underway to solicit consultants to document approximately 438 buildings. She noted that while some buildings may not qualify, many are near the 40-year threshold and are expected to be included in the historic preservation review in accordance with the State's analysis.

IX. Staff Reports

1. Public Safety – Reports/Updates given by Police Chief James Westerfield

Chief James Westerfield presented an overview of recent activity and crime statistics as outlined in the agenda packet. He also addressed Council questions regarding seasonal increases in certain crimes, including domestic incidents and package theft. He advised residents to coordinate with neighbors and to schedule package deliveries when they are home.

X. City Managers Report

1. Operations Report - Interim City Manager Maggie Dimov

The Interim City Manager invited Police Chief James Westerfield to the podium to present the Employee of the Month and Officer of the Quarter awards to Officer Voy.

Interim City Manager Maggie Dimov then reviewed the Operations Report, highlighting key staff accomplishments and providing updates on several capital projects, including the successful completion of the Kaboom Project by Public Works. She also reported that a pipe leak near the VFW has been repaired, City Hall's parking lot and HVAC system are being addressed, and the stormwater project is underway with permits currently being prepared.

Council Member Marianos requested an update on the potholes along James B. River Memorial. It was confirmed that a temporary repair has been completed, with full paving scheduled for next year, and that further consultation with contractors will take place regarding the project.

XI. Council Policy Discussion Topics – None

XII. Unfinished Business

1. Consideration of an action on a request to obtain a sworn statement from the custodian of records at Truist Bank attesting to the unmanipulated authenticity of the logon audit logs provided, including the full native logs, a description of the system that generated them, and documentation of the bank's standard audit-log retention procedures. The request also includes obtaining all versions of the logs, whether native or converted, all emails to and from Truist regarding the request, any internal communications concerning the extraction, handling, or transmission of the logs, and any system metadata associated with the creation or export of these records related to

the Truist subpoena Consideration of an action on a request to approve contracts for Judge Services

Council Member Gil Freeman expanded on this action item and asked the City Attorney why there had been no follow-up regarding the subpoena sent to Truist.

ACTION: MOTION TO APPROVE CONSIDERATION OF AN ACTION ON A REQUEST TO OBTAIN A SWORN STATEMENT FROM THE CUSTODIAN OF RECORDS AT TRUIST BANK ATTESTING TO THE UNMANIPULATED AUTHENTICITY OF THE LOGON AUDIT LOGS PROVIDED, INCLUDING THE FULL NATIVE LOGS, A DESCRIPTION OF THE SYSTEM THAT GENERATED THEM, AND DOCUMENTATION OF THE BANK'S STANDARD AUDIT-LOG RETENTION PROCEDURES. THE REQUEST ALSO INCLUDES OBTAINING ALL VERSIONS OF THE LOGS, WHETHER NATIVE OR CONVERTED, ALL EMAILS TO AND FROM TRUIST REGARDING THE REQUEST, ANY INTERNAL COMMUNICATIONS CONCERNING THE EXTRACTION, HANDLING, OR TRANSMISSION OF THE LOGS, AND ANY SYSTEM METADATA ASSOCIATED WITH THE CREATION OR EXPORT OF THESE RECORDS RELATED TO THE TRUIST SUBPOENA

Motion made by Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 5 Shawnette Bryant

Voting Yea: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

Voting Nay: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, and Council Member: Post 6 Teresa Crowe

MOTION FAILED

2. Consideration of an action on a request to increase the count from 21 to 24, adding (2) seats for citizens not in an existing committee and citizens who have lived in Stone Mountain for decades, who have already expressed interest in being on the City of Stone Mountain 2026 Comprehensive Planning Advisory Leadership Committee

ACTION: MOTION TO APPROVE CONSIDERATION OF AN ACTION ON A REQUEST TO INCREASE THE COUNT FROM 21 TO 24, ADDING (2) SEATS FOR CITIZENS NOT IN AN EXISTING COMMITTEE AND CITIZENS WHO HAVE LIVED IN STONE MOUNTAIN FOR DECADES, WHO HAVE ALREADY EXPRESSED INTEREST IN BEING ON THE CITY OF STONE MOUNTAIN 2026 COMPREHENSIVE PLANNING ADVISORY LEADERSHIP COMMITTEE

Motion made by Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 5 Shawnette Bryant

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, and Council Member: Post 6 Teresa Crowe

MOTION PASSED FAILED

XIII. New Business

1. Consideration of an action on a request of Historic Preservation Commission Certificate of Appropriateness (COA) Determination Case Number HPC2025-1809005009 (Parcel ID: 18 090 05 009) 6444 James B Rivers Memorial Drive – NOTICE OF APPEAL

Ms. Tamayah requested that the City Council set a hearing date or appoint a hearing officer to determine the time and place for the hearing. The Council decided that the hearing will take place at the next Council meeting on January 6th.

ACTION: CONSIDERATION OF AN ACTION ON A REQUEST OF HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS (COA) DETERMINATION CASE NUMBER HPC2025-1809005009 (PARCEL ID: 18 090 05 009) 6444 JAMES B RIVERS MEMORIAL DRIVE – NOTICE OF APPEAL

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

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 Gil Freeman, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member Post 5: Shawnette Bryant

MOTION PASSED

2. Consideration of action on a request to approve the installation of “No Parking” signs (one side only) along 2nd Street between City Hall and Mackin Street

Chief James Westerfield explained the requirements for installing “No Parking” signs, including compliance with engineering and traffic standards, liability concerns, emergency vehicle access, and public safety. He also suggested temporarily painting the curbs with “No Parking” markings as an alternative to signs, which could distract drivers, until an engineer can conduct a proper study.

ACTION: CONSIDERATION OF ACTION ON A REQUEST TO APPROVE THE INSTALLATION OF “NO PARKING” SIGNS (ONE SIDE ONLY) ALONG 2ND STREET BETWEEN CITY HALL AND MACKIN STREET

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

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 Gil Freeman, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member Post 5: Shawnette Bryant

MOTION PASSED

XIV. New Ordinances and Resolutions

1. Ordinance 2025-11 – 1082 New Gibraltar Square Variance – FIRST READ, requested by Planning Manager Tamaya Huff

NO ACTION TAKEN

XV. Remarks of Privilege

1. Council Member Freeman thanked all who voted, as well as those who did not, and stated that he looks forward to serving the City again in another capacity. He expressed appreciation to City Manager Maggie Dimov, noting that many projects were completed during her tenure, and thanked City staff for their hard work and dedication. He also wished the incoming Council Members success in their upcoming terms.
2. Council Member Bryant stated that she enjoyed serving on the City Council, noting that while the position is challenging, it is rewarding. She highlighted completed projects, including the Senior Gift Basket Giveaway, and acknowledged her work with Officer Roseberry regarding 5444 Rockbridge Road. She recognized Chief Westerfield and Interim City Manager Maggie Dimov for their

contributions and encouraged future Council Members to serve with integrity and in the best interest of the citizens.

3. Council Member Crowe thanked everyone who voted for her and shared that the experience provided a valuable opportunity to get to know members of the community. She noted that she was advised during her initial campaign that she would learn a great deal and acknowledged that she has. She congratulated all who ran and were elected and expressed her optimism for the City's continued progress.

XVI. **Announcements by the Mayor**

1. The Mayor announced that it had been an honor to serve the City of Stone Mountain and stated that she felt led and directed by God to serve the community. She assured residents that they were always her first priority, regardless of the challenges faced. She noted that she set aside personal pride despite frivolous lawsuits and continued to exemplify leadership throughout her tenure. The Mayor acknowledged the incoming Mayor and wished him success in the role.

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

ACTION: MOTION TO GO INTO EXECUTIVE SESSION AT 8:49 P.M.

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Post 5 Shawnette Bryant

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant and Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION AND RECONVENE THE CITY COUNCIL MEETING AT 9:17PM

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

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

XVIII. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING 9:18 P.M.

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

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, and Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

Dr. Beverly Jones, Mayor

Shavala Ames, City Clerk



Agenda Item

Meeting Date: January 6, 2025

SUBJECT: Public Meeting and Comment Procedures

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff

City Council's Role in Zoning Decisions

Per 2-1.4 Public Hearing and Decision of the City of Stone Mountain Code of Ordinances, the mayor and city council shall make all final zoning decisions. The mayor and city council shall hold public hearings in accordance with the public notice requirements outlined in the Zoning Procedures Law and the City Code of Ordinances. The City of Stone Mountain Planning Commission is an advisory body and does not render final quasi-judicial decisions; the Stone Mountain City Council determines all final hearing decisions concerning planning and zoning.

Legal Requirements for Public Hearing Procedures.

There are legal requirements for public hearing procedures in the state of Georgia and the Code of Ordinances for the City of Stone Mountain, which must be developed, prepared, and provided in writing to attendees for all zoning and comprehensive plan public hearings.

These legal requirements include:

- **Georgia Rules and Regulations 110-12-1.04 Preparation, Transmittal and Review of the Comprehensive Plan.** All required hearings should be handled in a manner that is consistent with any locally adopted ordinances or other customary processes regarding the conduct of public hearings. The Department recommends that any community which must include a Land Use Element in its plan pursuant to section [110-12-1-.03\(7\)](#) should comply with the Zoning Procedures Law (O.C.G.A. § [36-66-1](#), et seq.). Failure to handle public hearings appropriately may undermine the legal validity of the local comprehensive plan. Documentation of the required public hearings (e.g., a copy of the "tear sheet" advertising the hearing in the local newspaper, a sign-in sheet from the hearing, etc.) must be included in the appendix of community involvement activities discussed in section [110-12-1-.02\(2\)\(d\)](#).
- **Zoning Procedures Law GA Code § 36-66-5**, local governments shall adopt policies and procedures that govern calling and conducting hearings required

by Code Section 36-66-4, and printed copies of such policies and procedures shall be available for distribution to the general public. Such policies and procedures shall specify a minimum time period at hearings on proposed zoning decisions or quasi-judicial decisions for presentation of data, evidence, and opinion by proponents of each zoning decision and an equal minimum time period for presentation by opponents of each proposed zoning decision, such minimum time period to be no less than ten minutes per side. This request is being presented to the Planning Commission for consideration, to be incorporated into its corresponding bylaws, and, upon approval, printed for the general public during scheduled commission meetings.

- Section 1-1.1 Enactment of the Stone Mountain Code of Ordinances adopted the Enactment of HB51 or the Zoning Procedures law

To ensure compliance with the above-referenced regulations, state laws, and ordinances, staff is proposing approval of the Public Comment Guidelines to be used during the City Council's Zoning and Comprehensive Plan Public Hearings.

Resource Impact:

None

Attachments/Exhibits: Draft Public Comment Procedures

Requested Action: City Council to approve draft public comment procedures to meet the requirements of Georgia Rules and Regulations 110-12-1.04, Zoning Procedures Law GA Code § 36-66-5, and Section 1-1.1 of the Stone Mountain Code of Ordinances



PUBLIC COMMENT GUIDELINES FOR ZONING PUBLIC HEARINGS CITY COUNCIL

Pursuant to GA Code § 36-66-5, Local governments shall adopt policies and procedures that govern calling and conducting hearings required by Code Section 36-66-4, and printed copies of such policies and procedures shall be available for distribution to the general public. Such policies and procedures shall specify a minimum time period at hearings on proposed zoning decisions or quasi-judicial decisions for presentation of data, evidence, and opinion by proponents of each zoning decision and an equal minimum time period for presentation by opponents of each proposed zoning decision, such minimum time period to be no less than ten minutes per side.

The City of Stone Mountain City Council is a quasi-judicial body. It does render final quasi-judicial decisions, determines all final hearing decisions concerning planning and zoning decisions as listed below per 2-1.4 Public hearing and decision, *which states*:

This section outlines the proper process for zoning hearings and decisions. *Authority. The mayor and city council shall make all final zoning decisions. The mayor and city council shall hold the public hearing required by this article before making said zoning decisions, following the public notice requirements herein. The term "zoning ordinance" shall mean this zoning ordinance (known as Appendix A to the City Code of Ordinances) as well as the official zoning map adopted herewith and made a part thereof, as amended.*

The term "zoning decision" shall mean final legislative action by the Mayor and City Council which results in:

1. The adoption or repeal of a zoning ordinance.
2. The adoption of an amendment to the zoning ordinance, which changes the text of the zoning ordinance.
3. The adoption or denial of an amendment to the zoning ordinance to rezone property from one zoning classification to another.
4. The adoption or denial of an amendment to the zoning ordinance to zone property to be annexed to the city;
5. The grant or denial of a permit relating to a special use of property; or
6. The grant or denial of a variance or conditions concurrent and in conjunction with a decision pursuant to subparagraphs C or E of this paragraph.

PURPOSE OF GUIDELINES

City Council Zoning Public Hearings are an opportunity for the public to share their views with elected officials. However, the meeting itself is the responsibility of the City Council. The public does not participate in the decision-making process. Instead, it provides input to elected officials, who consider public comments while making their decisions. These guidelines are intended to ensure that members of the public have a designated period during the meetings to share concerns, thoughts, and ideas regarding matters related to the Zoning and Comprehensive Plan Public Hearings heard by the City Council. Public concerns presented during meetings that exceed the mandate, role, duties, and responsibilities of the City Council during zoning public hearings are not excluded from public comments. However, it must be affirmed that the City Council is not able to exceed its authority as established in the City of Stone Mountain Charter, the Stone Mountain Code of Ordinances, as well as state laws and regulations. Where such comments are posed for consideration during the comment period of the Zoning Public Hearing or Comprehensive Plan public hearings, citizens may be directed by the Mayor to present their concerns to the appropriate department, agency, council member, or other source. This permits the contents of the zoning public hearing to focus on the facts, circumstances, and requirements necessary for the City Council to make a final decision and allows those desiring to be heard for or against the subject case an opportunity to place their concerns on public record.



REQUIREMENTS FOR PUBLIC COMMENTS CONDUCTED FOR ZONING CASES

- A sign-up sheet for public comments will be provided at the central desk in the City Hall foyer, just before the entrance to the City Council Chambers, 30 minutes before the start time of the Comprehensive Plan or Zoning Public meeting. Each public speaker will be required to complete a public comment form, which must be provided to the City Clerk before any speaker is permitted to present their comments.
- The Mayor and City Council will hear public comments at the time indicated on each meeting agenda, to allow public comment in response to a scheduled case or during a general comment period, as disclosed on the adopted meeting agenda.
- Each public speaker will have a maximum of 2 minutes to speak at the podium. The total time allocated for public comments is 10 minutes per scheduled case, as well as for general public comments, which are conducted at the time specified in the adopted planning commission agenda.
- All individuals wishing to make public comments are expected to conduct themselves with appropriate decorum. Courtesy and respect are required during all meetings, applying to all attendees, including Councilmembers, staff, members of other City of Stone Mountain Commissions (Historic Preservation, Planning Commission, Downtown Development Authority, etc.), and members of the public. It is important to note that the Mayor and City Council reserve the right to signal removal of any individual who recklessly or knowingly engages in behaviors that may **reasonably disrupt a lawful meeting, gathering, or procession, in accordance with** GA Code § 16-11-34. Furthermore, members of the Commission may prohibit any audible demonstrations, such as booing, hissing, clapping, insults, or other disruptions that interfere with the proper conduct of official zoning public hearings.
- Speakers must address their remarks only to the Mayor. The Mayor will usually allow each speaker to present their concerns, but may decide which issues to discuss based on time constraints and scheduled business. Responses to comments may not be provided; when the Mayor permits discussion, they will be brief and factual, without back-and-forth. Other Councilmembers will not speak during this part of the meeting. Staff will summarize public comments, and responses will be provided at a later date, after the meeting, to address public concerns, as directed by the Mayor after the public hearing closes.
- No decision to exclude a person from the hearing or to disallow a person from making or continuing to make a statement will be based on the person's viewpoint.
- If there are no public Speakers at the start time of the hearing, the Mayor and City Council will wait 1 minute. If there are still no public Speakers at 1 minute past the time when public comment is recognized, the Mayor and City Council will immediately continue the meeting. If a public speaker arrives after the hearing has begun, the Mayor will hear from the public speaker only at the Mayor's discretion.
- If the public comments conclude before the completion of the first scheduled hour of the meeting, the Mayor and City Council will wait 1 minute to ensure no additional public Speakers arrive, and if no one comes after that 1 minute, the City Council will **immediately** proceed with the meeting.
- For each zoning case, the Mayor will open the floor for public comment after staff and the applicant have presented evidence, facts, and documentation related to the zoning case under review. The Mayor will invite public speakers who have completed a public comment card to come to the podium and speak on a specific zoning case. The public speaker will be required to state their name and address and provide comments for the public record. If the public speaker refuses to state this information, the comment may not be adequately captured in the meeting record.
- Before each public meeting is opened, the Mayor will read the following information to inform the public of expectations and conduct for public speakers:

We will now open the public meeting to gather comments regarding (the Mayor must state the property address and parcel ID for the public record). Each speaker is required to state their name and address for the public record before presenting their comments. Speakers who choose not to provide their name and address may not have their comments appropriately documented in the public record. Each speaker will have two minutes to present their comments, with a maximum of ten minutes allocated for all public comments for each zoning case.

Please ensure that comments are relevant to the zoning case being discussed before the Mayor and City Council. Failure to adhere to the public comment guidelines may result in the speaker being directed to the general



public comment period held at the general public comment portion of the meeting, where the remaining time may be utilized. If the general public comment period exceeds the number of speakers that would fit within the ten-minute limit, the Mayor may direct the speakers to submit their comments in writing to the City Clerk for inclusion in the record. Alternatively, the Mayor may request a vote by the Mayor and City Council to temporarily extend the public meeting time. If any comment cards have been submitted for the zoning case under consideration, the City Clerk will now announce the names of the speakers who will take the podium in the order called to speak.

- Public comments during zoning public comment meetings are limited to the specific zoning case presented for discussion when the public hearing is opened. All other topics, which may be unrelated to the zoning case at hand, offered for public comment, will be directed by the Mayor to use the balance of their time during the general public comment, typically scheduled at the close of the public meeting. Refusal to comply with the Mayor's request may constitute a disruption of a lawful meeting under **GA Code § 16-11-34**, prompting the removal of the public speaker from the meeting. If the speaker, once redirected to the general public comment portion of the meeting, causes the general public meeting comment period to exceed the allotted ten (10) minutes for all speakers, then the Chair may either require the speaker to write down their comments for the meeting record or request a vote from the Planning Commission to temporarily extend the general public comment period to permit the speaker to hold their comments during the general comment meeting.
- As a reminder, all Public Comments can be submitted in writing on a comment card supplied during the meeting or by email to info@stonemountaincity.org.

LEGAL REQUIREMENTS FOR PUBLIC HEARING PROCEDURES

- *Georgia Rules and Regulations 110-12-1.04 Preparation, Transmittal, and Review of the Comprehensive Plan*
- *Zoning Procedures Law GA Code § 36-66-5*
- *Section 1-1.1 Enactment of the Stone Mountain Code of Ordinances*



Agenda Item

Meeting Date: January 6, 2026

SUBJECT: APPEAL CERTIFICATION OF APPROPRIATENESS DENIAL – HPC2025-1809005009 (PARCEL ID 18 090 05 009)

Item: Action Item

Department: Planning and Zoning

Presented By: Tamaya Huff, Planning Manager

BACKGROUND:

The applicant requested approval for an exterior deck, front deck, and to replace siding and windows at 6444 James B Rivers Memorial Drive (Parcel ID: 18 090 05 009). The property, a single-family home built in 1950, was last remodeled in 2003 and sits on 0.16 acres. A code enforcement review on October 29, 2025, revealed that the exterior deck was already built, the front deck was finished, and the siding and windows had been replaced. There are no records of building permits or reviews to ensure compliance with zoning regulations for this work.

The Historic Preservation Commission (HPC) heard the case on November 18, 2025, and denied the Certificate of Appropriateness (COA) for Case HPC2025-1809005009 on November 19, 2025. The denial was due to non-compliance with the Design Guidelines in Chapter 5 (Residential Rehabilitation Guidelines), particularly sections 5.1 (Exterior Materials), 5.2 (Architectural Details), and 5.4 (Windows). The proposed changes were found inadequate to maintain the historic character of the property. Since this property is a contributing property to the district, the Commission noted that it no longer meets the necessary standards after the completed work. They acknowledged that the construction is finished and do not expect the homeowner to undo any of the changes made.

Attachments/Exhibits:

- Appeal Case Report
 - Application for Appeal – Applicant Michelle Crawford
 - Denial Letter – Historic Preservation Commission
 - Minutes from Historic Preservation Commission – November 19, 2025
-

Requested Action: On December 9, 2025, the applicant appealed the final decision made by the Historic Preservation Commission, on November 19, 2025, in accordance with Section 5-38(10) and is requesting a review of this decision by the City Council. According to Section 5-38(10), the City Council can take the following actions if it determines that the Historic Preservation Commission abused its discretion in making its decision:

- 1) Approve the determination made by the Historic Preservation Commission
- 2) Modify the determination made by the Historic Preservation Commission
- 3) Reject the determination made by the Historic Preservation Commission



Agenda Item

Meeting Date: January 6, 2026

SUBJECT: Stakeholder Committee Adoption

Item: Action

Department: Planning and Development

Presented By: Tamaya Huff

BACKGROUND:

On November 5, 2025, the Planning and Development Department presented before the Stone Mountain City Council for consideration the plan for Appointment of Stakeholders for the Comprehensive Plan. The City of Stone Mountain (City) is required to form a stakeholder committee to guide the development of the comprehensive plan per DCA per Rule 110-12-1.02(2)(a). The City's committee was presented to include interested parties as recommended in the Department of Community Affairs (DCA), Rule 110-12-1.02(2)(a) and its Supplemental Planning Guidance. Committee members would be charged to review the 2021 Plan, provide feedback, and share lessons learned, and inform the plan's development. Committee Members would be requested to participate in all Stakeholder Committee meetings from January 2026 until the committee is dissolved in May 2026. Each stakeholder in the plan will have an active role as recommended in the prior 2021 Comprehensive Plan..

The Stakeholder Committee Development Process encompassed five phases, which established appointments from five different categories which included:

- Phase I. City Council Representatives
- Phase II. Agency Consultation & Stakeholder Participation
- Phase III. Commission Appointments
 - Planning Commission
 - Historic Preservation
 - Downtown Development Authority
- Phase IV. City Staff Appointments
- Phase V. Citizen Volunteers

A total of twenty-one (21) stakeholders were expected to participate in accordance with the established selection criteria, as outlined below in Table 1-1 Categories and Requirements for Stakeholder Members

Table 1-1 Categories and Requirements for Stakeholder Members

Category	Requirements	Member Total
Elected Official	Local Elected Official	2
Agency Stakeholder	Officials of public agencies in City jurisdiction or Dekalb County (Federal, State, or Local)	2
Planning Commission	Active Planning Commissioner	2
Downtown Development Board Member	Active Downtown Board Member	2
Historic Preservation Commission Member	Active Historic Preservation Commission Member	2
City Staff	City Manager	1
	City Manager Appointees	6
Citizen Volunteers	A residential property owner in City who appeared before the PC as an applicant in the last six (6) months.	1
	A business owner of City who appeared before the PC as an applicant in the last six (6) months.	1
	A residential property owner in City who appeared before HPC as an applicant in the last six (6) months.	1
	A business owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
21 Maximum Members Members may only represent one category as presented in Table 1-2.		

The final list of Stakeholder members have been assembled, and is listed below for City Council adoption:

Category	Requirements	Appointee Name
Elected Official	Local Elected Official	<ul style="list-style-type: none"> Mark Marianos, City Council, Post 2, Ryan Smith, Mayor Pro Tempore <i>Appointment by City Council on November 5, 2025</i>
Agency Stakeholder	Officials of public agencies in City jurisdiction or Dekalb County (Federal, State, or Local)	<ul style="list-style-type: none"> Josh Griffin, Stone Mountain Memorial Association <i>Appointment by Bill Stephens CEO of Stone Mountain Memorial Association</i>

Planning Commission	Active Planning Commissioner	<ul style="list-style-type: none"> • Rachel Isley, Planning Commissioner • Grace Kelly, Planning Commissioner <i>Appointment by Planning Commission December 15, 2025, meeting.</i>
Downtown Development Board Member	Active Downtown Development Board Member	<ul style="list-style-type: none"> • Robert Witherspoon, Downtown Development Board • Sarah Hage, Downtown Development Board <i>Appointment by Downtown Development Board on November 20, 2025</i>
Historic Preservation Commission Member	Active Historic Preservation Commission Member	<ul style="list-style-type: none"> • Elisabeth Richmond, Historic Preservation Commissioner • Katherine Meers, Historic Preservation Commissioner <i>Appointment by Historic Preservation Commission on November 19, 2025</i>
City Staff	City Manager	<ul style="list-style-type: none"> • Miglena Dimov, City Manager/Economic Development • Mike Vasquez, Stormwater • Tamaya Huff, Planning and Zoning • T.D. Johnson, Code Enforcement • Chief Westerfield, Police • Angela Adeiran, Financial Manager
	City Manager Appointees	
Citizen Volunteers	A business owner who appeared before the PC as an applicant in the last six (6) months.	Robbie-Terry-Washington A Appeared before Planning Commission on April 21, 2025.
	A business owner in City who appeared before the HPC as an applicant in the last six (6) months.	Joshue Narvaez Appeared before Historic Preservation Commission July 16, 2025.
<p style="text-align: center;">21 Maximum Members Total Actual Proposed Members (17)</p>		

Resource Impact:

No funding is required for this agenda item

Attachments/Exhibits:

- November 5, 2025, Stakeholder Development Process presented before City Council
 - City Council Minutes – November 5 City Council
 - Downtown Development Authority – Appointment Email
 - Historic Preservation Commission – Appointment Minutes
 - Planning Commission – Appointment Minutes
 - Stone Mountain Memorial Association Appointment Email
 - Citizen Letters of Interest
 - Stakeholder Roles on Plan
-

Requested Action: City Council to appoint citizen stakeholder members for Comprehensive Plan Stakeholder Committee, and accept appointments made by Planning Commission, Historic Preservation Commission, Downtown Development Authority, City Council, and Stone Mountain Memorial Association.



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: Appointment of Stakeholders for Comprehensive Plan Update

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

Background:

The City of Stone Mountain (City) is required to form a stakeholder committee to guide the development of the comprehensive plan per DCA per Rule 110-12-1.02(2)(a). The City's committee will include interested parties as recommended in the Department of Community Affairs (DCA), Rule 110-12-1.02(2)(a) and Supplemental Planning Guidance. Committee members will review the 2021 Plan, provide feedback, and share lessons learned, and inform the plan's development. Committee Members are requested to participate in all Steering Committee meetings from January 2026 until the committee is dissolved in May 2026.

Phase I Selection. City Council Representatives

Phase I of the Stakeholder Selection process involves appointments of Elected Officials. Staff request that the Council hold a vote on the appointment of council members to serve as stakeholders on the Comprehensive Plan Stakeholder Committee. A maximum of two elected officials is requested for appointments.

Phase II Agency Consultation & Stakeholder Participation

Phase II will focus on selecting agencies and government representatives who have experience in providing technical assistance for comprehensive plan development. Each participant will bring their unique professional perspective to the stakeholder committee. The City will reach out to the following agencies, inviting them to contribute technical input or participate as stakeholders on the committee. This is not an exhaustive list.

Table 1-1. Recommended Stakeholder Agencies

Agency
Dekalb County UGA Extension
Dekalb County Historic Preservation Commission
City of Stone Mountain Memorial Association
Dekalb County Stormwater
Georgia Department of Transportation
Dekalb County Department of Commerce
Dekalb County Fire Rescue
Dekalb County Board of Education

Up to (2) two agencies will be selected as stakeholder members to actively contribute to the planning process. It's encouraged that all other agencies review the comprehensive plan, and/ or attend public meetings to share feedback on the final draft of the plan. Invitations to participate will be sent out by **November 6, 2025**, and the invitation period will be concluded on **December 17, 2025**. In our previous comprehensive plan update, the City highlighted the importance of including the Stone Mountain Memorial Association in our planning efforts. Thus, prioritizing this agency for participation is encouraged, unless it chooses to opt out.

Phase III. Commission Appointments

Commission appointments from the Planning Commission (PC), Downtown Development Authority (DDA), and Historic Preservation Commission (HPC) will be requested during the following meetings:

- PC: December 15, 2025
- HPC: December 17, 2025
- DDA: November 20, 2025

Each commission will be requested to appoint at least two members to the stakeholder commission.

Phase IV. City Staff Appointments

The City Manager will appoint **seven (7) staff members** from the City to join the Stakeholder Committee. This committee will include the City Manager and representatives from Code Enforcement, Planning, Stormwater, Police, and other relevant positions as determined by the City Manager.

Phase V. Citizen Volunteers

Residents of the City will be invited to apply for a unique opportunity to contribute to the comprehensive plan development. Volunteers must meet **one** of the following criteria:

1. A residential property owner that appeared before PC as an applicant in the past six (6) months.
2. A business owner that appeared before the PC as an applicant in the past six (6) months.
3. A residential property owner who appeared before HPC as an applicant in the last six (6) months.
4. A business owner that appeared before HPC as an applicant in the past six (6) months.

Selected volunteers will provide valuable insights into the planning and historic preservation procedural processes to help shape current initiatives and future planning efforts.

Applications will be accepted from **November 6, 2025**, and will close on **December 17, 2025**. A minimum of two (2) volunteers, with the possibility of choosing up to four (4) volunteers are planned.

Summary

As indicated in Table 1-2, a total of **twenty-one (21) stakeholders** will be selected to participate in the Stakeholder Committee. The requirements for stakeholders planned to participate are listed in Table 1-2.

Table 1-2 Categories and Requirements for Stakeholder Members

Category	Requirements	Member Total
Elected Official	Local Elected Official	2
Agency Stakeholder	Officials of public agencies in City jurisdiction or Dekalb County (Federal, State, or Local)	2
Planning Commission	Active Planning Commissioner	2
Downtown Development Board Member	Active Downtown Board Member	2
Historic Preservation Commission Member	Active Historic Preservation Commission Member	2
City Staff	City Manager	1
	City Manager Appointees	6
Citizen Volunteers	A residential property owner in City who appeared before the PC as an applicant in the last six (6) months.	1
	A business owner of City who appeared before the PC as an applicant in the last six (6) months.	1
	A residential property owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
	A business owner in City who appeared before the HPC as an applicant in the last six (6) months.	1
21 Maximum Members Members may only represent one category as presented in Table 1-2.		

The final committee is anticipated to be established by **December 17th**. The schedule of Stakeholder Meetings is enclosed for reference.

Resource Impact: No funding is required for this agenda item.

Attachments/Exhibits: Comprehensive Plan Stakeholder Development Schedule

Requested Action: For the mayor to appoint two Council Members to participate in the Stakeholder Committee.

Tamaya Huff

From: Bill Stephens <b.stephens@stonemountainpark.org>
Sent: Thursday, December 11, 2025 10:31 AM
To: Tamaya Huff
Cc: Josh Griffith
Subject: 'EXTERNAL' City Stakeholders Committee

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

Good morning, Ms. Huff-

It was good to speak with you again this morning.

We would like to appoint Josh Griffith to your Stakeholders Committee.

Josh Griffith
Land Management Supervisor
Education Division
j.griffith@stonemountainpark.org
770-498-5629

Thank you for the opportunity.

Bill

Bill Stephens
CEO
Stone Mountain Memorial Association
2027 Old Hugh Howell Road
Stone Mountain, GA 30083
770.498.5611 office



Tamaya Huff

From: Miglena Dimov
Sent: Thursday, November 20, 2025 7:57 PM
To: Tamaya Huff
Cc: DDA Stone Mountain
Subject: Fwd: Stakeholder Committee Development Process

Dear Ms. Huff. The DDA Board Members appointed Ms. Sarah Hage and Mr. Robert Witherspoon to serve on the advisory board for the comprehensive plan.

Sent from my iPhone

Begin forwarded message:

From: Miglena Dimov <mdimov@stonemountaincity.org>
Date: November 20, 2025 at 6:47:42 PM EST
To: DDA Stone Mountain <DDAStoneMountain@stonemountaincity.org>
Cc: Kyle Williams <kwilliams@williamsteusink.com>
Subject: Fwd: Stakeholder Committee Development Process

Sent from my iPhone

Begin forwarded message:

From: Tamaya Huff <thuff@stonemountaincity.org>
Date: November 20, 2025 at 4:21:40 PM EST
To: Miglena Dimov <mdimov@stonemountaincity.org>
Subject: Stakeholder Committee Development Process

Maggie,

The City of Stone Mountain (City) is required to form a stakeholder committee to guide the development of the comprehensive plan per DCA per Rule 110-12-1.02(2)(a). The City's committee will include interested parties as recommended in the Department of Community Affairs (DCA), Rule 110-12-1.02(2)(a) and [Supplemental Planning Guidance](#). Committee members will review the 2021 Plan, provide feedback, and share lessons learned, and inform the plan's development. Committee Members are requested to participate in all Steering Committee meetings from January 2026 until the committee is dissolved in May 2026.

Commission appointments from the Planning Commission (PC), Downtown Development Authority (DDA), and Historic Preservation Commission (HPC) will be requested during the following meetings:

1. PC: December 15, 2025
2. HPC: December 17, 2025
3. DDA: November 20, 2025

Each commission will be requested to appoint at least two members to the stakeholder commission.



Tamaya Huff
Community Development
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

To schedule a pre-application meeting, please do so via the link below:

<https://calendly.com/thuff-stonemountaincity/30min>



**City of Stone Mountain Historic Preservation Commission
Regular Meeting Minutes
November 19, 2025 – 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083**

CALL TO ORDER – Elaine Vaughn called the meeting to order at 6:31pm

DETERMINATION OF QUORUM

Present: Andrea Redmond, Elaine Vaughn, Elisabeth Richmond, Kat Meers, Rebecca Spring, Theresa Hamby

Absent: None

APPROVAL OF THE AGENDA

Elaine Vaughn moved to approve the agenda, seconded by Rebecca Spring.

Vote: Passed Unanimously 5-0

APPROVAL OF MEETING MINUTES

1. October 15, 2025

Elaine Vaughn moved to approve the minutes with amendments, seconded by Elisabeth Richmond.

Vote: Approved unanimously 5-0

COMMISSION ANNOUNCEMENTS

1. **Historic Preservation Appointments.** On November 5, 2025, Mary Galloway was appointed by City Council to replace Elaine Vaughn on the Historic Preservation Commission.
2. **Historic Preservation Commission Appointments to Comprehensive Plan Stakeholder Committee.** Andrea Redmond moved to approve Katherine Meers and Elisabeth Richmond to represent the Historic Preservation Commission (HPC) on the Comprehensive Plan Stakeholder Committee.
Vote: Approved unanimously 5-0
3. **Historic Preservation Fund (HPF) Grant Update.** Planning Manager reported the HPF Grant RFP would be advertised in December 2025.

CERTIFICATE OF APPROPRIATENESS

1. **Case# HPC2025-1808919013 5470 E Mountain Street – Robert Burroughs**
 - Request to install wooden fence
 - Andrea Redmond moved to approve the request; seconded by Elisabeth Richmond
 - Vote: Approved unanimously 5-0.
 - Public Comment: None.
2. **Case# HPC2025-1809014014 5232 W Mountain Street – Shelley Blue**
 - Request to install wooden fence
 - Andrea Redmond moved to approve the request; seconded by Elisabeth Richmond
 - Vote: Approved unanimously 5-0.
 - Public Comment: None.

3. **Case# HPC2025-1809005009 6444 James B Rivers Memorial Drive – Michelle Crawford**

- Request to replace windows, siding, add front and rear deck
- Rebecca Spring moved to approve the request; seconded by Katherine Meers
- Vote:
 - Deny (3) Rebecca Spring, Katherine Meers, Elisabeth Richmond
 - Abstained (2) Elaine Vaughn and Andrea Redmond
 - Motion Carries – Application Denied.
- Public Comment: None.

4. **Case# HPC2025-1812508008 6122 E Ponce De Leon Avenue – Ali Lababidi**

- Request to construct two car garages and addition
- Rebecca Spring moved to defer the request; seconded by Elisabeth Richmond
- Vote: Defer unanimous 5-0.
- Public Comment: None.

OLD BUSINESS

1. None.

NEW BUSINESS

1. Maintenance Cases – No HPC Review Required
 - 5306 Mimosa Drive – Exterior Maintenance
 - 938 VFW Drive- Exterior Maintenance
 - 925 Ridge Avenue – Exterior Maintenance
 - 5435 Eva Mamie – Tree Hazard

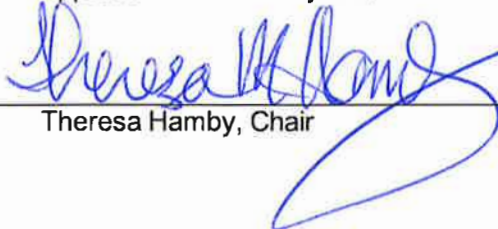
PUBLIC COMMENTS

1. None

ADJOURNMENT

Elaine Vaughn moved to adjourn at 7:05 p.m.; seconded by Elisabeth Richmond.

Vote: Approved unanimously 5-0.



Theresa Hamby, Chair



Tamaya Huff, Secretary



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

CALL TO ORDER

Meeting called to order at 6:31pm.

DETERMINATION OF QUORUM

Present: Alex Brennan, Rachel Isley, Grace Kelly, Raina Willson, and Chountelle Hudson

Absent: Meron Tadesse, Matt McConnell

APPROVAL OF THE AGENDA

Grace Kelly moved to approve the agenda as presented; seconded by Rachel Isley.

Vote: Approved Unanimously 5-0.

APPROVAL OF MEETING MINUTES

1. October 20, 2025

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

COMMISSION ANNOUNCEMENTS

1. Planning Commission Appointments.

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

2. Steering Committee Development

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

3. City Council Agenda – November 18, 2025

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

OLD BUSINESS

None.

NEW BUSINESS

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

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

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

PUBLIC COMMENTS

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

ADJOURNMENT

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



Alex Brennan, Chair



Tamaya Huff, Secretary

December 12, 2025

Re: City of Stone Mountain Comprehensive Plan Stakeholder Committee**City of Stone Mountain**

875 Main Street
 Stone Mountain, GA 30083

Dear Mrs. Tamaya Huff,

It is with great enthusiasm that I write this letter of interest to become a Citizen Volunteer on the City of Stone Mountain Comprehensive Plan Stakeholder Committee. Over the last decade, I have been fortunate to call Stone Mountain home, and more recently, I have chosen to further invest in the community by expanding my entrepreneurial efforts through the launch of the Mayan Grill. This business pays homage to my cultural roots while also allowing me to give back to the community that has supported me.

Through the process of opening the Mayan Grill, I participated as an applicant before the Historic Planning Commission. I have gained firsthand insight into how land use, zoning, and preservation decisions impact individual applicants and the broader community. I believe this experience positions me well to provide constructive feedback, identify opportunities for improvement, and support transparent and effective planning practices. Being part of the Stakeholder Committee would give me an opportunity to contribute beyond my own business. I see this role as a meaningful way to give back while also helping to improve systems, policies, and feedback mechanisms that better support residents, business owners, and the community.

I bring extensive leadership experience across business ownership, nonprofit service, and community-focused initiatives. Since 2013, I have served as CEO, insurance broker, and bookkeeper for Narvaez Insurance Co. In this role, I focus on cost-saving measures, improving operational effectiveness, and developing programs to strengthen accounting procedures and end-of-year reporting. I also serve as a business consultant, assisting small businesses with expansion efforts, strategic planning, and long-term sustainability. My leadership experience also extends to nonprofit work. Since 2017, I have served as Vice President of Fundación Adelante Guatemala, a nonprofit organization dedicated to combating water-borne illnesses through cross-sector collaboration, research, and education. These experiences have strengthened my ability to listen thoughtfully, collaborate with diverse stakeholders, communicate clearly, and work toward consensus. All these skills I believe are essential for effective participation on the Stakeholder Committee.

I am able and willing to commit to the requirements of the Stakeholder Committee from January 2026 through May 2026. Specifically, I can attend all scheduled comprehensive plan hearings and open houses and will come prepared to actively participate in discussions and meetings. In addition, I am prepared to present my experiences as an applicant before the PC. I am willing to share my impressions of the HPC processes, including what worked well and where clarity or efficiency could be improved. I also bring a practical understanding of these processes from an applicant's perspective. While my knowledge continues to grow, I am eager to learn, ask informed questions, and contribute meaningfully to the committee's work.

I care deeply about the future of the City of Stone Mountain and believe thoughtful, inclusive planning is essential to preserving the character of our community while supporting its diversity, growth, and long-term sustainability. Thank you for considering my application, and I look forward to our continued partnership.

Sincerely,

Josue Narvaez

404-216-9127 | hnarvaezmena@oglethorpe.edu



1012 Main Street
Stone Mountain, GA 30083

Robbie Terry-Washington
Email: buz@rtwxxact.com
Phone: 216-533-6586
December 12, 2025

To: thuff@stonemountaincity.org

Subject: Letter of Interest - City of Stone Mountain Comprehensive Plan Stakeholder Committee

Dear Selection Committee,

My name is **Robbie Terry-Washington**, and I am writing to express my interest in serving on the **City of Stone Mountain Comprehensive Plan Stakeholder Committee** for the January 2026-May 2026 term. Thank you for extending the opportunity to apply as a Citizen Volunteer. I am honored to be considered among those who have previously engaged with the Historic Planning Commission and Planning Commission processes.

Why I Would Like to Participate

I am deeply committed to the growth and long-term success of Stone Mountain. As a resident and business owner working in the heart of the Village and an AIRBNB in the historic area, I would value the opportunity to contribute meaningfully to the City's strategic initiatives, especially those that foster sustainable economic development, strengthen community infrastructure, and align with the broader vision for Stone Mountain's future. Participating on this Stakeholder Committee would allow me to support a process that directly influences the direction of the City for years to come.

Leadership Experience

I currently serve as the CEO of **RTW Xxact Enterprises**, a consulting firm providing financial, operational, and strategic services to public and private organizations. I am also the Founder of **RTW Academy Inc**, a nonprofit dedicated to education and workforce advancement.

My background includes **over 25 years of leadership experience in corporate America**, spanning roles up to the CFO level. I've served in financial and executive leadership capacities at organizations such as **Ernst & Young, the IRS, KeyBank (13 years)**, and several public and private companies. My expertise includes financial management, budgeting, taxation, risk, compliance, operations, and organizational transformation.

In addition, my consulting firm has worked with multiple municipalities, helping resolve operational issues, rebuild internal controls, improve financial reporting, and support overall government effectiveness. These experiences have provided me with a comprehensive understanding of how local governments function and the complexities involved in municipal planning and development.

Ability to Commit to Committee Requirements

I am fully able to commit to participating **from January 2026 through May 2026**. Being centrally located in Stone Mountain Village provides me the flexibility to attend all required meetings **in person**, and if I am traveling for business, I can still participate **remotely** without interruption.

Regarding specific requirements:

- **Attendance at all comprehensive plan hearings and open houses:**
I am fully committed to attending all three scheduled dates, provided the dates are communicated in advance.
- **Sharing experience with PC or HPC processes:**
I am prepared to share my impressions and insights as an applicant and participant in the PC/HPC process.
While my familiarity with the formal PC/HPC procedural structure is developing, I have extensive experience working with local government operations, and I understand governance, planning, and regulatory functions. Through RTW's consulting engagements, I have helped municipalities address systemic issues, improve operational outcomes, and align internal processes with statutory and community expectations.

Understanding of the Stakeholder Committee Role

I fully appreciate that the Committee is responsible for reviewing the **2021 Comprehensive Plan**, assessing progress, identifying gaps, and contributing perspectives that shape the **2026 update**. I value the City's commitment to proactive planning, community engagement, and ensuring that future development aligns with Stone Mountain's vision, goals, and identity.

My professional expertise—combined with my investment in the well-being and prosperity of Stone Mountain—positions me to contribute balanced, thoughtful, and practical insight throughout this process.

Thank you for your consideration. I would welcome the opportunity to serve the City in this important capacity and support the continued advancement of our community.

Sincerely,

Robbie Terry-Washington

Robbie Terry-Washington
RTW Xxact Enterprises
Email: buz@rtwxxact.com
Phone: 216-533-6586



Mayor and City Council Work Session
Tuesday, November 5, 2025 at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

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

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

Public Hearing was called to order at 6:37 p.m.

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

ABSENT: Council Member: Post 4 Gil Freeman

I. Public Hearing

1. Public Hearing on Overview of the Proposed Budget

Interim City Manager Maggie Dimov provided a general overview of the Proposed Budget as outlined in the provided city council packet.

Council Member Freeman arrived at 6:39 p.m.

Public Hearing comments

Public Comment 1: Theresa Thomas – Indicated the need for a forensic audit of the budget, expressing concern that funds from FY 2026 were being used to cover FY 2025 expenses. Noted that the current budget raises concerns about a potential millage rate increase and cited a lack of transparency in spending for parties/events, SPLOST, and the DDA due to missing line items. Also raised concerns about significant road issues on James B. Rivers Memorial Drive, including potholes and sinkholes.

Public Comment 2: Eileen Smith – Questioned the fluctuation of salaries and benefits in the budget compared to the number of employees across several departments, including Administration, the Police Department, the Visitors Center, and Public Works.

Public Comment 3: Denise Phillips – Stated that the City has not lost money since 2018 and raised concerns about the Administration budget and what she described as unnecessary hiring. Questioned why no capital funding was allocated for sidewalks, road repairs, or updated computer systems. Urged the Mayor and Council to vote no on the proposed budget.

Public Comment 4: Clint Monroe – Stated that the duties of the Mayor and Council include maintaining a transparent government and expressed concern about a lack of accountability in how taxpayer money

is being spent. Emphasized the need for an audit to identify potential issues in the City's finances so that proactive steps can be taken.

Public Comment 5: Theresa Thomas – Stated that the 2023 audit flagged funds spent from SPLOST that was not reimbursed. Noted concerns about the Crabapple expense being paid from SPLOST and later reportedly shifted to Public Works without documentation. Also cited Municode requirements to raise funds for the cemetery and expressed concern that the City has not closed out the 2024 or 2025 finance reports, which she believes violates Municode.

II. Adjournment – 7:11 P.M.

ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 7:11 P.M

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

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

III. Call to Order

Mayor Jones called the meeting to order at 7:11 P.M

IV. Determination of Quorum

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

V. Invocation and Pledge

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

VI. Citizen Comments – Including comments from public/stakeholders

Citizen Comment 1: Dave Thomas – Thanked all candidates who ran for Mayor and Council, noting the significant responsibility of committing to four years of public service. Expressed support for the incoming elected officials as well as the remaining Council members.

Citizen Comment 2: Kay Nunez – Expressed excitement about the parking lot being paved behind City Hall but raised concerns about street parking. Asked Council to consider prohibiting parking on one side of the road from City Hall to Mackin Street, noting that traffic entering and exiting the new lot could impede emergency vehicle access.

Citizen Comment 3: Carl Wright – Thanked all Council members for their service and expressed hope that those departing will continue contributing to the City and building on the efforts made during their tenure including Clint Monroe.

Citizen Comment 4: Clint Monroe – Thanked Carl Wright for his kind words and congratulated Elaine Vaughn on her win, stating that he stands by the commitments he made during his campaign and intends to support her. Expressed gratitude for citizen participation, noting that voter turnout exceeded 27% for an off-year election. Added that he would like to see residents' water, gas, and electric bills reduced and suggested that the City consider lowering the millage rate to 15 mills.

Citizen Comment 5: Theresa Thomas - Encouraged residents to remove campaign signs and noted a request from a San Pablo resident to clear some wooded areas. She thanked Council Member Bryant for the parking lot and asked about adding a sidewalk and security. Also urged the Mayor and Council to consider the impact of the government shutdown and private layoffs on residents and noted strong communal unity at the end of the election.

VII. Review of the Journal (City Clerk)

1. Consideration of an action on a request to approve October 18, 2025 Special Called Meeting Minutes

ACTION: MOTION TO APPROVE OCTOBER 18, 2025 SPECIAL CALLED MEETING MINUTES

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

2. Consideration of an action on a request to approve October 21, 2025 Meeting Minutes

ACTION: MOTION TO APPROVE OCTOBER 21, 2025 MEETING MINUTES

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

VIII. Reading of Communications – None

IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY

Motion made by Mayor Pro Tem: Post 3 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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

X. City Manager's Report

1. The City Manager briefly highlighted two special events, including the Kaboom event and the Trunk or Treat, and thanked Council Member Freeman for leading the Kaboom initiative.
2. Council Member Freeman thanked the Atlanta Falcons, Georgia Power, the Mayor and Council, along with all other participating candidates and volunteers, for coming out and donating their time toward the project. Council Member Bryant congratulated Council Member Freeman for the 3 playgrounds he has taken the initiative to put up around the City and the hard work he's done in the community.

XI. Council Policy Discussion Topics – None

XII. Unfinished Business – None

XIII. New Business

1. Consideration of an action on a request to appoint a Personnel Hearing Officer

Mayor Jones asked City Attorney Angela Couch to provide additional details regarding the employee grievance process, including the role of the personnel hearing officer. Attorney Couch explained that an informal process must occur before a formal grievance, following the chain of command, with a final appeal to a personnel hearing officer if the criteria are met. She also clarified that the terms for appointments or reappointments are two years.

Following extensive discussion, the item was tabled to allow the Mayor additional time to nominate an attorney to serve as the Personnel Hearing Officer.

ACTION: MOTION TO TABLE THE REQUEST TO APPOINT A PERSONNEL HEARING OFFICER

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

2. Consideration of an action on a request to appoint Planning Commission members

Members of the Council questioned Ms. Isley regarding any familial relationships with current commission members and what motivated her to join the City's Planning Commission. She explained that community members informed her of the position and that, as a local resident, she is familiar with the area and scope of the work.

Members of the Council questioned Ms. Wilson regarding any familial relationships with current commission members and what motivated her to join the City's Planning Commission. She stated that she has lived in Stone Mountain Village for three years and wanted to make a difference. She noted that she had attended several Council meetings and wanted an opportunity to become more involved.

ACTION: MOTION TO APPOINT RAINA WILSON AS A PLANNING COMMISSION MEMBER

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 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman

MOTION PASSED

ACTION: MOTION TO APPOINT RACHEL M. ISLEY AS A PLANNING COMMISSION MEMBER

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 Gil Freeman, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 5 Shawnette Bryant

MOTION PASSED

3. Consideration of an action on a request to appoint Historic Preservation Committee members

Mayor Pro Tem Ryan Smith inquired about term limits. Council Member Teresa Crowe and Tamaya Huff confirmed that no term limits are currently outlined in the City's code.

Members of the Council asked Mary Galloway what motivated her to join the Historic Preservation Committee and what her top priorities would be. She stated that she looks forward to working collaboratively with the board, emphasized the importance of consistency, and noted that reviewing the codes to ensure alignment would be a key focus.

ACTION: MOTION TO APPOINT MARY GALLOWAY AS A HISTORIC PRESERVATION COMMITTEE MEMBER

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

ACTION: MOTION TO APPOINT ANDREA REDMOND AS A HISTORIC PRESERVATION COMMITTEE MEMBER

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

Voting Nay: Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman

MOTION PASSED

4. Consideration of an action on a request of appointments to the Comprehensive Plan Stakeholder Committee, requested by Planning Manager Tamaya Huff

Council Member Marianos will temporarily serve on the Comprehensive Plan Stakeholder Committee until the newly elected Council members begin their terms, at which time the Council may reappoint a member.

ACTION: MOTION TO APPOINT MAYOR PRO TEM SMITH AND COUNCIL MEMBER MARK MARIANOS AS MEMBERS OF THE COMPREHENSIVE PLAN STAKEHOLDER COMMITTEE.

Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post 6 Teresa Crowe

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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)

5. Consideration of an action on a request by the Downtown Development Authority (DDA) to Exempt DDA-Sponsored Signs from City Sign Permit Fees

Council raised questions regarding exemptions and specifications for campaign signs, including the number and size allowed. The City Attorney recommended adding specific language so that a resolution could be drafted to include these requirements.

ACTION: MOTION TO APPROVE A REQUEST BY THE DOWNTOWN DEVELOPMENT AUTHORITY (DDA) TO EXEMPT DDA-SPONSORED SIGNS FROM CITY PERMIT FEES

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

Motion not voted on, later amended

ACTION: MOTION TO AMEND PREVIOUS MOTION MADE BY MAYOR PRO TEM RYAN SMITH AND INCLUDE ALL SIGNAGE CONDITIONS/ SPECIFICATIONS AS WILL BE PROPOSED

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

XIV. New Ordinances and Resolutions

1. Resolution No. 2025-29 – Amend Special Event Fee Schedule to include street closures

The Interim City Manager discussed the need for street closures during special events to ensure public safety and suggested creating a fee schedule to cover the costs of police presence, barricades, and other necessary City support.

Council members questioned whether it would be fair to charge citizens permit fees.

ACTION: MOTION TO APPROVE RESOLUTION NO. 2025-29 – AMEND SPECIAL EVENTS FEE SCHEDULE TO INCLUDE STREET CLOSURES

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

Motion not voted on, later tabled

ACTION: MOTION TO TABLE RESOLUTION NO. 2025-29 AMEND SPECIAL EVENTS FEE SCHEDULE TO INCLUDE STREET CLOSURES

Motion made by Council Member: Post 4 Gil Freeman, Seconded by Council Member: Post 5 Shawnette Bryant

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

Voting Nay: Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith

Motion Passed

2. Ordinance 2025-10 – 2026 City Budget

Council members inquired about the budget increase for the Visitors Center. It was explained that the increase reflects two new positions, a Recreation Manager and an Events Manager, the latter originally budgeted under Administration. Council also raised concerns about SPLOST funding. Finance Manager Angelia Adediran clarified that under an agreement, DeKalb County has allocated \$2 million for specific projects, which are now at the halfway mark. The remaining funds are reflected under SPLOST II in the budget.

Council Member Anita Bass clarified that even if the budget were passed today, there would still be an opportunity to make a budget amendment. City Attorney Angela Couch added that the budget ordinance could not be approved at this meeting because it was only on its first read and advised that Council instead make a motion to adopt the budget as presented instead.

Additional questions were raised about additional staff members being requested in the proposed budget. Planning Manager Tamayah Huff gave a brief overview of the Planning and Zoning Review process and outlined her day-to-day responsibilities to offer clarity on the need for a new position within the Planning Department.

ACTION: MOTION TO APPROVE ORDINANCE NO. 2025-10 – 2026 CITY BUDGET

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, Council Member: Post 6 Teresa Crowe

Voting Nay: Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

Mayor Jones voted in favor – motion later amended by Council Member Mark Marianos due to the Ordinance being on its first read

ACTION: MOTION TO ADOPT 2026 CITY BUDGET WITH ADJUSTMENTS

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

3. Ordinance 2025-07 – 1008 B Main Street - Special Use Permit

ACTION: MOTION TO APPROVE ORDINANCE NO. 2025-07 – 1008 B MAIN STREET - SPECIAL USE PERMIT

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

4. Ordinance 2025-08 – 6804 James B. Rivers Memorial Drive - Special Use Permit

ACTION: MOTION TO APPROVE ORDINANCE NO. 2025-08 – 6804 JAMES B. RIVERS MEMORIAL DRIVE - SPECIAL USE PERMIT

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 6 Teresa Crowe

Voting Nay: Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

MOTION PASSED

XV. Remarks of Privilege

1. Council Member Bass announced that Stone Mountain Elementary School received a renovation package for their library, classrooms, and breakrooms, with the work scheduled to begin on Tuesday, November 11, 2025, at 2:30 p.m.
2. Council Member Bryant congratulated the newly elected Council Members and Mayor and encouraged them to thoroughly review City materials and to read their packets carefully.

XV. Announcements by the Mayor – None

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

XVIII. Adjournment

ACTION: MOTION TO ADJOURN THE MEETING 9:44 P.M.

Motion made by Council Member: Post 2 Mark Marianos, 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 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

MOTION PASSED (UNANIMOUSLY)


Dr. Beverly Jones, Mayor


Shavala Ames, City Clerk

According to DCA rules, the Steering Committee, also known as the Stakeholder Committee, serves as an advisory panel that provides input during the planning process. For comprehensive planning purposes, the Steering Committee generally includes representatives from local authorities, the business community, key non-profit organizations, and citizen groups. Below is a detailed overview of the stakeholder groups selected for the 2026 Comprehensive Plan Update Stakeholder Committee, along with their roles and responsibilities for City Council consideration.

Current Role as Stakeholder: Review the priorities identified for their stakeholder group in the 2021 Comprehensive Plan and identify needs and opportunities for consideration in the 2026 Comprehensive Plan update.

Stakeholder	Role on Stakeholder Committee	Appointment Reason
City Council	Required per DCA Rule 110-12-1.02	DCA Regulation
Agency Stakeholder	In the 2021 Comprehensive Plan for the City of Stone Mountain, the Stone Mountain Memorial Association was recognized as a stakeholder and potential contributor to the City's development of green spaces, trail systems, and new park opportunities.	2021 Comprehensive Plan
Planning Commission	<ul style="list-style-type: none"> According to Section 2-310 of the City of Stone Mountain Code of Ordinances, the planning commission is required to participate in areas of land use, planning, and redevelopment. This includes consulting with planning and zoning experts or other individuals as deemed necessary or appropriate by the governing authority, the city manager, or the planning commission itself. These investigations may be conducted from time to time to aid in decision-making regarding land use, planning, redevelopment, and zoning matters, which also encompass comprehensive planning and comprehensive plan development. <p>2021 Comprehensive Plan</p> <ul style="list-style-type: none"> Review the 2013 LCI Update, Enhance conservation regulations and improve access to park facilities. The Zoning Procedures Law mandates that zoning decisions consider comprehensive plan goals. 	2021 Comprehensive Plan Suggested Stakeholder (DCA)
Downtown Development Board Member	<ul style="list-style-type: none"> In 2021, the Downtown Development Authority (DDA) collaborated with the Georgia Department of Community Affairs' Design Studio to enhance Stone Mountain's entrances and gateways as part of the Comprehensive Plan. In 2020, the DDA hired the consulting firm POND to create the Village Forward Downtown Master Plan, a goal established during their 2019 strategic planning retreat. The plan was adopted on October 6, 2020, and complements the City's Livable Centers Initiative (LCI) Plan and other downtown planning efforts. 	2021 Comprehensive Plan Suggested Stakeholder (DCA)
Historic Preservation Commission Member	This stakeholder group will focus on: <ul style="list-style-type: none"> Historic District Design Guidelines & Role in Comprehensive Plan Residential development reinforcing the traditional town center through a combination of historic home rehabilitation. Preserve Historic Character The goals from the previous plan included <ul style="list-style-type: none"> Preserving Historic Character Revisiting Design Guidelines Commercial Development (Ground Retail) Reinforcing Historic Home Rehabilitation 	2021 Comprehensive Plan Suggested Stakeholder (DCA)

According to DCA rules, the Steering Committee, also known as the Stakeholder Committee, serves as an advisory panel that provides input during the planning process. For comprehensive planning purposes, the Steering Committee generally includes representatives from local authorities, the business community, key non-profit organizations, and citizen groups. Below is a detailed overview of the stakeholder groups selected for the 2026 Comprehensive Plan Update Stakeholder Committee, along with their roles and responsibilities for City Council consideration.

Current Role as Stakeholder: Review the priorities identified for their stakeholder group in the 2021 Comprehensive Plan and identify needs and opportunities for consideration in the 2026 Comprehensive Plan update.

City Staff	City Manager (Economic Development)	
	City Manager Appointees <ul style="list-style-type: none"> • Stormwater – Mike Vasquez • Planning and Development – Tamaya Huff (Land Use & Housing/Transportation) • Code Enforcement – T.D. Johnson (Aged/ Vacant Housing Stock) • Police – Chief Westerfield (Traffic Safety) • Finance – Angelia Adieran (Financial Resources/Financial Planning) 	2021 Comprehensive Plan Suggested Stakeholder (DCA)
Citizen Volunteers	A business owner of the City who appeared before the PC as an applicant in the last six (6) months. The prior comprehensive plan identified underperforming business retention, a better business environment, better alignment with business interests, and improved interactions with business owners as underlying issues for the City of Stone Mountain. <ol style="list-style-type: none"> (1) Recently participated in the Planning and Historic Commission process as an applicant. (2) The representative will share their experiences in obtaining Planning Commission approval. (3) They will provide insights as business owners. (4) Potential process improvements will be presented for stakeholder consideration. 	2021 Comprehensive Plan Suggested Stakeholder (DCA)
	A business owner in the City who appeared before the HPC as an applicant in the last six (6) months. The prior comprehensive plan identified underperforming business retention, a better business environment, better alignment with business interests, and improved interactions with business owners as underlying issues for the City of Stone Mountain. <ol style="list-style-type: none"> (1) Recently participated in the Historic Preservation Commission process as an applicant. (2) The representatives will share their experiences in obtaining Historic Preservation approval. (3) They will provide insights as business owners. (4) (4) Potential process improvements will be presented for stakeholder consideration. 	2021 Comprehensive Plan Suggested Stakeholder (DCA)

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 798 THIRD STREET SPECIAL USE PERMIT (SUP) TO ALLOW A SHED (PARCEL ID: 18 074 12 012) WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE 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 Planning Commission (“Commission”) considered and recommended approval with conditions a petition for a special use permit (“SUP”) on August **18, 2025**, to allow a shed at 798 Third Street (Parcel ID 18 074 12 012) filed with Commission requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, the Mayor and City Council (“Council”) considered a petition for a SUP on **November 18, 2025**, voting to approve the petition on December 2, 2025, to allow a shed at 798 Third Street (Parcel ID 18 074 12 012) filed with Council requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, a public meeting was held on **August 18, 2025**, before the Planning Commission, where a recommendation of approval with conditions for the SUP was provided to the Mayor and City Council for consideration; and,

WHEREAS, a public hearing was held on **November 18, 2025**, in accordance with Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**; and Section 2-4.4 of the Code; 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 the Council meeting in regular session, that the Code and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance

1. 798 Third Street (Parcel ID 18 074 12 012) will be governed by the provisions of this ordinance except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented before the mayor and city council in the form of a public hearing and approved will prevail.
2. The Mayor and City Council (“Council”) considered and approved the SUP in accordance with the following conditions:
 - A) The accessory building (shed) is set back at least (20) feet from each lot line.
 - B) A vegetative buffer strip at least feet wide but no more than 75 feet wide. The vegetative buffer should extend along the existing yard to screen views of the accessory structure from 796 3rd Street. This buffer strip should include a

variety of shrubs approved for use, per Section 8.2-2(2) of the Stone Mountain Code of Ordinances.

BE IT FURTHER RESOLVED that this ordinance shall take effect immediately upon its adoption, this **6th day of January** 2026.

CITY OF STONE MOUNTAIN, GEORGIA

Approved: _____
, Mayor

Attest: _____
Shavala Ames, City Clerk