SUMMARY REPORT AND PROPOSAL

Memorial Drive Code Compliance, Beautification, Homeless Outreach, and Intergovernmental Enforcement Initiative

City of Stone Mountain Goverment
Date of Site Observation: August 11, 2026
Subject: Code Violations and Quality-of-Life Conditions Along Memorial Drive and Adjacent Areas

Purpose

This report documents significant code compliance, property maintenance, sanitation, illegal dumping, graffiti, environmental, and quality-of-life concerns observed at and around two commercial properties located along Memorial Drive:

- **6319 Memorial Drive – BP Gas Station**
- **6201 Memorial Drive – Texaco Gas Station**

The documented conditions are not confined to the immediate fronts of the commercial properties. Violations and deteriorating conditions were observed from the Memorial Drive frontage of the locations, along and around the properties, extending toward the rear of the properties, and into the adjoining wood line.

This report identifies known City of Stone Mountain Code violations at the two properties and also documents conditions extending into areas where DeKalb County ordinances and jurisdiction may apply.

The report further requests DeKalb County's assistance with cleanup and beautification and proposes the development of an intergovernmental enforcement partnership allowing appropriately authorized City of Stone Mountain personnel to assist with enforcement of applicable DeKalb County laws and ordinances in areas immediately adjacent to the incorporated City.

I. CITY OF STONE MOUNTAIN CODE VIOLATIONS / DEKALB COUNTY ORDINANCES

The following violations have been observed at the identified locations.

6319 Memorial Drive – BP Gas Station

Property Owner:
SHAHAN PROPERTY MANAGEMENT LLC
2534 Skyland Drive
Atlanta, Georgia 30319

6201 Memorial Drive – Texaco Gas Station

Property Owner:
INDERSATWANT LLC
6201 Memorial Drive
Stone Mountain, Georgia 30083

Observed City Code Violations

Sec. 5-267 – Exterior Property Requirements

Conditions were observed that are inconsistent with requirements that exterior premises be maintained in a clean, safe, and sanitary condition.

The property contains various conditions potentially falling within additional requirements of this section, including accumulated debris and deteriorated exterior conditions. A complete inspection should be conducted to document each individual violation.

Sec. 5-272 – Rubbish and Garbage Requirements

Accumulations of garbage, rubbish, discarded containers, cardboard, miscellaneous debris, and other waste materials were observed.

The conditions are inconsistent with requirements that exterior property and premises remain free from the accumulation of rubbish and garbage.

Sec. 5-274 – Weeds and Grass

Vegetation, weeds, and overgrowth were observed in areas of the property and toward the adjoining wood line.

The vegetation contributes to concealment of accumulated garbage and debris and creates areas where additional dumping and accumulation can occur without being readily visible from Memorial Drive.

Sec. 13-66 – Inoperable Motor Vehicle

Conditions were observed involving an inoperable, scrapped, dismantled, or partially dismantled motor vehicle or vehicle-related property that may constitute a public nuisance under this section.

The condition should be documented during formal code enforcement inspection and addressed in accordance with the applicable notice and enforcement procedures.

Potentially Applicable DeKalb County Ordinances

DeKalb County Code, Chapter 18 – Property Maintenance

DeKalb County's property-maintenance provisions establish minimum standards intended to protect public health, safety, property values, and the aesthetic condition of the community. The County expressly recognizes that improperly maintained property can become a threat to public safety, negatively affect property values, and create an aesthetic nuisance.

Section 18-38 – Weeds, Junk, Etc., Prohibited

This section is particularly relevant to the photographed conditions. It requires property to be kept free of weeds and underbrush creating health, fire, unsafe, or unsanitary conditions, as well as trash and garbage. It also addresses the open storage of household appliances, building materials, building trash, and similar discarded items. Owners and tenants of property abutting streets, sidewalks, lanes, and parking areas are also required to maintain applicable areas free of garbage and trash.

The documented accumulation of mattresses, containers, cardboard, fencing, household refuse, discarded materials, and trash within the affected areas warrants review under these provisions.

Section 18-7 – Scope and Application / Property Maintenance

County standards further address the accumulation of used or damaged lumber, junk, trash, debris, scrap material, cans, bottles, tires, boxes, containers, discarded or unusable furniture, household fixtures, and similar materials. The ordinance also addresses vegetation that creates unsafe conditions or harbors vermin or insects.

Section 18-37 – Sanitation

The County Code requires applicable premises to be maintained in clean and sanitary condition and requires garbage and organic waste to be disposed of in an appropriate manner so as not to provide food or harborage for rodents and insects.

Section 25-157 – Deposit of Objectionable Wastes

DeKalb County additionally prohibits the unsanitary placement, deposit, or permitted deposit of garbage or other objectionable waste on public or private property within the jurisdiction of the Board of Commissioners.

II. EXTENT OF OBSERVED CONDITIONS

Of particular concern is that these conditions do not stop at the storefronts or individual commercial lots.

During the site assessment, violations and quality-of-life concerns were observed from the Memorial Drive frontage through the properties and continuing toward the rear and into the adjoining wooded areas.

Photographic documentation shows substantial quantities of:

- Plastic bottles and beverage containers;
- Food containers and other household garbage;
- Cardboard and paper waste;
- Discarded mattresses;
- Damaged fencing and wire material;
- Lumber and miscellaneous construction-type debris;
- Clothing and personal belongings;
- Garbage bags;
- Graffiti on exterior masonry;
- Overgrown vegetation;
- Bulky discarded items; and
- General litter and debris distributed throughout the wooded area.

The volume and distribution of the material indicate that the issue is substantially greater than routine litter. Portions of the wood line contain extensive concentrations of refuse and discarded materials, creating what appears to be an ongoing illegal-dumping, sanitation, and property-maintenance problem.

III. POTENTIAL DEKALB COUNTY CODE CONCERNS

While the City violations identified above apply to the respective properties within the City's jurisdiction, conditions extending beyond those properties should be evaluated by DeKalb County for potential County violations.

Potentially applicable provisions include DeKalb County's property-maintenance requirements concerning the accumulation of trash, garbage, debris, junk, discarded furniture, building materials, and other refuse; sanitation requirements; vegetation creating unsafe or unsanitary conditions; and provisions prohibiting the improper deposit of objectionable waste.

The city requests that DeKalb County Code Compliance conduct an independent inspection and determine all County ordinance violations applicable to the adjoining areas.

This distinction is important: the City Code violations identified in this report should not be construed as the complete list of violations existing throughout the area. County inspectors should independently identify and document County violations within their jurisdiction.

IV. HOMELESSNESS AND ENCAMPMENT CONCERNS

There is also a substantial homeless presence within the wooded areas behind these locations.

Evidence observed throughout the area indicates portions of the wood line are being used for habitation or encampment. The presence of mattresses, personal belongings, food containers, clothing, garbage, and other materials is consistent with repeated or extended occupancy.

This creates a complex quality-of-life issue requiring both compassion and accountability.

Homelessness itself should not be treated as a crime. The preferred response should include outreach and opportunities to connect individuals with shelter, behavioral-health services, substance-use treatment, veterans' services, food assistance, transportation, and other available resources.

At the same time, the City and County have a responsibility to address specific unlawful conduct and unsafe conditions, including illegal dumping, excessive accumulation of garbage, trespassing where applicable, fire hazards, environmental contamination, destruction of property, and other conduct affecting public health and safety.

For that reason, any coordinated operation should include appropriate homeless-outreach and social-service partners in addition to police, code compliance, sanitation, and public works personnel.

V. REQUEST FOR ASSISTANCE AND BEAUTIFICATION

The City of Stone Mountain respectfully requests DeKalb County's assistance in developing a **coordinated cleanup and beautification operation** for the Memorial Drive corridor surrounding 6319 and 6201 Memorial Drive and the adjoining areas.

The City requests assistance with:

1. Establishing the exact City/County jurisdictional boundaries and affected parcels.
2. Identifying property ownership for the wooded and adjoining areas.
3. Conducting a joint City-County code compliance assessment.
4. Identifying and documenting all applicable DeKalb County violations.
5. Removing accumulated trash, mattresses, discarded furniture, fencing, containers, and other illegally dumped materials.
6. Addressing excessive vegetation and environmental hazards where legally authorized.
7. Removing or abating graffiti.
8. Evaluating the locations for fire, sanitation, rodent, environmental, and other public-health hazards.
9. Coordinating outreach to the homeless population occupying or frequenting the wooded areas.
10. Establishing measures to discourage future dumping and reestablishment of the current conditions.
11. Developing a longer-term beautification strategy for this portion of the Memorial Drive corridor.

A one-time cleanup will improve the immediate appearance of the area, but without continued enforcement and maintenance, there is a significant likelihood that the conditions will return.

VI. PROPOSAL FOR CITY-COUNTY ENFORCEMENT PARTNERSHIP

The conditions documented at these locations demonstrate a jurisdictional challenge frequently encountered by municipalities located immediately adjacent to unincorporated areas.

From the public's perspective, there is no visible jurisdictional line separating the City of Stone Mountain from DeKalb County. Conditions immediately outside the incorporated boundary are

nevertheless associated with the Stone Mountain community and directly affect our residents, businesses, visitors, property values, public safety, and economic-development efforts.

Accordingly, I propose that the city seek authorization to enter discussions with DeKalb County regarding an Intergovernmental Agreement, Memorandum of Understanding, cross-designation, or other legally permissible enforcement mechanism allowing designated City of Stone Mountain personnel to assist DeKalb County with enforcement of specified County ordinances within clearly defined areas immediately surrounding the incorporated City.

This proposal is not intended to presume that City personnel currently possess independent authority to enforce DeKalb County ordinances outside the municipal limits. Any expansion or delegation of enforcement authority must first be reviewed and approved by the appropriate City and County legal counsel and governing authorities.

If authorized, an agreement could specifically establish:

- The geographic area in which City personnel could exercise delegated authority;
- The County ordinances subject to enforcement;
- Which City personnel would be authorized to act;
- Required County training or certification;
- Procedures for warnings, notices, citations, and case documentation;
- Court jurisdiction and prosecution procedures;
- Coordination with DeKalb County Code Compliance and Police;
- Evidence and records-management responsibilities;
- Liability and indemnification provisions;
- Supervisory and reporting requirements; and
- Procedures for resolving jurisdictional questions.

The objective would be **supplemental enforcement and partnership—not replacement of County services.**

VII. REQUESTED AUTHORIZATION

I respectfully request authorization for the City of Stone Mountain Police Department and appropriate City staff to initiate discussions with DeKalb County regarding:

First, an immediate joint inspection and cleanup of the affected Memorial Drive locations and adjoining wooded areas.

Second, a coordinated outreach effort addressing the homeless population within the wood line and connecting individuals with available services.

Third, a joint beautification initiative addressing the visible conditions along this important corridor.

Fourth, development of an intergovernmental enforcement agreement or other legally authorized mechanism permitting designated City personnel to assist with enforcement of specified DeKalb County ordinances in defined areas immediately adjacent to the city.

VIII. RECOMMENDATION

I recommend that this initiative be approached as a comprehensive **Quality-of-Life Partnership** consisting of five coordinated components:

Code Compliance + Cleanup + Beautification + Outreach + Enforcement

The photographs accompanying this report demonstrate that these conditions have progressed beyond isolated litter or routine property-maintenance concerns. The accumulation of garbage, discarded mattresses, debris, graffiti, overgrowth, and evidence of habitation throughout the wood line requires a coordinated response.

The City of Stone Mountain has a vested interest in ensuring that the gateways into our community reflect the standards we are working to maintain throughout the city. Likewise, DeKalb County has an interest in ensuring that unincorporated areas adjoining its municipalities remain safe, sanitary, and properly maintained.

Our jurisdictional boundaries should not become barriers to cooperation.

A coordinated City-County initiative provides an opportunity to clean the area, assist individuals in need, hold responsible property owners and violators accountable, beautify the Memorial Drive corridor, and establish a sustainable enforcement strategy designed to prevent these conditions from returning.

Submitted for consideration and authorization.