Special Called Meeting – 2026 Comprehensive Plan

September 9, 2026, at 6:30 P.M.
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

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

Staff: Maggie Dimov – City Manager | Angela Couch – City Attorney | City Clerk – Shavala Ames

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

I. **Call to Order**

Mayor Linder called the Meeting to order at 6:30pm.

II. **Determination of Quorum**

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

ABSENT: Council Member: Post 1 Anita Bass

III. **Adoption of the Agenda of The Day**

Mayor Pro Tem Smith motioned to allow public comments to be added to the agenda.

> **ACTION: MOTION TO ALLOW PUBLIC COMMENTS TO BE ADDED TO THE AGENDA**
> Motion made by Mayor Pro Tem: Post 3 Ryan Smith, seconded by Council Member: Post 2 Mark Marianos
>
> **Voting Yea:** Council Member: Post 2 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn
>
> **MOTION PASSED (UNANIMOUSLY)**

IV. **Citizen Comments**

Public Comment 1: Michael Rollins – Addressed scoffing overheard at the last City Council Meeting when someone brought up the potential hotel on the green space. Expressed that the pitched ideas given by the finalist companies mentioned a hotel and that the Mayor had an opinion piece regarding a Study for the area to be mixed use and why the hotel is a great idea. Encouraged transparency if the hotel is what's being pushed.

Public Comment 2: Dave Thomas – Expressed that the Comprehensive Plan is very overwhelming. Spoke on the section that speaks to adding more restaurants in the Commercial Area. Does not feel that the City has the customer base to support more restaurants. Expressed support for the development of new businesses but advised that certain areas should be targeted.

Public Comment 3: Kwabena Nkromo – Spoke regarding the Non-Profit Organization Food Well Alliance working with the Atlanta Regional Commission (ARC) and how it has opened its 2026 Local Food System Planning Cycle. Reviewed the application details and advised the deadlines associated with the grant. Encouraged the City to designate an employee to conduct an internal review to determine whether the City should compete for the funding.

V. **Unfinished Business**

1. **2026 Comprehensive Plan**

Community Development Director Thatcher Hart came forward and presented the latest version of the 2026 Comprehensive Plan, including an overview of the Land Use Map and Character Area Map. City Attorney Angela Couch advised the governing body that the purpose of the Special Called Meeting was to review the proposed Comprehensive Plan in its entirety and provide any necessary comments, recommendations, and revisions for consideration and incorporation into the plan. She further noted that the City is operating within a strict timeline established by the Department of Community Affairs (DCA) for adoption of the Comprehensive Plan, requiring the recommended revisions to be forwarded to the Atlanta Regional Commission (ARC) for final updates.

The governing body reached a consensus to remove the Land Use Map from the Comprehensive Plan and proceed with the Character Area Map.

Members of the governing body provided input, suggestions, and revisions for each Character Area, including Historic Core, Commercial, Cul de Sac Residential, Park Edge, Shermantown, Traditional Residential, Five Points, Gateway, and Stone Mountain Memorial Association.

No changes were proposed to the Stone Mountain Memorial Association Character Area. The governing body also agreed to remove Gateway as a designated Character Area from the map and instead include language in the Comprehensive Plan expressing the desire to develop gateway points throughout the City.

Staff was directed to compile the recommended revisions and forward them to the Atlanta Regional Commission (ARC) for incorporation into the draft 2026 Comprehensive Plan. The revised draft is expected to be presented to the Mayor and Council at the September 15, 2026, meeting for consideration of forwarding the plan to the Department of Community Affairs (DCA) as part of the process to finalize the Comprehensive Plan.

VI. **Adjournment**

ACTION: MOTION TO ADJOURN THE MEETING AT 9:13 P.M.
Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 2 Mark Marianos

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

MOTION PASSED (UNANIMOUSLY)

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Jelani Linder, Mayor **City Clerk, Shavala Ames**