



Mayor and City Council Regular Session
Tuesday, June 2, 2026, at 6:30 PM
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

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

5
6 **Staff: Maggie Dimov – City Manager/Economic Development Director/DDA | Shavala Ames**
7 **- City Clerk | Angela Couch - City Attorney**
8

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

11
12 **Public Hearing was called to order at 6:30 p.m.**

13
14 PRESENT: Mayor – Jelani Linder, Council Member: Post 1 Anita Bass, Council Member: Post 2
15 Mark Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez,
16 Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn
17

18 **I. Public Hearings**

- 19
20 1. Public Hearing on Rezoning from Single Family Residential (R-1) to General Commercial
21 (GC) - 5444 Rockbridge Road
22

23 Mayor Jelani Linder provided a general overview of the Public Hearing as outlined in the provided
24 city council packet. City Attorney Angela Couch acted as the zoning administrator's designee and
25 read the recommendations.
26

27 The representative of the applicants came forward to speak regarding the property. Roberto
28 Cornelio stated that when they applied for the permit, they got approved but expected it to be a
29 commercial property and are willing to resubmit their plans to meet the 2026 requirements.
30 Tammy Cowins advised that she's always known the property to be commercial.
31

32 *Mayor Linder opened the public hearing.*

33
34 **Public Hearing comments - None**

35
36 *Mayor Linder closed the public hearing.*
37

- 38 2. Public Hearing on Conditional Use Permit - Nail Salon - 5444 Rockbridge Road.
39

40 City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in
41 the provided agenda packet and the recommendation from the Planning Commission.
42

43 The applicant Tammy Cowins expressed her excitement for the Nail Salon. She advised that
44 she has been in the industry for 3 years and described the location details and the services to
45 be provided if approved for the Conditional Use Permit.

46 *Mayor Linder opened the public hearing.*

47

48 **Public Hearing comments**

49

50 **Public Comment 1: Gina Cox** – Expressed support for the proposed nail salon, noting that
51 residents currently travel outside of the City to access similar services.

52

53 **Public Comment 2: Creola Davis** – Stated that an additional nail salon may not be beneficial to
54 the area and referenced existing nail salons already operating nearby.

55

56 *Mayor Linder closed the public hearing.*

57

58 3. Public Hearing on Conditional Use Permit - Laundromat - 5444 Rockbridge Road.

59

60 City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in
61 the provided agenda packet and the recommendation from the Planning Commission.

62

63 Roberto Cornelio stated that the applicants have already applied for the permit and that it is in
64 the works and that the applicants already own two facilities and would like to own and operate
65 another one in the City.

66

67 *Mayor Linder opened the public hearing.*

68

69 **Public Hearing comments**

70

71 **Public Comment 1: Tammy Cowins** – Expressed support for the proposed laundromat, noting
72 that it would provide a modern, updated facility compared to existing options in the City. It was
73 also stated that the project would offer residents additional choices and could generate additional
74 revenue for the City

75

76 **Public Comment 2: Creola Davis** – Expressed that the Laundromat is not beneficial to the area.
77 It attracts the wrong kind of company.

78

79 **Public Comment 3: Belinthia Cummings** – Expressed that she is not opposed or for the
80 Laundromat but has concerns regarding the revenues.

81

82 Mayor Linder opened the public hearing.

83

84 4. Public Hearing on Special Use Permit - Micro distillery and Smoke Shop - 977 Main Street.

85

86 City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in
87 the provided agenda packet and the recommendation from the Planning Commission. It was also
88 noted that there was some confusion between what was stated with previous city staff and the
89 applicant.

90

91 The applicant Deron Furr, stated that his business should not be classified as a smoke shop and
92 noted that a previous Planning Manager had identified it as such. Mr. Furr explained that his
93 concept is centered on providing patrons the opportunity to enjoy cigars alongside their beverage
94 of choice in a controlled environment designed to maintain clean air quality, with cigar-related
95 sales representing approximately 10 percent of overall business activity. He further clarified that
96 the establishment is not intended to operate as a nightclub or traditional lounge, but rather as a
97 cultural house.

98

99 *Mayor Linder opened the public hearing.*

100

101 **Public Hearing comments**

102
103 **Public Comment 1: Elieen Smith** – Expressed that the establishment will fill the gap that Public
104 House left and be much classier.

105
106 **Public Comment 2: Gace Kelly** – Expressed that she is not in favor or against but that she is a
107 Planning Commissioner, and their recommendations are not present in the presentation. She also
108 expressed that information is missing and because of that, a vote should not be held at the present
109 time.

110
111 **Public Comment 3: Denise Phillips** – Expressed that the establishment sounds like a hole that
112 Public House did leave and that the taxes will fill the spot of Public House.

113
114 *Mayor Linder closed the public hearing.*

115
116 5. Public Hearing on Sign Variance - 5406 East Mountain Street.

117
118 City Attorney Angela Couch gave a general overview of the conditional use permit as outlined in
119 the provided agenda packet and the recommendation from the Planning Commission.

120
121 The representative for the applicant, Mulli Velilobos, stated that the applicant first applied for signs
122 in July 2025 and was advised by the former Planning Manager that everything was on board,
123 however, once they reached out to process the remaining signs they never received a response.
124 Once Ms. Velilobos came on board at Atlanta Mortuary, she reached out to the former Planning
125 Manager regarding two citations for the signs and have been trying to get in compliance since.

126
127 *Mayor Linder opened the public hearing.*

128
129 **Public Hearing comments**

130
131 **Public Comment 1: Gina Cox** – Expressed that it's a sign and directed the governing body to
132 approve it.

133
134 **Public Comment 2: Cordel Vigil** – Expressed that it's a sign and asked the governing body to
135 approve it.

136
137 **Public Comment 3: Carolyn Sanderson** – Expressed that she would like the sign approved.

138
139 **Public Comment 4: Eileen Smith** – Expressed that she has no issue with signs and that it is
140 unfortunate what happened with the applicant, but the code of ordinances allows for 3 signs per
141 business, and they are asking for 4.

142
143 *Mayor Linder closed the public hearing.*

144
145 II. **Adjournment** – 7:09 P.M.

146
147 **ACTION: MOTION TO ADJOURN PUBLIC HEARING AT 7:09 P.M.**

148 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post
149 2 Mark Marianos

150
151 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
152 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
153 Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

154
155 **MOTION PASSED (UNANIMOUSLY)**

156
157 III. **Call to Order**

158
159 Mayor Linder called the meeting to order at 7:09 P.M.
160

161 **IV. Determination of Quorum**
162

163 PRESENT: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Mayor
164 Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member: Post 5 Hub
165 Jordan, and Council Member: Post 6 Elaine Vaughn
166

167 **V. Invocation and Pledge**
168

169 Mayor Linder led a 30-second moment of silence, followed by the Pledge of Allegiance
170

171 **VI. Citizen Comments/Including comments from public/stakeholders**
172

173 **Citizen Comment 1: Rhonda Morrison** – Thanked Council for taking a photo with her
174 grandchildren and advised it is very encouraging for them.
175

176 **Citizen Comment 2: Grace Kelley** – Thanked everyone for their continuous efforts and
177 addressed the narrative suggesting that the Lawn on Main is failing as well as the Ordinance
178 Amendment of Section 2-61.
179

180 **Citizen Comment 3: Mark Keyton** – Requested City restrooms to be locked.
181

182 **Citizen Comment 4: Eileen Smith** – Addressed the number of City employees and their salaries.
183

184 **Citizen Comment 5: Sarah Abrams** – Thanked Public Works for the Pine Tree removal on
185 Sunday at VFW Park, advised that the Police Department has stepped up the patrolling at the
186 park at night, and addressed her concern for the children possibly getting hurt by climbing the
187 soccer posts.

188 **Citizen Comment 6: Cordero Vigil** – Expressed that what the public has spoken up regarding
189 is falling on deaf ears and that the citizens campaigned for something new last year, but the
190 same things are being done. Suggested that the governing body review the budget items line by
191 line.
192

193 **Citizen Comment 7: Denise Phillips** – Expressed concerns regarding the lack of information
194 being provided to Council.
195

196 **Citizen Comment 8: Karylyn Sanderson** – Addressed the Urban Camping Ordinance and
197 expressed her heartbreak concerning the depiction of the homeless and advised that there needs
198 to be a plan for support.
199

200 **Citizen Comment 9: Cheryl Dudley** – Discussed the upcoming runoff election, the City's
201 Juneteenth event, and advised that the City needs to show action regarding fighting for
202 democracy and equality for everyone.
203

204 **Citizen Comment 10: Joan Monroe** – Addressed the appearance of 842 3rd St Trailer Park,
205 expressed concerns regarding 1060 3rd St, 1059 2nd St, and 691 Pepperwood Trail, as well as
206 the ivy on the tree at 806 Ridge Avenue, Ordinance 2026-06, City Staff output, and the governing
207 body's efforts.
208

209 **Citizen Comment 11: Gina Cox** – Expressed that the Millage Rate has been a hot topic,
210 suggested reducing the salary of the City Council, furlough days and consolidating duties of City
211 Staff. Advised that City Ordinances are outdated and need to be modified. Lastly inquired when
212 the parking lot next to City Hall will be open for use.
213

214 **Citizen Comment 12: Rachel Isley** – Noted that the planning commission voted to approve the
215 Special Use Permit Application for 977 Main St with significant conditions at their April 20th
216 Meeting. Expressed that due to City Staff's cancellation of the May 18th Planning Commission
217 Meeting, she'd like the governing body to postpone the vote on the permit and the other Public
218 Hearings until the Planning Commissions input is reported and shared.

219
220 **Citizen Comment 13: C. Monroe** – Urged City Staff to fix the podium mic. Expressed
221 discussions regarding signage, whether raising property taxes is the right move, and concerns
222 regarding throwing away the only green space that the City has.

223
224
225 **VII. Review of the Journal (City Clerk)**

226
227 **1. Consideration of an action on a request to approve May 19, 2026, Meeting Minutes**

228
229 **ACTION: MOTION TO APPROVE MAY 19, 2026, MEETING MINUTES**

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

232
233 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
234 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
235 Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

236
237 **MOTION PASSED UNANIMOUSLY**

238
239 **2. Consideration of an action on a request to approve May 23, 2026, Meeting Minutes**

240
241 **ACTION: MOTION TO APPROVE MAY 23, 2026, MEETING MINUTES**

242 Motion made by Council Member: Post 1 Anita Bass, Seconded by Mayor Pro Tem: Post
243 3 Ryan Smith

244
245 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
246 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
247 Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

248
249 **MOTION PASSED UNANIMOUSLY**

250
251 **VIII. Reading of Communications – None**

252
253 **IX. Adoption of The Agenda of The Day**

254
255 **ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED TO**
256 **INCLUDE THE DEKALB COUNTY CDBG AGREEMENT TO NEW BUSINESS ITEM #1**

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

259
260 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark
261 Marianos, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez,
262 Council Member: Post 5 Hub Jordan, and Council Member: Post 6 Elaine Vaughn

263
264 **MOTION PASSED (UNANIMOUSLY)**

265
266 **X. Council Policy Discussion Topics – None**

267

268 XI. **Unfinished Business – None**

269
270 XII. **New Business**

- 271
272 1. Consideration of an action on a request to approve the Letter of Intent to enter the Dekalb
273 County CDBG Agreement that will run from 2027-2029

274
275 **ACTION: MOTION TO APPROVE THE LETTER OF INTENT TO ENTER DEKALB**
276 **COUNTY CBDG AGREEMENT THAT WILL RUN FROM 2027-2029**

277 Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post
278 4 Kay Nunez

279
280 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
281 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
282 Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

283
284 **MOTION PASSED (UNANIMOUSLY)**

- 285
286 2. Consideration of an action on a request to approve reclassification of the Economic
287 Development Director to the Community Development Director

288
289 **ACTION: MOTION TO TABLE THE DISCUSSION REGARDING THE**
290 **RECLASSIFICATION OF THE ECONOMIC DEVELOPMENT DIRECTOR TO THE**
291 **COMMUNITY DEVELOPMENT DIRECTOR**

292 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post
293 5 Hub Jordan

294
295 **Voting Yea:** Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 5 Hub Jordan

296
297 **Voting No:** Council Member: Post 1 Anita Bass, Council Member: Post 4 Kay Nunez,
298 Council Member: Post 6 Elaine Vaughn

299
300 **MOTION FAILED**

301
302 **ACTION: MOTION TO APPROVE THE RECLASSIFICATION OF THE ECONOMIC**
303 **DEVELOPMENT DIRECTOR TO THE COMMUNITY DEVELOPMENT DIRECTOR**

304 Motion made by Council Member: Post 1 Anita Bass, Seconded by Council Member: Post
305 2 Mark Marianos

306
307 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
308 Council Member: Post 4 Kay Nunez, Council Member: Post 6 Elaine Vaughn

309
310 **MOTION CARRIED**

- 311
312 3. Consideration of an action on a request to adjust the salary for the Tourism Manager Position

313
314 **ACTION: MOTION TO APPROVE THE ADJUSTMENT OF THE SALARY FOR THE**
315 **TOURISM MANAGER POSITION**

316 Motion made by Council Member: Post 4 Kay Nunez, Seconded by Council Member: Post
317 1 Anita Bass

318
319 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
320 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
321 Post 6 Elaine Vaughn

322
323 **Voting No:** Council Member: Post 5 Hub Jordan

324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377

MOTION CARRIED

4. Consideration of an action on a request to adjust the salary for the Senior Planner Position

ACTION: MOTION TO APPROVE THE ADJUSTMENT OF THE SALARY FOR THE SENIOR PLANNER POSITION

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

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

Voting No: Council Member: Post 5 Hub Jordan

MOTION PASSED

XIII. **New Ordinances and Resolutions**

1. Ordinance 2026-06 - Sale of City Property Amendment

ACTION: MOTION TO APPROVE ORDINANCE 2026-06 SALE OF CITY PROPERTY AMENDMENT

Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post 4 Kay Nunez

Voting Yea: Council Member: Post 1 Anita Bass, 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

Council Member Mark Marianos was not present for the vote

MOTION CARRIED

2. Ordinance 2026-07 - 5444 Rockbridge Road Rezoning R-1 to GC

ACTION: MOTION TO APPROVE ORDINANCE 2026-07 5444 ROCKBRIDGE ROAD REZONING R-1 TO GC WITH STAFF CONDITIONS OF A 90-DAY TIMEFRAME

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

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

MOTION PASSED (UNANIMOUSLY)

3. Ordinance 2026-08 - 5444 Rockbridge Road Conditional Use Permit for a Nail Salon

ACTION: MOTION TO APPROVE ORDINANCE 2026-08 5444 ROCKBRIDGE ROAD CONDITIONAL USE PERMIT FOR A NAIL SALON WITH STAFF CONDITIONS

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

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

381
382 **MOTION PASSED (UNANIMOUSLY)**

383
384 4. Ordinance 2026-09- 5444 Rockbridge Road Conditional Use Permit for a Laundromat

385
386 **ACTION: MOTION TO APPROVE ORDINANCE 2026-08 5444 ROCKBRIDGE ROAD**
387 **CONDITIONAL USE PERMIT FOR A LAUNDROMAT**

388 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post
389 2 Mark Marianos

390
391 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
392 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
393 Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

394
395 **MOTION PASSED (UNANIMOUSLY)**

396
397 5. Ordinance 2026-10 - 977 Main Street Special Use Permit for a Micro Distillery and Smoke
398 Shop

399
400 **ACTION: MOTION TO APPROVE ORDINANCE 2026-10 977 MAIN STREET SPECIAL**
401 **USE PERMIT FOR A MICRO DISTILLERY AND SMOKE SHOP ADDING PLANNING**
402 **CONDITIONS**

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

405
406 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
407 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
408 Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

409
410 **MOTION PASSED (UNANIMOUSLY)**

411
412 **ACTION: AMENDED MOTION TO APPROVE ORDINANCE 2026-10 977 MAIN STREET**
413 **SPECIAL USE PERMIT FOR A MICRO DISTILLERY AND SMOKE SHOP WITH**
414 **CONDITIONS TO ADHERE TO THE GA SMOKE FREE ACT, LIMIT TO CIGARS AND**
415 **SMOKE INSIDE THE BUILDING**

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

418
419 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
420 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
421 Post 5 Hub Jordan, Council Member: Post 6 Elaine Vaughn

422
423 **MOTION PASSED (UNANIMOUSLY)**

424
425 6. Ordinance 2026-11 - 5406 E. Mountain Street - Sign Variance – First Read Only – No
426 Action

427
428 7. Ordinance 2026-12 – Purchasing – First Read Only – No Action

429
430
431 XIV. **Remarks of Privilege – None**

432
433 XV. **Announcements by the Mayor**

434
435 1. The Mayor made announcements regarding the Community Garden brunch on Saturday and
436 the City's Juneteenth event.
437

438 XVI. **Executive Session – None**

439
440 XVII. **Adjournment**

441
442 **ACTION: MOTION TO ADJOURN THE MEETING 10:00 P.M.**

443 Motion made by Mayor Pro Tem: Post 3 Ryan Smith, Seconded by Council Member: Post
444 2 Mark Marianos

445
446 **Voting Yea:** Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos,
447 Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Kay Nunez, Council Member:
448 Post 5 Hub Jordan, and Council Member Post 6: Elaine Vaughn

449
450 **MOTION PASSED (UNANIMOUSLY)**

451
452
453
454
455 _____
456 **Jelani Linder, Mayor**

Shavala Ames, City Clerk