



Mayor and City Council Regular Session
Tuesday, April 01, 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: Shawn Edmondson - City Manager | Maggie Dimov - Assistant City Manager
DDA/Economic Development Director | Shavala Ames - City Clerk | Jeff Strickland - 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 4 Gil Freeman, Council Member:
Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe, Mayor Beverly Jones

I. Public Hearing

1. Public Hearing: Request to rezone 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2)

City Planner Elizabeth Mitchum gave an overview of the project. It was the recommendation of the Planning Commission to approve rezoning.

Favor

Public Comment 1: Carl Wright – explained property was never zoned properly.

Public Comment 2: Joan Monroe – voting this down would be a terrible hardship.

Public Comment 3: Ms. Thomas – agrees with first citizen; concerned with how citizens are notified.

Public Comment 4: Dave Thomas – do not know why it was zoned that way initially.

No comments received in opposition to the project.

2. Public Hearing: Renaming of Warnoll Street to Reverend John C Terrell Street

Favor

Public Comment 1: Gina Cox – thanked City for doing this; relatives may not be aware of this honorable renaming.

Public Comment 2: Ginger Criswell – if this approved, please notify the State and Google maps to ensure the changes take place – James B. Rivers was never updated properly

Public Comment 3: Rev. Orea Parker – agrees with Gina, does not think the family knows about the renaming

Public Comment 4: Ms. Thomas – is not speaking for or against; do not like the process of how things are done – need a better process; something should go in the paper and mail.

No comments received in opposition to the renaming.

3. Public Hearing: Special use permit to allow paid parking services with the CSX right-of-way on the western side of Main Street between the Train Depot and West Mountain Street

Brett Weber from Preferred Parking provided an overview of the request for the Special Use Permit. He outlined that parking fees are anticipated, with discounted rates offered to residents and businesses. However, no parking will be provided free of charge. Mr. Weber expressed a willingness to collaborate with the City to move the project forward.

Favor

Public Comment 1: Luke Phouttina – want to do what can be done to partner with the City.

Opposed

Public Comment 1: Ms. Thomas – Council need to check who is maintaining the Greenery; should there be no charges for city events; red markings need to be checked; who do you go to court if issued a ticket?

Public Comment 2: Joan Monroe – merchants lost a lot of business and are not happy charging to park.

Public Comment 3: Eileen Smith – application is from tenant, not the landowner; is the request for both sides of the Depot?; when signs first went up they were charging for parking.

Public Comment 4: Ginger Criswell – this is tragic for this city – it is too much being asked to park; businesses are struggling to survive; the owners should be present for the discussion – this is corporate greed.

Public Comment 5: Cheryl Dudley – agrees with Ginger; same thing is happening in Pensacola, Florida – downtown is dying there.

Public Comment 6: Gail Brown – question the QR code the parking company is insisting on using – who is protecting the integrity of the QR code?

Public Comment 7: Clint Monroe – understands why CSX is trying to monetize parking; no one will pay the fees being asked to park.

II. Adjournment

Mayor Pro Tem Smith motioned to adjourn, Council Member Bass seconded; Motion was

approved with a unanimous vote and adjourned at 7:19 p.m.

III. Call to Order - 7:33 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: Kay Nunez - commented on being a good ambassador for the city; cautioned everyone about bringing things up about race

Citizen Comment 2: Dave Thomas - spoke on the special use permit for parking on Main Street; thanked the Public Works Department for the Mardi Gras event.

Citizen Comment 3: Carl Wright – opposed special use permit to allow parking; need to get the downtown thriving and then the parking will be necessary; Council needs to start talking about imminent domain; comments directed towards citizens should not be allowed; Mayors fault regarding meeting length.

Citizen Comment 4: Ginger Criswell - speeding, lack of safety, crosswalks, sidewalks, and paving on James B. Rivers; Council spent 30k on exercise, many signs could have been purchased; city limit signs are small.

Citizen Comment 5: Cheryl Dudley – spoke regarding the long term facility use agreement - anyone coaching a team of kids needs to be vetted and have a background check; glad about utilizing GMC building for elections.

Citizen Comment 6: Joan Monroe – spoke regarding the criminal record of the coach coming to Leila Mason Park – do not destroy access to the most utilized park in the City; Parks and Rec. Committee asked for assistance with the City youth – needs to be accountability.

Citizen Comment 7: Rev. Orea Parker – Leila Mason Park is the most utilized with several churches across the street; allowing long term facility use agreement is disrespect to churches and community.

Citizen Comment 8: Ms. Thomas – asking for accurate minutes – not summarized; safety on traffic calming – City should take funds from SPLOST and ARPA; documents presented are wrong; bid quote wrong; video of meeting should be kept on file online; people cannot hear meeting online; how long is it going to take to get pavement done.

Citizen Comment 9: Clint Monroe – parking is unrealistic business for the City; something needs to be done to encourage owners to fix up their properties on Main Street; also need to attract the right kind of businesses to the City of Stone Mountain; Confederates do not need to be memorialized.

VII. Review of the Journal (City Clerk)

1. Request Minutes from City Council Special Called Meeting February 8th, 2025 be approved. **(City Clerk Shavala Ames).**

ACTION: MOTION TO APPROVE MARCH 18TH, 2025 MEETING MINUTES AS PRESENTED

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

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith

Voting No: Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council Member: Post 6 Crowe; Mayor Jones

MOTION FAILED

VIII. Reading of Communications

IX. Adoption of The Agenda of The Day

ACTION: MOTION TO ADOPT THE AGENDA OF THE DAY AS AMENDED WITH MOVING THE REMAINING ITEMS FROM THE APRIL 1, 2025 SPECIAL CALLED MEETING TO THE TOP OF THE AGENDA

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

Voting Yea: Council Member: Post 1 Anita Bass, Mayor Pro Tem: Post 3 Ryan Smith, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant

Voting No: Council Member: Post 2 Mark Marianos, Council Member: Post 6 Teresa Crowe

MOTION PASSED

ACTION: MOTION TO MOVE EXECUTIVE SESSION TO THE TOP OF THE AGENDA

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

Voting Yea: Council Member: Post 1 Anita Bass, Council Member: Post 2 Mark Marianos, Council Member: Post 4 Gil Freeman, Council Member: Post 5 Shawnette Bryant, Council Member: Post 6 Teresa Crowe

Voting No: Mayor Pro Tem: Post 3 Ryan Smith

MOTION PASSED

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

ACTION: MOTION TO ADJOURN PUBLIC MEETING TO ENTER INTO EXECUTIVE SESSION TO DISCUSS PERSONNEL AT 8:16 P.M.

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 1 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)

ACTION: MOTION TO ADJOURN EXECUTIVE SESSION TO DISCUSS PERSONNEL, NO ACTION TAKEN AT 9:01 P.M.

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 1 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)

ACTION: MOTION TO RECONVENE THE REGULAR SESSION AT 9:01 P.M.

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 1 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)

ACTION: MOTION TO MOVE THE THREE PUBLIC HEARING ITEMS (NEW BUSINESS) BEFORE THE UNFINISHED SPECIAL CALLED MEETING ITEMS

Motion made by Council Member: Post 4 Freeman, Seconded by Council Member: Post 2 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)

XI. **New Business**

1. Consideration of an action on a request to rezone 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2)

ACTION: MOTION TO APPROVE TO REZONE 1037 RIDGE AVE FROM VILLAGE CENTER MIXED-USE (VCM) TO TRADITIONAL RESIDENTIAL (R-2)

Motion made by Council Member: Post 4 Freeman, Seconded by Council Member: Post 2 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)

Consideration of an action on a request for the renaming of Warnoll Street to Reverend John C Terrell Street

ACTION: MOTION TO APPROVE RENAMING OF WARNOLL STREET TO REVEREND JOHN C TERRELL STREET

Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 1 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)

Consideration of an action on a request for a Special use permit to allow paid parking services with the CSX right-of-way on the western side of Main Street between the Train Depot and West Mountain Street

ACTION: MOTION TO POSTPONE DISCUSSION ON A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW PAID PARKING SERVICES WITH THE CSX RIGHT OF WAY ON THE WESTERN SIDE OF MAIN STREET BETWEEN THE TRAIN DEPOT AND WEST MOUNTAIN STREET

Motion made by Council Member: Post 1 Bass, Seconded by Mayor Pro Tem: Post 3 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)

XIII.Unfinished Business

1. Ordinance 2025-02 – Council’s Interference with Administration

City Attorney Strickland stated that the ordinance had been previously presented. The City Manager provided an overview explaining why the ordinance might be necessary to protect both staff and the City Council. Members of the governing body shared their perspectives on the potential benefits and drawbacks of the ordinance. The City Attorney requested that any

proposed changes to the language be submitted so that a final draft can be prepared for consideration.

2. Resolution 2025-08 Employee Benefits

City Clerk Ames gave an overview of the proposed resolution that outlines the employee benefits for the City of Stone Mountain.

ACTION: MOTION TO APPROVE RESOLUTION 2025-08 EMPLOYEE BENEFITS

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 2 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)

3. Discussion: Request to change the zoning to residential for commercial property running from the intersection of Ridge Ave and Sheppard Road to the Lucky Market, requested by Mayor Pro Tem

Mayor Pro Tem emphasized that the primary intent behind the request is to preserve the character and integrity of residential neighborhoods by preventing commercial buildings from being introduced into these areas. Residents do not want commercial buildings in their neighborhoods.

ACTION: MOTION TO HAVE THE PLANNING COMMISSION TO RECONSIDER REZONING OF SHEPPARD ROAD BETWEEN RIDGE AVENUE AND MIMOSA DRIVE

Motion made by Mayor Pro Tem: Post 3 Smith, Seconded by Council Member: Post 2 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)

4. Discussion: Public Works tools to do job, requested by Council Member Shawnette Bryant

Council Member Bryant mentioned stripping on Main Street and wanted to understand the delay in that project. City Manager Edmondson ensured staff will look into the concern. Council Member Bryant will also like an audit conducted on the sinkhole by Rockbridge. City Manager stormwater is a regional issue and needs to be a collaborative effort.

Time ran out and the remaining items were decided to be discussed at a Special Called Meeting.

ACTION: MOTION TO SET A SPECIAL CALLED MEETING FOR APRIL 7, 2025 AT 6:30 PM AT STONE MOUNTAIN CITY HALL

Motion made by Council Member: Post 1 Bass, Seconded by Council Member: Post 5 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)

XIV. Adjournment

ACTION: MOTION TO ADJOURN MEETING AT 10:07 PM

Motion made by Council Member: Post 1 Bass, Seconded by Council Member: Post 5 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)

Dr. Beverly Jones, Mayor

City Clerk, Shavala Ames