



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: Appointment of Planning Commission Members Sec 2-309(b)

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

Summary:

According to Section 2-309 of the Code of Ordinances, which outlines the procedures for creating and appointing members to the Planning Commission as established in Article X, the governing authority, or the City of Stone Mountain government (City), is responsible for informing city residents of any openings on the Planning Commission. The governing authority shall accept applications from interested individuals, review the applications and recommend a short list of potential candidates to the mayor. The mayor will then nominate individuals from this shortlist for confirmation by the council at the work session. According to Section 2-309(b), the Planning Commission must consist of a minimum of five (5) members and a maximum of seven (7) members. A majority of the Planning Commission members must meet the following criteria:

Criteria #1. They must reside within the city and have been residents for at least one (1) year before their appointment.

Criteria #2: No more than two (2) members may be community stakeholders, as defined in Section 2-308 of this article (non-residents).

Criteria #3: A majority of the members must have demonstrated a special interest, experience, or education in land use, planning, and/or land development or redevelopment.

Current Planning Commission Members as of November 5, 2025

The current composition of the Planning Commission consists of the following members:

Planning Commission	Term	Stakeholder	Appointment
Alex Brennan, Chair	November 30, 2026	Yes	3 Years
Grace Kelly, Vice Chair	November 30, 2026	No	3 Years
Matthew McConnell	November 30, 2027	No	3 Years
Meron Tadesse	November 30, 2026	No	3 Years
Terms Concluding in November 2025			
Andrew Zonneveld	November 30, 2025	No	3 Years
Chountelle Hudson	November 30, 2025	Yes	1 Year
Vacant Seat	November 30, 2026	N/A	1 Year
Stakeholder Seats Available as of December 1, 2025: 1 Stakeholder Seat			

The city has accepted applications from interested individuals from **September 12, 2025, to October 24, 2025**. After reviewing these applications, the city recommends the following candidates to the mayor:

SHORTLIST

Name	Professional Summary	Special Interests	Stakeholder	Appointment Per 2-309(c)
Rachel M. Isley	LEED Reviewer, Sustainability Specialist, Multi-disciplinary firm that combines sustainable design, consulting, and commissioning services for the built environment	Vested interest in the betterment of the community	No	Two Years
Raina Wilson	Project Consultant Department of Environmental Protection Agency for the State of Georgia,	Ability to analyze complex issues, balance diverse needs, and support decisions that align with long-term growth.	No	Two Years

Per Section 2-309(c), the terms of office for members appointed to the planning commission shall be three (3) years, except for the initial appointments.

(1) The term of office for initial appointments shall be set by the governing authority as follows:

- a) Three (3) appointments shall be for a term of three (3) years
- b) Two (2) appointments shall be for a term of two years
- c) Two (2) appointments shall be for a term of one year

(2) Should a member of the planning commission be unable to complete their term of office, the governing authority shall fill the remainder of the term of office in the same manner as provided in [section 2-309](#).

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

Attachments/Exhibits: Resumes

Requested Action: For the mayor to nominate individuals from the shortlist included in this agenda item, to be entered into the Council Record on November 5, 2025, allowing for confirmation at the City Council Work Session scheduled November 18, 2025.

RACHEL ISLEY

RESUME

Rachel M. Isley

Stone Mountain, GA

www.linkedin.com/rachelisley

PROFESSIONAL SUMMARY

Epsten Group, a Salas O'Brien Company – Atlanta, GA – 2/2025 – Present

LEED Reviewer, Sustainability Specialist

Multi-disciplinary firm that combines sustainable design, consulting, and commissioning services for the built environment

- Reviews design and construction submissions for Leadership in Energy and Environmental Design (LEED) certification, the world's most widely used sustainable building rating system
- Provides detailed technical writing feedback for dozens of potential credits across all seven certification categories, demonstrating breadth of knowledge and expertise
- Maintains a demanding schedule with daily deadlines and multiple concurrent projects
- Participates actively in monthly team meetings and trainings, engaging with peers and across departments to promote cross-training and multidisciplinary learning
- Training for consulting and project management roles

DoMyOwn.com – P&M Solutions, LLC - Lawrenceville, GA

Award-winning online retailer of professional pest control, lawn and garden, and animal health products serving the professional and DIY markets

Senior Customer Service Specialist (3/09 – 2/12; 8/12 – 11/23)

- Maintained knowledge within relevant industries, including current and developing chemistry and technology, high-profile investigations, and policy and regulatory changes
- Researched and communicated complex information and concepts such as EPA labels and Safety Data Sheets to diverse customer base via phone, email, and live chat
- Promoted the use of Integrated Pest Management (IPM) to find effective, creative, sustainable, and lower risk solutions to complex problems
- Collaborated with Marketing Team on SEO writing, technical article content, and advising on video content for YouTube channel with over 17.7 million views
- Mentored - with senior colleagues - 20+person team covering 165,000 phone calls, 85,000 emails, and 58,000 live chats annually; assisted training and education of team
- Maintained and championed highest service standards in demanding environment, navigating product catalog of over 20,000 SKUs with technical and intricate problem-solving

The Bank Food and Drink – 101 Main, LLC – Pearisburg, VA – 3/12–7/13

Front of House Manager, Head Server

Voted Top 3 in Best Mixologist, Most Creative Cocktail Menu, Best Overall Restaurant, and Best Overall Bar in Virginia Living Magazine's 2013 Best of VA Awards (Southwest Region)

- Responsibilities included training and managing all FOH staff; creating and managing

beverage program, writing menus, receiving orders, managing inventory, writing daily reports, programming POS; social media; and all server, host, and bartending responsibilities

- Worked directly with executive chef and owners to update concept, develop relationships with vendors, run day-to-day business, and coordinate and oversee special events

Gymboree Play, Music, and Art – Peachtree Playtime, LLC – Atlanta, GA – 5/08–1/12

Teacher, Party Leader, Administrative and Customer Service Support

Dynamic, sensitive, and attentive teacher for all programs offered for children 0-5, both adult-participatory and drop-off, including physical and fast-paced play and learn, art, music, and school skills (pre-school preparedness) classes; private party host; trainer

EDUCATION

Master of Sustainable Energy and Environmental Management - Georgia Institute of Technology – Atlanta, GA School of Public Policy 2024 **GPA: 4.0**

Coursework: Sustainable Energy and Environmental Management, Policy Tools for Environmental Management, Cost Benefit Analysis (CBA), Issues in Sustainable Construction; Energy Technology and Policy, Economics of Environmental Policy, Life Cycle Assessment (LCA), Intro to Historic Preservation, Sustainable Business Practicum

Projects: Final Capstone Project - a post-renovation energy and sustainability study of Georgia Tech's historic library buildings

- Policy Solutions for Bee Decline in Atlanta, Georgia
- Charleston, South Carolina: Building Resilience in a Coastal Colonial City
- Cost Benefit Analysis of Solar Panel Parking Canopy at Indian Creek MARTA Station
- Life Cycle Assessment: A Comparison of Flooring Options for Georgia Tech's D.M. Smith Building Renovation – *included GHG calculations*
- Business Scaling with WunderGrubs, a local sustainable insect protein company
- Carbon Reduction Potential of Methane Gas Capture and Use in Georgia (part of Georgia's first state climate action plan proposal)
- SESA Bus Tour Route Options of Historic Architecture for Atlanta Conference, Fall 2024

Bachelor of Arts, Theatre Performance - College of Charleston – Charleston, SC

Cum Laude; French Minor; Honors College Graduate; President's Scholarship

SKILLS AND EXPERIENCE

- Quantitative: Greenhouse Gas (GHG), Cost Benefit Analysis (CBA), Payback Period
- LCA tools: GREET, USEEIO, ReCiPe, TRACI, OpenLCA
- Qualitative: Written Analysis, Editing, Technical Writing, Presentations
- Microsoft Suite (Outlook, Word, Excel, PowerPoint, Teams), Google Suite, Atlassian Suite
- Member of 1st Enterprise Southeast Housing Policy Mentorship Cohort, 2024
- Lifelong performer, musician

**RAINA
WILSON
RESUME**

RAINA WILSON

SENIOR IT PROGRAM MANAGER

STRATEGIC PLANNING | PROJECT MANAGEMENT | PROCESS IMPROVEMENT

██████████ | Atlanta, GA | ██████████ | <https://www.linkedin.com/in/rainawilson/>

PROFESSIONAL SUMMARY

Innovative and solutions-driven Senior IT Program Manager fortified by 12+ years of expertise in implementing system transformations and driving business excellence across the Fintech, Transportation, Telecommunications, and Technology Sectors. Highly adept at identifying and establishing new process enhancements that streamline operational workflow, while meeting the needs of clients and stringent service level agreements. Keen ability to construct and deliver complex solutions and strategies that reshape business controls, establish direction, and provide exceptional customer value.

AREAS OF EXPERTISE

- | | | |
|--------------------------|---------------------------|-------------------------|
| ✓ Operational Excellence | ✓ KPI Performance Metrics | ✓ IT Implementation |
| ✓ Change Management | ✓ Vendor Relations | ✓ Cloud Migrations |
| ✓ Budget Oversight | ✓ Training & Delivery | ✓ Business Analysis |
| ✓ Continuous Improvement | ✓ Data Analysis | ✓ Project Management |
| ✓ SDLC/Agile/Waterfall | ✓ Program Governance | ✓ Resource Optimization |

PROFESSIONAL EXPERIENCE

State of Georgia | Atlanta, GA

04/2025 – Present

The Department of Environmental Protection Agency is part of the State of Georgia.

Project Consultant (Motion Consulting)

Led 5 direct reports (Business Analysts, Network Engineers) under the direction of the PMO Manager and managed a budget of \$1.5M. Presided over the execution of client program deliverables and analyzed company organizational structures and workflows.

- Leading the development and implementation of complex procurement request procedures supporting business requirements, and current/future state system dependencies, and ensured adherence to all Service Level Agreements; improved project efficiency by 20%.
- Function as a knowledge expert to Executive leadership and key stakeholders in assessing technical system orientation, and compliance solutions through best technology principles.
- Deliver expertise and data analysis throughout technical projects and supported Security Management software systems to structure and implement optimization across project scope, budget, implementation schedules, and deliverables.

The Home Depot | Atlanta, GA

12/2023 – 03/2025

Home Depot is a multinational home improvement retail corporation that sells tools, construction products, appliances, and transportation services.

Principal Project Consultant (Reincorp Consulting)

Engaged by HD to manage a new enterprise-wide IT program initiative to improve Home Depot's customer experience and SCM processes and transactions for residential and business clients.

- Drive cohesive collaboration across teams, steering end-to-end programmatic initiatives; leverage leadership acumen to align deliverables and resource allocation with corporate benchmarks, fostering strong relationships and ensuring the successful execution of projects.
- Manage applications through seamless migration for multiple cloud solutions from Pivotal Cloud Foundry (PCF) to Google Kubernetes Engine (GKE) platforms.
- Functions as a knowledge expert to implement effective risk management strategies to anticipate potential incidents throughout program execution ensuring enhanced project delivery.

COX COMMUNICATIONS | Atlanta, GA**07/2019 – 01/2023***Cox Communications, Inc. is an American digital cable television provider, telecommunications, and home automation services.***Program Manager**

Engaged as an internal coach and mentor through the execution of integrated project management learning strategies and training sessions with internal stakeholders to maximize teammate engagement in program initiatives.

RAINA WILSON

- Executed consultation and subject matter expertise to Enterprise Governance Committee members through strategy design and expertise to identify governance gaps and improve project deployment rates by 25%.
- Immersed in strategic planning, user training, and successful delivery of organizational-wide ad-hoc reporting upgrades and user experience customizations for leadership reporting capabilities; improved on-time reporting efficiencies by 80%.
- Partnered with senior management to assess critical infrastructure solutions and remediate incidents through long-term planning and risk management strategies.
- Collaborated and led departmental meetings in conjunction with senior management to create process improvement strategies, stakeholder requirements, workforce allocation, and quality assurance objectives.
- Consulted with Executive leadership across employee relations, performance management, rewards/recognition, and organizational structure; established a 25% increase in employee morale and satisfaction.

EQUIFAX | Atlanta, GA**06/2018 – 06/2019***Equifax Inc. is an American multinational consumer credit reporting agency and one of the three largest consumer credit reporting agencies.***Senior Program Manager**

Reported to the International CIO and presided through the execution of client program deliverables and customer success factors across the Cybersecurity division ensuring scheduling, workflow, productivity, and delivery standards.

- Executed strategic planning and implementation of Cybersecurity tool access for Equifax's global offices; ensured alignment with business stakeholders and internal teams maintaining alignment with objectives and regulatory practices.
- Employed internal data analytics and projection models to assess, formulate, and deploy raw data into actionable insights for executive stakeholders with a focus on governmental deadlines for security upgrades; optimized project lead times by 50%.
- Led the project analysis of cybersecurity network intrusions against network infrastructures and upheld security protocols following all program security, compliance, and operational standards.

WELLS FARGO | Mount Holly, NJ**07/2017 – 03/2018***Wells Fargo is an American multinational financial services company operating in 35 countries and serves over 70 million customers worldwide.***Senior Project Manager**

Under the direction of the Sr. Portfolio Manager, led and executed project phases and tracked complex IT initiatives.

- Executed project governance throughout internal teams and facilitated strategy sessions to produce balanced improvements across operational and business processes, design roadmaps, and project budgets.
- Identified, assessed, and resolved complex technical redundancies and technical debt, reviewed design features and functionality supporting business requirements, current/future state system dependencies, and ensured SLA adherence.

SERTA SIMMONS BEDDING, LLC | Atlanta, GA**02/2016 – 07/2017***Serta Simmons Bedding, LLC is the world's leading producer of mattresses and sleep experiences.***Portfolio Manager**

Under the direction of the Director of Infrastructure and 20 direct reports, served as an SME in planning and leading the portfolio implementation strategy across 40 plant operations within the US, including Puerto Rico and Canada.

- Facilitated risk assessments and business impact analyses to identify vulnerable areas for mission-critical network and infrastructure; led Data Center operation projects, capacity management, budget management, P&L, and client relations.
- Interfaced with stakeholders to establish and implement effective IT learning, development, and certification strategies supporting in-house training objectives for business applications, resulting in 3rd party vendor savings of up to 20%.

ADDITIONAL EXPERIENCE**Sr Project Manager | Fiserv/InComm****EDUCATION & CERTIFICATIONS**

Cyber Security and Info Systems Security Certificate | Emory University
Bachelor of Arts (BA), Spanish and Business Administration | University at Albany, SUNY
Lean Six Sigma (Yellow Belt) | Fiserv

Project Management Professional (PMP) | PMI Institute
Certified Scrum Master (CSM) | Scrum Alliance
ITILv3

TECHNICAL SKILLS

Microsoft Office 365 | Azure | Visio | Jira | MS Project Server | Clarity | ACH | Unix | VMware | SQL Server