Planning Commission Meeting

Monday, November 16, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Agenda

I. **Call to Order**

II. **Determination of Quorum**

III. **Approval of Agenda**

IV. **Approval of Meeting Minutes**

1. Approval of October 19, 2026 Meeting Minutes

V. **Commission Announcements**

VI. **Old Business**

1. 5305 and 5327 West Mountain Street - Rezoning

VII. **New Business**

1. 968-990 Sexton Drive - Conditional Use
2. Ridge Avenue Properties - Annexation
3. Ridge Avenue Properties - Rezoning

VIII. **Public Comments** (on any topic - 5 minutes each)

IX. **Remarks of Privilege**

X. **Adjournment**

The Commission reserves the right to extend or limit the length of public comments based on: 1) the issue under discussion; 2) the number of items on the agenda; and 3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the applicant but must direct all comments and questions to the Commission. III. Public harassment of, or confrontation with the applicant will not be tolerated. Members of the public violating tenets two or three will be asked to sit down or leave the premises.

Planning Commission Meeting

Monday, October 19, 2026 at 6:30 PM

City Hall, 875 Main Street, Stone Mountain, Georgia 30083

Minutes

Call to Order

Meeting called to order at 6:43pm.

Determination of Quorum

Present: Alex Brennan, Grace Kelly, Meron Tadesse, Joyce Thomas, Cordero Vigil, Raina Wilson, Rachel Isley.

Absent: None

Approval of Agenda

Grace Kelly moved to amend the agenda to combine items 2 and 3; seconded by Rachel Isley

Vote: approved Unanimously 7-0

Alex Brennan moved to amend the agenda to include an update of Committee member Terms under staff update; seconded by Grace Kelly.

Vote: Approved Unanimously 7-0

Grace Kelly moved to amend the agenda to include on the agenda items of privilege; seconded by Rachel Isley.

Vote: Approved Unanimously 7-0

Grace Kelly moved to approve the amended agenda; seconded by Rachel Isley.

Vote: Approved Unanimously 7-0

Approval of Meeting Minutes

Commission Announcements

Old Business

New Business

1. 548 San Marco Way - Michael Padmore

   Request for a Short Term Lodging - Vacation home Facility

Alex Brennan moved to approve the subject request; seconded by Cordero Vigil

Vote: Approved Unanimously 7-0

2. 5388 Cherrywood Drive - Tesfalem Tesfamariam

   Request for a Short Term Lodging - Vacation home Facility

Cordero Vigil moved to approve the subject application; seconded by Joyce Thomas

Vote: approved unanimously 7-0

3. 5382 Cherry Wood Drive - Tesfalem Tesfamariam

   Request for a Short Term Lodging - Vacation home Facility

Cordero Vigil moved to approve the subject application; seconded by Joyce Thomas

Vote: approved unanimously 7-0

4. 5313 Hamilton Street - William Pike

   Request for a Short Term Lodging - Vacation home Facility

Grace Kelly moved to approve the subject application as amended; seconded by Rachel Isley

Vote: Approved unanimously

5. 5305 West Mountain Street - City of Stone Mountain

   Request to Rezone subject property

Grace Kelly moved to defer the application to the next meeting; seconded by Joyce Thomas

Vote: Motion to defer the application passed unanimously 7-0.

Public Comment:

William Galloway, located 868 Stone Mountain Way spoke in favor of the application

Carl Wright, located at 6444 James B Rivers Highway spoke in favor of the application

Clint Monroe, located at 5499 Windsong Trace, spoke in opposition of the application

Theresa Thomas, located on Rockborough terrace, spoke in opposition of the application

Fern, located at 1240 park drive spoke in opposition of the application

Micheal, located at 1031 Ridge Avenue spoke in opposition of the application

Michael Rollins, located at 968 Ridge Avenue spoke in opposition of the application

Staff update

1. Staff Introductions
2. Comprehensive Plan Update
3. Feedback on Recent Action Items
4. Update of expiring member terms

Public Comments (on any topic - 5 minutes each)

Thomas, 5151 Central Drive spoke on need for map for short term rentals.

Theresa Thomas, located on Rockborough terrace, spoke on short term rentals.

Remarks of Privilege

Alex Brennan stated that there is such polar opinions and asked for everyone to be as kind as possible when discussing topics of contentious issues.

Rachel Isley echoed that we all have the same interest and wants to do the best thing for the community when making decisions.

Adjournment

Grace Kelly moved to adjourn the meeting at 8:43pm; seconded by Joyce Thomas

Vote: Approved Unanimously 7-0

Planning Commission

Meeting Date: November 16, 2026

SUBJECT: Application to rezone the properties located at 5305 and 5327 West Mountain Street of approximately ±3.45 acres.

PC2026 – 18 089 03 001 & 18 089 03 002 **T. Hart**

Project Information

Owner / Applicant	City of Stone Mountain
Location	5305 and 5327 West Mountain Street, Stone Mountain, GA
Acreage	±3.45 acres
Parcel ID	18 089 03 001 and 18 089 03 002
Existing Zoning District	Green Space (GS)
Proposed Zoning District	Village Center Mixed-Use (VCM)

SUMMARY:

The subject application is a City-initiated request to rezone the City owned property located at 5305 and 5327 West Mountain Street, Stone Mountain GA, 30083, from the Green Space (GS) zoning district to the Village Center Mixed-use (VCM) zoning district.

HISTORY:

Staff worked with the Stone Mountain Historical Society to gather information on the history of the subject property to provide a more complete picture of the site. Based on this additional information, it appears that the subject property hosted several different uses on the site until the primary structures were destroyed by a fire in 1975. Uses up until this point included the University School for Boys, gymnasium, and hotel (See Attachment 1). In recent history, the property was under the ownership of the First Baptist Church of Stone Mountain until the City of Stone Mountain purchased the property from the church in 2023. As it stands today, there is currently one pole barn, a partial driveway, and a shed located on the site.

ANALYSIS:

At the Mayor City Council Special Called Meeting dated February 8, 2025, the minutes (Attachment 2) reflect the consideration of an action on a request to designate the use of the Lawn on Main as Village Center Mixed Use (VCM), however, the City Attorney at the time

stated that in order to effectively change the zoning of the property, adequate public hearings will need to be had in order to follow the correct process. However, the Attorney then informed the Mayor and City Council that the City themselves can use the property, however they decide as the title owner. As a result, the Mayor and City council voted and approved to use the subject property for mixed use purposes by a (4-3) vote. Due to the zoning on the parcels not allowing uses that fit this desired use, in order to take actionable steps to achieve this council direction, a change in zoning is required. Staff turnover resulted in no steps being taken to implement this approved direction until this point.

In February of 2026, the City of Stone Mountain commissioned a report on the property by POND and Company to conduct a site analysis that was a component of the Livable Cities Initiative (LCI) study. The report that was commissioned allowed for community feedback to be incorporated starting from 2024. This process discussed potential layout options for the site and allowed participants to provide input on these concepts. The full report has been included as a part of this application and can be viewed as Attachment 3. In July of 2026, the city hired Jones Lang LaSalle (JLL) to take the POND study and used it as a starting point for a feasibility study to find the best use for the site (See Attachment 4).

Per Section 2-1, the process for rezoning a property within the city requires a recommendation of approval by the Planning commission followed by approval by the Mayor and City Council. City code Section 2-1.5 outlines standards that should be used in all zoning proposal reviews. Responses to these questions can be viewed within Attachment 5.

CONCLUSIONS:

In conclusion, the approval of the subject application would result in the rezoning of the subject property from Green Space (GS) to Village Center Mixed use (VCM) as requested by the Mayor and City Council Direction.

The subject application is solely for the property's rezoning. All subject site details will need to be addressed during development approval. Questions regarding the impact of the site and specific site design details would be premature considering the answer to those questions would depend on the use that is placed on the site.

STAFF RECOMENDATION:

Staff recommends **APPROVAL** for the proposed rezoning from Green Space (GS) to Village Center Mixed Use (VCM) at the property located at 5305 and 5327 West Mountain Street.

5305 and 5327 West Mountain Street
REZONING APPLCIAITON
Staff Report
Attachments:

Attachment 1 – February 8, 2025, minutes

Attachment 2 – Historic Photos and dates of Site

Attachment 3 – POND Report

Attachment 4 – JLL Study

Attachment 5 - Zoning Considerations

Attachment 6 - Current and Future Zoning Map

Special Called Meeting

February 8, 2025 at 9:00 AM
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 | Shavala Ames - City Clerk | Jeff Strickland - City Attorney

Call to Order
Mayor Jones called the meeting to order at 9:07 A.M.

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

1. Consideration of an action on a request to designate the use of the Lawn on Main as Village Center Mixed Use (VCM), requested by Council Member Mark Marianos

   Councilmember Marianos gave reasons why Lawn on Main should be developed as Village Center Mixed Use (VCM) to allow for additional revenue in the city. Improving and diversifying the revenue is the goal. The previous surveys show that VCM fits the criteria for the Lawn on Main. If designated VCM, watershed issues will be remedied by POND. The city has a lack of revenue, and the state will come in to dictate the use if they have to provide funds to help the city due to the lack of increase our revenue. The city is not in danger of running out of money tomorrow, but we need to buy into the city.

   Council Member Crowe inquired whether the 10-minute time limit had elapsed. The Mayor stated that when time is up, the Clerk will inform the body. The governing body engaged in a discussion regarding the decorum rules, exchanging differing perspectives on the matter.

   Mayor Jones Jones stated citizens would like an amphitheater. Since the lawn has been purchased, events have taken place to draw people in.

   ACTION: DESIGNATE THE LAWN ON MAIN AS VILLAGE CENTER MIXED USE

   Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 6 Crowe

   Motion Withdrawn

City Attorney Strickland gave an overview of designating a zoning change. Rezoning must follow the standard format which includes public hearings; however, the city themselves can use the property however they decide as the title owner.

The City Manager stated that POND is anticipated to present on March 18th regarding Lawn on Main. City Manager also stated that administration is seeking guidance on the use of Lawn on Main to go after specific grants.

Councilmember Freeman expressed concern regarding grants that are being pursued.

ACTION: SEEK COUNCIL APPROVAL TO DESIGNATE THE USE OF LAWN ON MAIN AS MIXED USE

Motion made by Council Member: Post 2 Marianos, Seconded by Council Member: Post 6 Crowe

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 6 Crowe

Voting No: Council Member: Post 4 Freeman, Council Member: Post 5 Bryant

2. Discussion: Progress update/presentation of amendment to address issues with the directing of staff and retaliation against staff requested by Council Member Mark Marianos

Attorney Strickland reviewed the drafted ordinance provided in the agenda packet. The City Council will provide suggestions for modifying the ordinance as the presented ordinance is only the initial draft. The ordinance is intended to establish a process if complaints do arise. Members of council added that the HR staff member will need to be involved in the process.

City Manager addressed comments regarding claims of harassment to follow up on such allegations.

Mayor Jones expressed improprieties in allegations and suggested a discussion be had in executive session. Council Member Marianios began to comment regarding an allegation, Mayor Jones was not finished talking a requested a police officer for decorum.

Attorney Strickland advised that if the ordinance is passed, it will be in effect for new/future claims, not past ones.

3. Discussion: Rules of Decorum, requested by Council Member Shawnette Bryant

Council Member Bryant asked for clarity on why the decorum resolution was adopted.

Council Member Crowe confirmed that she initially requested a resolution regarding decorum due to the extended meeting times and agenda items. Council Member Bryant stated her concerns with the decorum resolution which included having a set time to deliberate on agenda items; and some council members have abused their political powers.

Mayor Jones suggested placing a cap on the number of agenda items and spoke on meeting decorum overall. Mayor Pro Tem Smith suggested that the governing body limit items that are requested for the agenda. City Manager Edmondson suggested that the requested items of the Mayor and City Council be placed under Remarks of Privilege to offer uniformity and efficiency of the City Council agenda.

4. Discussion: Audio system, requested by Council Member Shawnette Bryant

Council Member Bryant asked the City Manager about the council chambers audio system; and the City Manager confirmed the audio was good.

5. Discussion: Require/create a new ordinance that requires meeting minutes approved before legal documents are signed to ensure city council votes in open records for Open Records Act compliance, requested by Council Member Gil Freeman

Council Member Freeman expressed concerns regarding complaints he received about what was passed in the meeting also the public does not have access to what was passed and information provided. There is no documentation of the vote and many times the vote in the minutes are wrong.

Mayor Pro Tem emphasized that staff is doing what they think is best through the attorney. City Attorney stated that he does not recommend withholding contracts until minutes are approved. A contract is approved once done so in a meeting. The mayor shall execute at that time.

Mayor Jones stated that certain contracts need to be reviewed before executing. The City Attorney stated the process should be where contracts are reviewed prior to consideration by City Council. If approved, there will be a signature by the City Attorney the same evening, and the Mayor should sign the same evening to make the process more streamlined without delay. Regarding the ordnance process, an updated form has been sent out to streamline that process as well.

Council Member Freeman raised a request for the City Attorney to provide specific citation or legal reference outlining the requirement that meeting minutes must be approved before any legal documents are executed. In response, the City Attorney stated that he was not currently aware of any legal or procedural requirement that necessitates the approval of minutes prior to the execution of legal documents. However, he assured Council Member Freeman and the rest of the Council that he would conduct further research into the matter to determine if such a process exists and to provide a detailed response if requested.

A question was raised about adjourning the meeting due to the website calendar time. The City Attorney clarified that the website calendar does not dictate the actual meeting length. There is no rule in place that would limit special called meetings. The governing body can modify the decorum resolution to account for special meetings on the weekend. It was again stated that the lengthy agenda is why the meeting items carry over to the next meeting.

ACTION: MOTION TO MOVE THE REMAINING AGENDA ITEMS TO THE NEXT MEETING OF MAYOR AND COUNCIL SCHEDULED FOR FEBRUARY 18, 2025, WHICH INCLUDES REQUEST NEW LOCAL AUDITOR TO AUDIT ALL SPLOST 1 AND 2 DISCUSSION, DOWNTOWN DEVELOPMENT AUTHORITY DISCUSSION, AND RELOCATE THE CONFEDERATE SIGN IN THE MIDDLE OF THE COLUMNS AT THE 5-WAY INTERSECTION DISCUSSION

Motion made by Council Member: Post 4 Freeman, 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, Council Member: Post 6 Crowe, Council Member: Post 4 Freeman

Council Member: Post 5 Bryant was not present for the vote

MOTION PASSED

Adjournment

ACTION: MOTION TO ADJOURN THE MEETING AT 11:09 A.M.
Motion made by Mayor Pro Tem: Post 4 Freeman, Seconded by Council Member: Post 2 Marianos

Voting Yea: Council Member: Post 1 Bass, Council Member: Post 2 Marianos, Mayor Pro Tem: Post 3 Smith, Council Member: Post 4 Freeman, Council Member: Post 5 Bryant, Council Member: Post 6 Crowe

MOTION PASSED (UNANIMOUSLY)

Dr. Beverly Jones, Mayor

City Clerk, Shavala Ames





DEVELOPING THE LOT

PRESERVATION IS ABOUT OUR PAST AND OUR FUTURE

Iconic Figure of Greek god Mercury, Weathervane from School, Brass, Made in Boston 1880

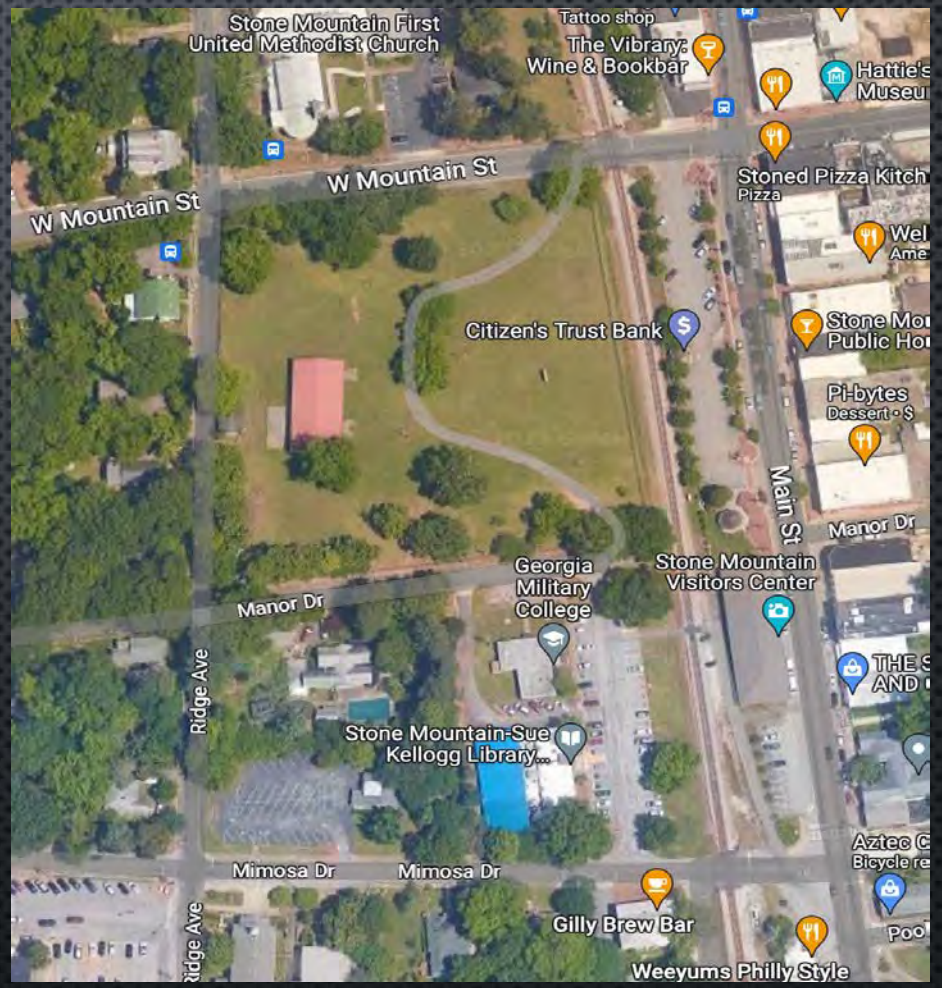
EXCITING AND CHALLENGING OPPORTUNITY

- LOT IS IN THE HEART OF OUR HISTORIC DOWNTOWN, NATIONAL REGISTER OF HISTORIC PLACES DISTRICT
- IT IS OWNED BY THE BAPTIST CONGREGATION BUT, IN MANY WAYS, IT IS ALSO "OWNED" BY OUR COMMUNITY DUE TO ITS LOCATION AND ITS GREAT HISTORY
- DEVELOPMENT SHOULD ENHANCE OUR MAIN STREET, BRING NEW FAMILIES HERE, AND INVIGORATE OUR CITY ECONOMY, SOME OF WHICH DEPENDS ON HERITAGE TOURISM
- POWERPOINT IS OFFERED TO PROVIDE A HISTORY OF THE LOT AND ITS IMPORTANCE TO OUR CITY
- EXPLORE OPTIONS FOR DEVELOPMENT THAT MOVE US FORWARD AND PRESERVE WHAT IS IMPORTANT ABOUT THE SITE

Historic and Current Site Plan- One Lot, One Use, 1880-2023



1917 Map but site plan likely in place since 1880s



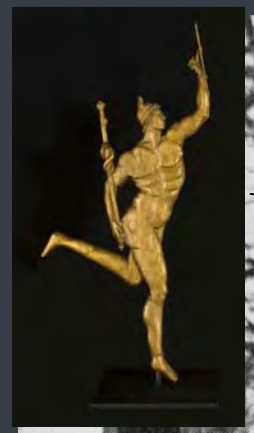
Current Site Plan



UNIVERSITY SCHOOL FOR BOYS 1903
Looking west, Located on lot from
1880- WWI
May have been an early hotel 4



Intersection of Main and Mountain Streets - 1903



Character-defining features: mansard roof, narrow windows, brick veneer and possibly stone quoins, central portico, whimsical parapet and brass weathervane featuring the god Mercury

Second Empire Architectural Style, built ca. 1880

Later Gymnasium

SCHOOL BUILDING ADAPTED FOR HOTEL USE - THE TERRACE



THE TERRACE

STONE MOUNTAIN, GA., 16 MILES FROM ATLANTA.

Facing historic Stone Mountain. Handsomely furnished. Hot and cold running water. Large porches; beautiful lawns; tennis courts. Special rates to families. Chicken dinners a specialty. Private dining rooms. Make reservation by Phone No. 16. Electric cars every hour.

Mrs. Si Basche, Prop.



SOON TO OPEN HOTEL AT STONE MOUNTAIN

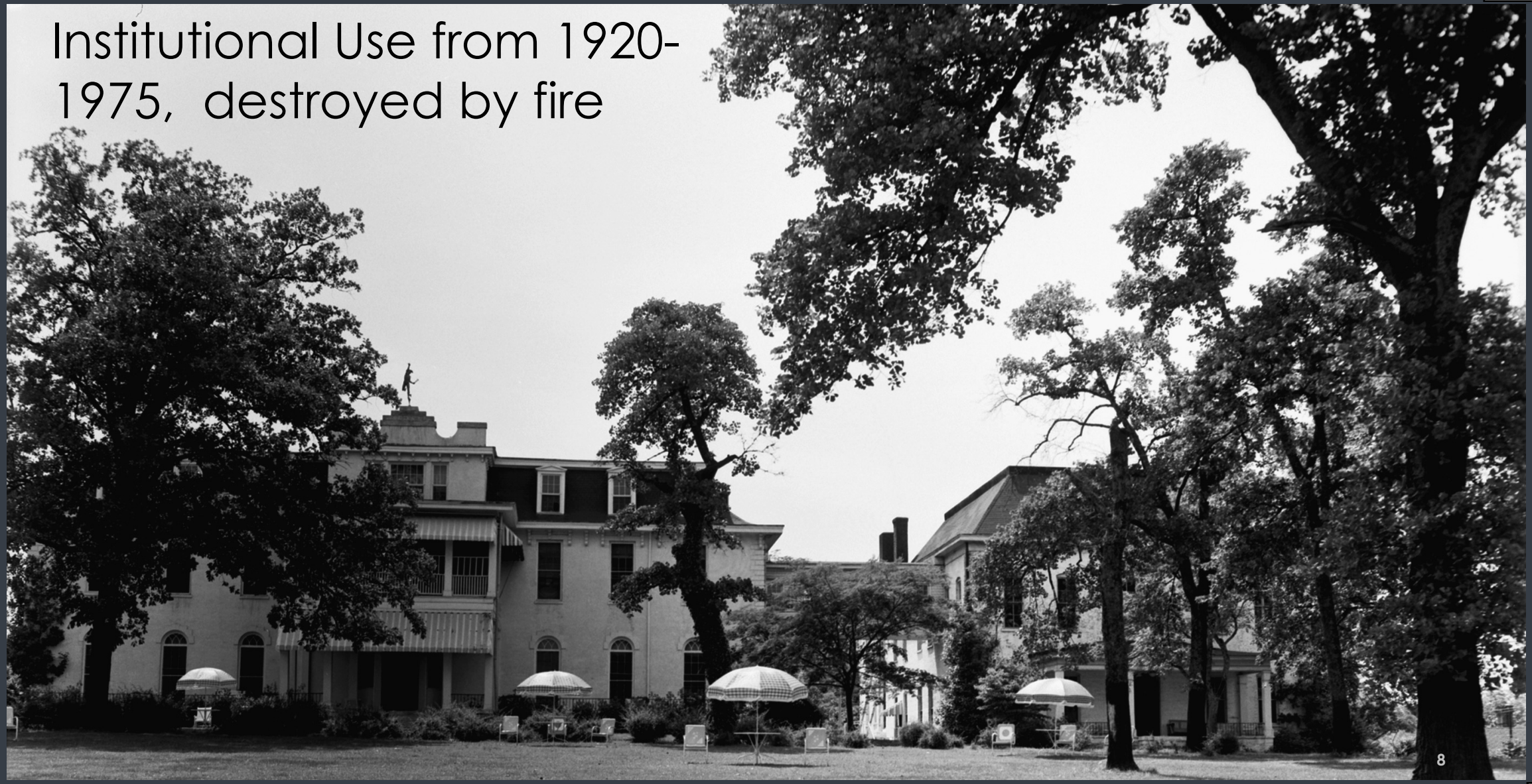
The lack of hotel facilities in Stone Mountain has done much to discourage the movement to make the town a health resort and a mecca for tourists in the past. Recently Mrs. S. L. Bash, of Savannah, leased the old University building and grounds and this obstacle will soon be overcome. The building is being remodeled and is situated in spacious grounds, well shaded, and it stands on an eminence commanding a fine view of the mountain.

1916

Facing Stone Mountain….

Serving chicken dinners is their specialty

Institutional Use from 1920-1975, destroyed by fire



The LAWN on Main



POND

FEBRUARY 2026

PROJECT DESCRIPTION

The LAWN on Main is a new special use facility located just west of Main Street in downtown Stone Mountain, occupying a prominent open parcel between West Mountain Street and Manor Drive. Its central location places it within walking distance of downtown shops, restaurants, and civic destinations, as well as the Stone Mountain trailhead. Bordered by the public library, Stone Mountain Visitor Center, and the railroad, the site is made up of 3 parcels approximately 4.1 acres with a view of Stone Mountain Park.

TIMELINE

2024 — Programming + Visioning + Community Engagement

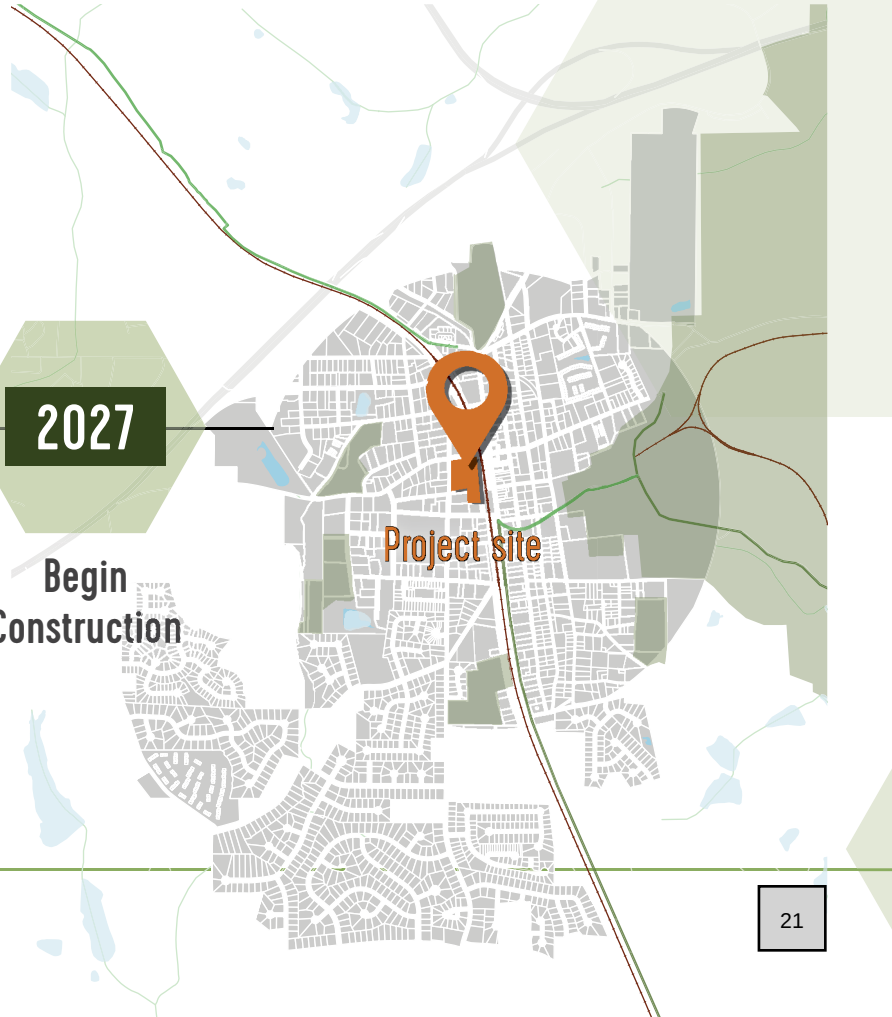
2025 — LCI + Concept Design

2026 — Project Deliverables

We are here!

2026 — Design + Construction Drawings

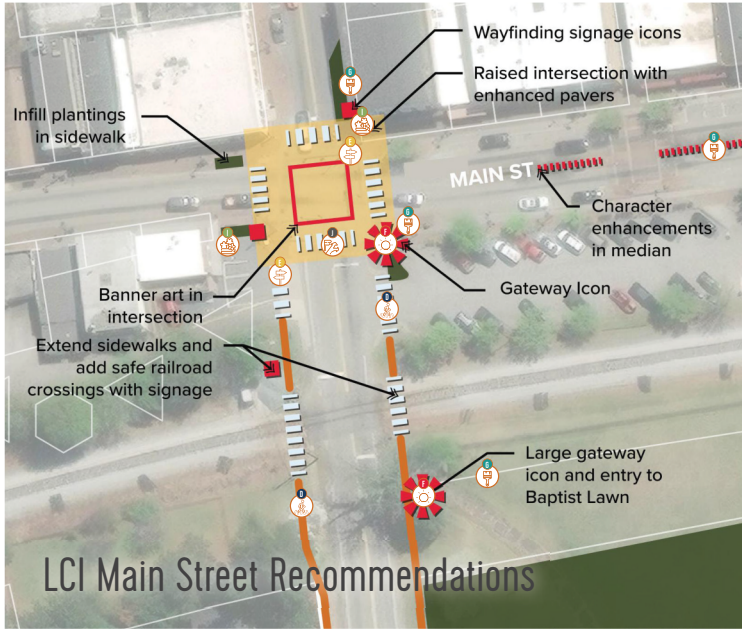
2027 — Begin Construction



STONE MOUNTAIN LCI RECOMMENDATIONS

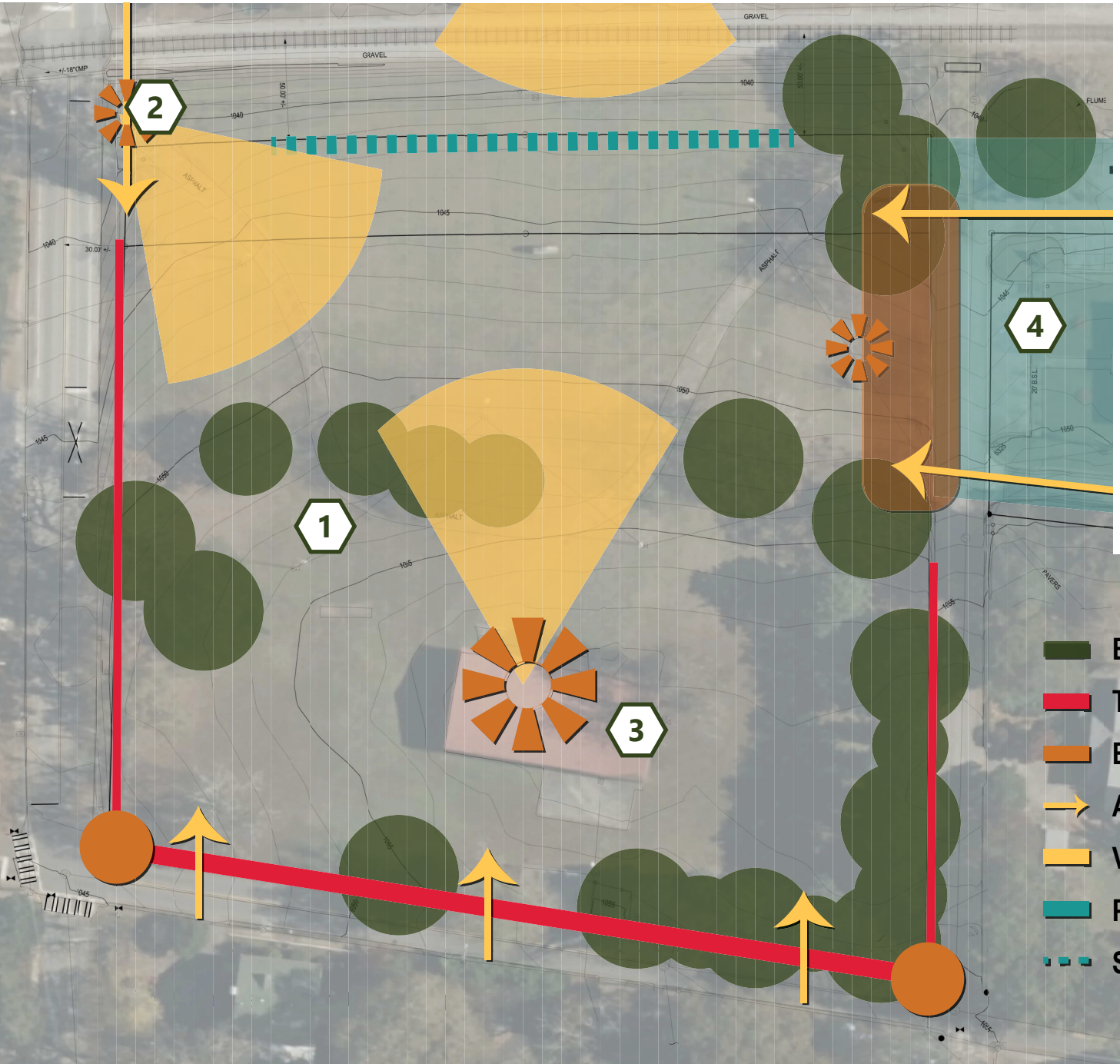
The Lawn project builds directly on the vision established in the Stone Mountain LCI by advancing improvements along Main Street. The LCI emphasized strengthening connections, enhancing pedestrian access, and activating key sites to reinforce the vitality of the downtown core.

As a prominent community site along Main Street, the Lawn presents an opportunity to translate those recommendations into action. Enhancements to the lawn, streetscape, and pedestrian experience support the LCI's goals of improved walkability, stronger visual identity, and increased community activation. This project serves as an early, visible step toward implementing the broader downtown connectivity and revitalization framework outlined in the LCI.





SITE ANALYSIS



The Lawn site is primarily an open lawn that is currently disconnected from the surrounding community. While it offers strong views and has the potential to serve as a downtown urban park, access, parking, and connectivity challenges must be addressed to fully activate the space.

Primary constraints include:

- Steep slopes along road edges
- Adjacent rail line with associated noise and safety considerations
- Physical disconnect from surrounding parcels

Key strengths and opportunities include:

- Direct proximity to downtown and Stone Mountain Park
- Mature existing trees that frame the open lawn
- Direct roadway access to Main Street and the downtown core

EXISTING TREES

TOPOGRAPHY CHALLENGES

ENTRY AND VIEW OPPORTUNITIES

ACCESS NEEDS

VIEWSHED PRIORITIES

PARKING ACCESS LOCATION

SCREENING AND BACKDROP

SITE UNDERSTANDING









1. The site includes a few existing features to be considered through the design. The number one opportunity is to capitalize on the views and enhance access to downtown. Combining the design of the lawn with the existing plans of the city can transform this into an active urban park.

2. The existing stone elements as shown in photo 2 have a unique character, provide identity to the park, and are in moderate condition. However, they aren't located in ideal locations and limit ADA access for the site.

3. The existing pavilion is functional but bisects functional site uses. The opportunity to build a new pavilion would be ideal for this site to expand event options for the community.

4. The old GMC building and parking lot is located adjacent to the site. It is not functional in its current state for a community center and would be expensive to renovate. Many options should be reviewed to see how this parcel fits into the site.

COMMUNITY FEEDBACK

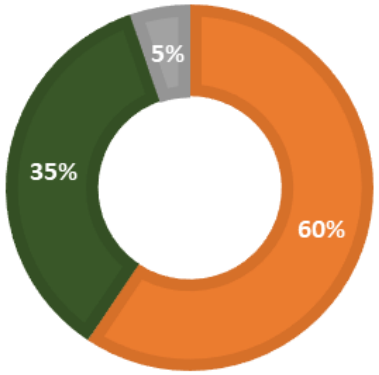
The first round of community engagement began in 2024 to identify the types of programming and amenities residents wanted to see in the park. This early visioning effort focused on gathering ideas and understanding community priorities.

In 2025, the consultant team developed two conceptual site scenarios that translated the 2024 vision into potential layout options. The City then shared these scenarios with the community through roundtable discussions, allowing participants to react to the concepts, evaluate location options on the site, and provide feedback to evaluate different designs for each category. These categories included:

1. Entry Plaza
2. Park Entry
3. Amenity Buildings
4. Seating Plaza
5. Splash Pad
6. Stage Structure
7. Gateway / Screen Wall
8. Stormwater Management Area

2024
Programming + Visioning + Community Engagement

2025
Concept Design

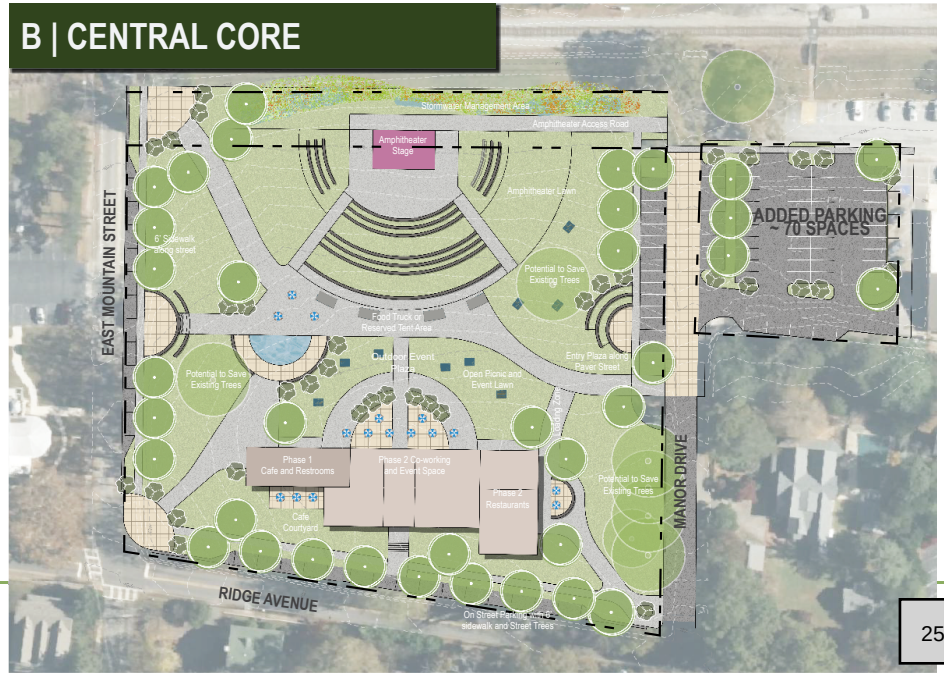


The draft design concepts were presented to gather community input on the two layout options. Over 60% of participants preferred Option A, the Organic Lawn. Respondents appreciated the flexibility for food truck zones, the inclusion of a more open lawn, the preservation of views toward Stone Mountain, and the large mixed-use green space.

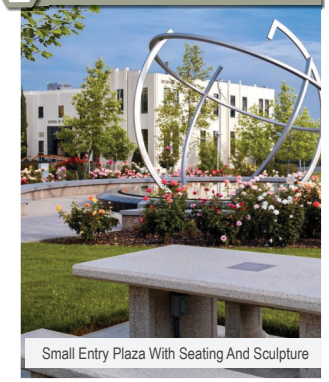
A | ORGANIC LAWN



B | CENTRAL CORE



1 ENTRY PLAZA



Small Entry Plaza With Seating And Sculpture



Small Entry Plaza With Seating

3 AMENITY BUILDINGS



Granite Pavilion with Natural Integration



Two Floor Mixed Use Event Facility

2 STREETSCAPE



Artful Intersection for Traffic Calming and Identity



Flexible Street Plaza with Integrated Parking



Street Plaza With Planting Cutouts. Lawn Close to Road.

5 SPLASH PAD



Nature-Inspired Splash Pad with Shade and Boulders

4 SEATING PLAZA



Compact Seating Niche with Integrated Planters



Food Truck Zone for Social Activation



Flexible Seating Lawn



Civic Plaza Seating with Movable Chairs

6 AMPHITHEATER



Terraced Lawn Amphitheater with Canopy Structure

7 GATEWAY / SCREEN



Vibrant Mural Screen Wall

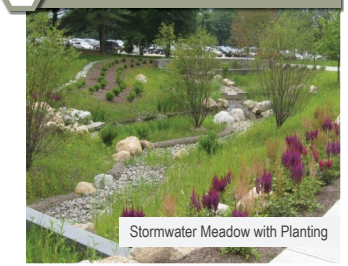


Sculptural Gateway Arch



Rendering of Mountain Street Intersection

8 STORMWATER



Stormwater Meadow with Planting

The images and design precedents most frequently referenced by the community are illustrated on this page. Key features residents responded positively to included vibrant public art and gateways, flexible seating options, a food truck plaza, and the use of natural materials and landscape elements.

One of the most consistent requests was for a large open lawn to support informal play and community events.

Additional elements the community expressed interest in included:

- Historic references and interpretive imagery
- Dedicated play areas for children
- Bicycle parking
- Open space connections to surrounding neighborhoods
- Native stone and brick materials
- Design elements that complement and reinforce the downtown character

PREFERRED CONCEPT

The preferred concept builds on the Organic Lawn vision that the community most strongly supported and incorporates feedback from the key precedent images. The draft design activates all corners of the site with welcoming amenities and connects park elements through a flowing, informal layout. This approach emphasizes flexibility, natural character, and layered experiences throughout the space. Final combined concept includes:

- Amenity buildings for multiple functions
- Entry plaza and seating node along East Mountain Street
- Informal amphitheater with more open lawn
- Splash pad near the parking area with views to the lawn
- Outdoor seating areas for dining, gathering, and events
- Stormwater meadow with natural landscaping along the railroad edge

FULL DESIGN COST
$32 million

THE LAWN ON MAIN

Probable opinion of cost - 10/06/25

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$32,000.00	LS	1	$32,000.00	
Demolition	$46,500.00	LS	1	$46,500.00	2 Structures (Pavilion & GMC Bldg)
Grading / Earthwork	$150,000.00	LS	1	$150,000.00	Very minimal earth work except along roads
Ampitheater	$200.00	SF	30,000	$6,000,000.00	Inclusive of the stage / band shell
Low seat walls	$150.00	LF	800	$120,000.00	Walls around splash pad, walkways, and buildings.
Concrete Retaining Walls	$220.00	FF	650	$143,000.00	
Veichular Pavement	$16.00	SF	70,000	$1,120,000.00	Including GMC site parking
Pedestrian Pavement	$12.00	SF	38,000	$456,000.00	
Enhanced Pavers	$35.00	SF	24,000	$840,000.00	
Concrete stairs	$350.00	LF	400	$140,000.00	
Splash Pad	$650,000.00	LS	1	$650,000.00	Includes all equipment, installation, surfacing
Large Trees	$1,600.00	EA	46	$73,600.00	
Small Trees	$1,000.00	EA	60	$60,000.00	
Large Shrubs	$70.00	EA	250	$17,500.00	
Small Shrub	$50.00	EA	600	$30,000.00	
Grasses, groundcover, sod	$5.00	SF	120,000	$600,000.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
FFE: Site Furnishings	$125,000.00	LS	1	$125,000.00	
Total Site Work				**$10,653,600.00**	
The Buildings					
Mixed-Use Building	$850.00	SF	14,000	$11,900,000.00	Includes all utilities
Restroom / Shelter Building	$600.00	SF	2,400	$1,440,000.00	Anticipated xxx sf of restoom vs covered seating
Total Building Work				**$13,340,000.00**	

Total Construction Cost				**$23,993,600.00**
Design & Engineering (10% Construction Cost)				**$2,399,360.00**
General Permitting/Contingency/Soft Costs (20% Construction Cost)				**$4,798,720.00**

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

ORIGINAL PHASE 1 COST
$7.7 million

THE LAWN ON MAIN

Probable opinion of cost PH 1 - 10/20/25

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$28,000.00	LS	1	$28,000.00	
Demolition	$24,000.00	LS	1	$24,000.00	1 Structure (Pavilion)
Grading / Earthwork	$82,000.00	LS	1	$82,000.00	Very minimal earth work except along roads
Ampitheater	$165.00	SF	18,000	$2,970,000.00	Inclusive of the stage / does not include band shell
Low seat walls	$135.00	LF	100	$13,500.00	Walls around splash pad, walkways, and buildings.
Concrete Retaining Walls	$215.00	FF	600	$129,000.00	
Veichular Pavement	$16.00	SF	8,800	$140,800.00	pavement for ampitheater access and road improvements
Pedestrian Pavement	$12.00	SF	13,500	$162,000.00	
Enhanced Pavers	$28.00	SF	8,400	$235,200.00	
Concrete stairs	$350.00	LF	400	$140,000.00	
Splash Pad	$525,000.00	LS	1	$525,000.00	Includes all equipment, installation, surfacing
Large Trees	$1,600.00	EA	16	$25,600.00	
Small Trees	$1,000.00	EA	32	$32,000.00	
Large Shrubs	$70.00	EA	200	$14,000.00	
Small Shrub	$50.00	EA	550	$27,500.00	
Grasses, groundcover, sod	$3.00	SF	100,000	$300,000.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
FFE: Site Furnishings	$100,000.00	LS	1	$100,000.00	
Restroom Building	$500.00	SF	1,750	$875,000.00	Restoom Only
Total Building Work				**$5,873,600.00**	

Total Construction Cost				**$5,873,600.00**
Design & Engineering (10% Construction Cost)				**$587,360.00**
General Permitting/Contingency/Soft Costs (20% Construction Cost)				**$1,174,720.00**
Grand Total				$7,635,680.00

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

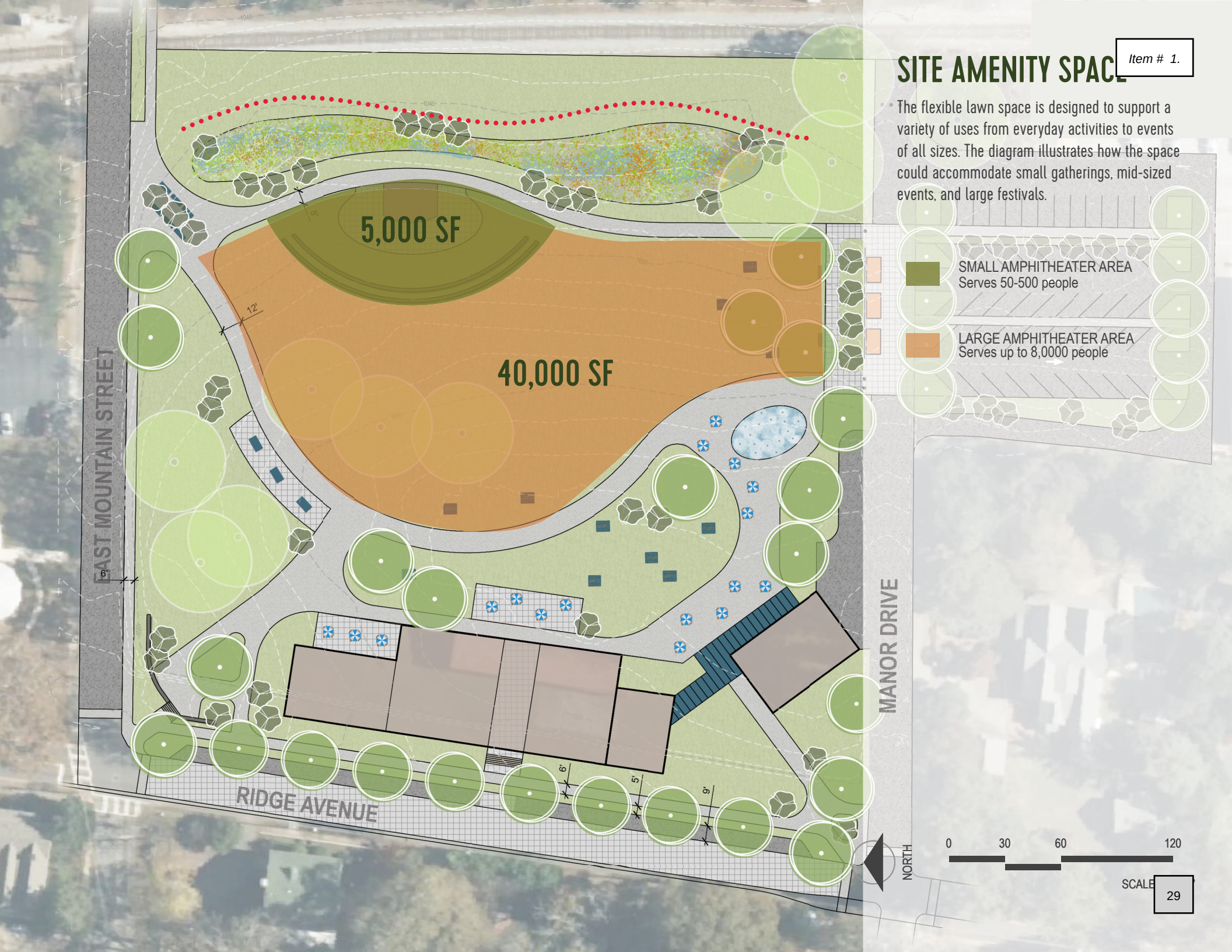
Cost evaluations were done through the final design stage to evaluate the feasibility of all design components. The final opinions are summarized with the phasing plan.



1. Gateway / Screen Wall Along Park Edge to Reduce Noise and Provide Visual Buffering
2. Entry Plaza
3. Park Entry
4. Mixed-Use Amenity Buildings
5. Seating Plaza for Dining, Gathering, and Events
6. Splash Pad with Views to the Lawn
7. Stage Structure
8. Terraced Seating
9. Stormwater Management Area with Natural Landscaping
10. Potential to Save Existing Trees
11. Open Picnic and Event Lawn
12. Amphitheater Lawn Seating
13. Amphitheater Access Road
14. Breezeway
15. On Street Parking with 6' Sidewalk and Street Trees
16. Stamped Concrete or pavers Added to Existing roadway for Defined Entry
17. Loading Zone
18. Removable Bollards
19. Shared Street with Food Truck Pa

SITE AMENITY SPACE

The flexible lawn space is designed to support a variety of uses from everyday activities to events of all sizes. The diagram illustrates how the space could accommodate small gatherings, mid-sized events, and large festivals.



DESIGN VIEWS



Food Truck court looking out at splash pad and community center.

Site Plan - Design View Locations



Curved entry path overlooking main lawn and amphitheater



DESIGN VIEWS

View from Mountain and Main Intersection



PHASE 1 CONCEPT

The first phase of the park will include the amphitheater, multi-purpose lawn, shade structure, entry plazas, Stormwater area, screen walls, and food trucks.

1. Gateway / Screen Wall Along Park Edge to Reduce Noise and Provide Visual Buffering
2. Entry Plaza
3. Seating Area and Spine Trail
4. Terraced Lawn Seating
5. Stormwater Management Area with Natural Landscaping
6. Potential to Save Existing Trees
7. Open Picnic and Event Lawn



PHASE 1 OPINION OF COST

THE LAWN ON MAIN

Probable opinion of cost PH 1 - FEB 2026

ITEM	UNIT COST	UNIT	AREA	TOTAL	Notes
The Site Work					
Site Prep / Mobilization	$24,000.00	LS	1	$24,000.00	
Selective Site Demolition	$32,000.00	LS	1	$32,000.00	Demo and clearing of trees, fencing, existing pavilion, and existing walkways
Grading / Earthwork	$54,000.00	LS	1	$54,000.00	Grading along roadways and main entries into park
Amphitheater	$165.00	SF	7,400	$1,221,000.00	Inclusive of the stage and seat wall with terraced lawn / does not include band shell
Fencing and Art wall along railroad edge	$175.00	LF	360	$63,000.00	Walls around walkways and entries
Concrete Retaining Walls	$215.00	FF	165	$35,475.00	Walls for amphitheater seating and lawn
Vehicular Pavement	$16.00	SF	7,200	$115,200.00	Pavement for amphitheater access and road improvements
Pedestrian Pavement	$12.00	SF	8,820	$105,840.00	Pavement for circulation Trail
Enhanced Pavers	$25.00	SF	4,200	$105,000.00	
Concrete stairs	$350.00	LF	200	$70,000.00	As needed around amphitheater and entryways
Large Trees	$1,250.00	EA	10	$12,500.00	
Small Trees	$750.00	EA	18	$13,500.00	
Large Shrubs	$70.00	EA	120	$8,400.00	
Small Shrub	$50.00	EA	360	$18,000.00	
Grasses, groundcover, sod	$3.00	SF	64,500	$193,500.00	
Mulch/gravel	$200.00	SY	250	$50,000.00	
Utilities	$16,500.00	LS	1	$18,500.00	
FFE: Site Furnishings	$100,000.00	LS	1	$100,000.00	To include all tables, benches, and site furnishings
Total Building Work				$2,239,915.00	

ACRONYMS	
LS	Lumpsum
EA	Each item
SY	Square Yard
LF	Linear Feet
FF	Face Foot

Total Construction Cost				$2,239,915.00
Design & Engineering				$235,191.08
General Permitting/Contingency/Soft Costs				$447,983.00
Grand Total				$2,923,089.08

10% of construction cost

20% of construction cost

PHASE 1 COST

$3 million

NEXT STEPS

1- Schematic Design (SD)

- Preliminary engineering
- Develop initial site elements (grading, utilities, circulation, landscape, etc.)
- Coordinate with key stakeholders.

2 months

2- Design Development (DD)

- Detailed site plans
- Integrate building systems and landscape features
- Detailed cost estimates and constructability reviews

4 months

3- Construction Documents (CD)

- Detailed drawings and specifications
- Coordinate all disciplines (civil, MEP, structural, landscape, architecture)
- Ensure code compliance and regulatory requirements
- Finalize bid-ready documents

3 months

4- Permitting

- Submit documents for approval
- Coordinate with relevant agencies (zoning, stormwater, DOT, fire, etc)
- Revise plans as needed based on agency comments

5- Bidding / Procurement

- Release Invitation to Bid to Qualified Contractors
- Respond to RFIs and clarify scope
- Review bids, interview contractors, and select builder
- Negotiate contract terms and finalize construction contract

6- Construction Administration

- Send Construction Documents to pre-qualified contractors
- Respond to RFIs
- Monthly Coordination Meetings throughout construction
- Punch List and Project Close Out

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Global Tourism & Destination Advisory

Stone Mountain Hotel Analysis

August 2026

Executive Summary

Project Overview & Recommendation

Project Overview

- **Proposed Boutique Hotel.** A proposed 50–75 room lifestyle/boutique hotel in Stone Mountain, adjacent to Stone Mountain Park
- **Client objective.** Establish whether market conditions support a differentiated, experience-led hotel before advancing to design or developer solicitation
- **Phase I scope.** Competitive supply assessment, 36-month CoStar/STR performance review across three hotel market sets, seasonality analysis and preliminary positioning
- **Data foundation**
  - 13 reporting hotels in the City of Stone Mountain
  - 16 upscale, upper upscale, and luxury hotel properties in the Atlanta East submarket
  - 10 boutique, lifestyle hotels within 70 miles of Stone Mountain

Market-Supported Recommendation

- **Advance to formal feasibility.** The concept is potentially feasible and worthy of full underwriting — not yet demonstrated feasible
- **Test 60–70 rooms first.** A 65-room scenario requires only 44 occupied rooms per night at 67% occupancy
- **Underwrite against the boutique set, not the local set.** At $185 ADR (Average Daily Rate), the proposed hotel prices 92% above the City of Stone Mountain hotel market but 27% below the Georgia boutique hotel market's benchmark
- **Do not compete with Evergreen.** The 336-room in-park resort holds group and conference demand the proposed boutique hotel cannot serve
- **Make F&B independently viable.** With only 65 keys, the restaurant and event operation must be supported by residents and outside patrons

Source: CoStar / STR, trailing 12 months ended July 2026

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Executive Summary

Hotel Market at a Glance

The three analyzed hotel geographies represent separate price tiers. The Georgia Boutique / Lifestyle Hotel Set achieves **2.6x the Average Daily Rate and 2.9x the Revenue per Available Room** of the City of Stone Mountain Hotel Market on only modestly higher occupancy.

City of Stone Mountain Hotels	
13 hotels | 1,236 rooms	
Occupancy	**55.8%**
ADR (Average Daily Rate)	**$96.19**
RevPAR (Revenue per Available Room)	**$53.63**

Atlanta East Hotel Submarket (Upscale, Upper Upscale, and Luxury Only)	
16 hotels | 1,572 rooms	
Occupancy	**58.6%**
ADR (Average Daily Rate)	**$145.07**
RevPAR (Revenue per Available Room)	**$84.98**

Georgia Boutique / Lifestyle Hotels	
10 hotels | 2,125 rooms	
Occupancy	**60.8%**
ADR (Average Daily Rate)	**$254.34**
RevPAR (Revenue per Available Room)	**$154.65**

Stone Mountain currently has **zero upscale-class hotels**. Outside the Evergreen Resort, 48% of the City's hotel inventory is within the economy hotel class. The proposed boutique hotel would not add to an existing tier, it would create a new category.

Source: CoStar / STR, trailing 12 months ended July 2026. The Boutique Georgia Hotel set is defined as Luxury and Upper Upscale independent and soft-branded assets within approximately 70 miles of Stone Mountain.

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Executive Summary

Key Takeaways & Recommended Next Steps

Key Takeaways

- **A hotel product gap exists.** The lodging within the City of Stone Mountain offers only economy and upper-midscale inventory or a 336-room resort. There are no upscale-class rooms and only eight boutique rooms in the market.
- **The local hotel market is softening, not growing.** The City of Stone Mountain hotel RevPAR has fallen 10.0% since 2023 to $53.63, on flat supply. Adding additional inventory of the same hotel class would not be supportable.
- **The experiential segment is moving the other way.** The Georgia boutique set absorbed a 25% supply increase in 2024 and still grew ADR 11.3% since 2023, reaching $254.34 ADR with occupancy recovering to 60.8%.
- **Absorption requirements are modest.** A 65-room hotel at 67% occupancy needs only 44 occupied rooms per night or a 5.7% share of the city's current hotel room night demand against a 5.0% supply share.
- **Pricing risk is concentrated in ADR, not occupancy.** The proposed boutique hotel's occupancy assumption implies only a 110–120 index; the ADR assumption implies a 192 index against the local City of Stone Mountain hotel market.

Next Steps

- Build a 10-year underwriting model for 50-, 65- and 75-room scenarios with departmental expenses, GOP and NOI
- Commission a custom STR competitive-set trend and pipeline report for investor outreach
- Test F&B and event revenue independently of hotel rooms demand
- Establish supportable development cost and any public participation requirement

Source: CoStar / STR data

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Location & Demand Generators

Stone Mountain Park and the Greater Atlanta Effect

Stone Mountain Park is simultaneously the proposed hotel's largest demand generator and its strongest competitive threat. The strategic question is not whether demand exists, but **whether the Village can convert park visitation into overnight stays** that currently leak to suburban Atlanta.

Annual Visitors

~4M

Georgia's most-visited attraction, operated under long-term lease by Herschend Family Entertainment

Acres of Park

3,200

Hiking, two 18-hole golf courses, lake recreation, camping, rail and skyride attractions

Distance to Downtown Atlanta

16 mi

Places the site inside one of the Southeast's largest and most diverse lodging markets

Demand Segments the proposed boutique hotel Can Capture

- Park leisure visitors and Atlanta weekend/getaway travelers
- Weddings, reunions and social events; visiting friends and relatives
- Small corporate meetings, retreats and east-metro corporate demand
- Sports and youth groups; travelers seeking Atlanta access outside the urban core

The Competitive Constraint

- **Atlanta Evergreen Lakeside Resort** operates 336 rooms, 37 meeting rooms and roughly 64,000 SF of event space inside the park.
- **The Inn at Stone Mountain Park (92 rooms)** has reported intermittently to STR since 2024, consistent with limited-schedule operation — currently the inventory is off the market.

Source: JLL analysis; Stone Mountain Memorial Association and Explore Georgia; CoStar / STR property-level reporting history

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Hotel Market Analysis

Three Geographic Hotel Competitive Sets

The City of Stone Mountain hotel set establishes **the floor and current local inventory**, the Atlanta East hotel submarket set establishes **the branded-upscale midpoint**, and the Boutique/lifestyle hotel set establishes **the ADR ceiling** for an experience-led boutique hotel product in suburban Georgia.

Competitive Set	Definition	# of Hotels	Hotel Rooms	T12 Occ	T12 ADR	T12 RevPAR	Notes
City of Stone Mountain	All reporting hotels within the city limits, all classes	13	1,236	55.8%	$96.19	$53.63	Demand floor and the rate the proposed boutique hotel must beat
Atlanta East Submarket	Luxury, Upper Upscale and Upscale class properties only	16	1,572	58.6%	$145.07	$84.98	Branded upscale midpoint; the realistic alternative for leaked demand
Georgia Boutique / Lifestyle	Luxury and Upper Upscale experiential assets within ~70 miles	10	2,125	60.8%	$254.34	$154.65	ADR ceiling for a differentiated, design-led product

Methodology Notes

- **Overlap in sets.** Atlanta Evergreen Lakeside Resort (336 rooms) and Stone Mountain Manor (8 rooms) appear in both the city and Atlanta East sets; the submarket set is not additive to the city set.
- **Reporting period.** Trailing 12 months ended July 2026, with 36 months of monthly detail used for seasonality. CoStar masks certain small properties within a composite; composite rooms are included in market supply but not itemised.

Source: CoStar / STR custom extracts prepared for JLL, August 2026

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City of Stone Mountain

Existing Lodging Supply by Hotel Class

The City of Stone Mountain's 1,236 reporting hotel rooms are limited between economy inventory and a single large resort. **There are no upscale hotels in the market and only one 8-room boutique property. There is a strong structural gap the proposed boutique hotel can fill.**

CoStar Class	Rooms	Share	Representative Properties (Rooms)
Economy	434	34.9%	Live In Lodge (140), Budgetel (132), Days Inn (81), Americas Best Value (43), Scottish Inns (32), Stillwell House (6)
Midscale	59	4.8%	Quality Inn Stone Mountain (59)
Upper Midscale	405	32.6%	Inn at Stone Mountain Park (92), Hampton Inn (112), Holiday Inn Express (73), Country Inn & Suites (71), Comfort Inn & Suites (57)
Upscale	0	0.0%	None
Upper Upscale	344	27.7%	Atlanta Evergreen Lakeside Resort (336), Stone Mountain Manor (8)
Luxury	0	0.0%	None
Total Reporting Inventory	**1,242**	**100%**	**13 reporting buildings; CoStar market inventory of 1,236 rooms after room-count adjustments**

Concentration risk: Atlanta Evergreen Lakeside Resort alone accounts for 27% of the city's hotel inventory. Excluding the resort, **48% of the remaining 906 hotel rooms are Economy class**. Market-wide averages are pulled down by a product set the proposed hotel would not compete against.

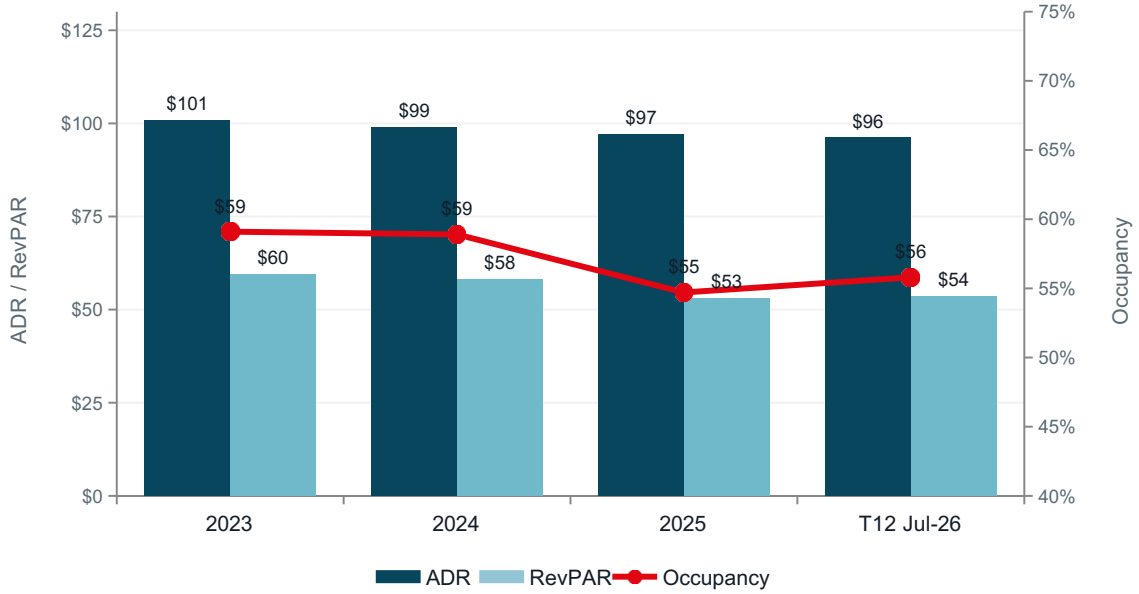
Source: CoStar / STR property list, City of Stone Mountain, August 2026. Excludes the 89-room Fairfield by Marriott under construction.

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City of Stone Mountain

Hotel Market Performance, 2023 to July 2026

With no hotel supply change over the past 3 years, the City of Stone Mountain's hotel performance has decreased. Occupancy has decreased 3.3 points and ADR has decreased 4.6% since 2023, producing a 10.0% decline in RevPAR to $53.63. This market does not signal the need for additional limited-service hotel product.



What the Trend Shows

Supply has been flat. The City's hotel inventory has held at 1,236 rooms with no new hotel deliveries in the trailing three years.

Demand has contracted. Hotel room nights sold fell from 279,900 in 2023 to 259,200 in 2025.

Rate has no momentum. ADR has declined in each of the last three years despite national rate growth.

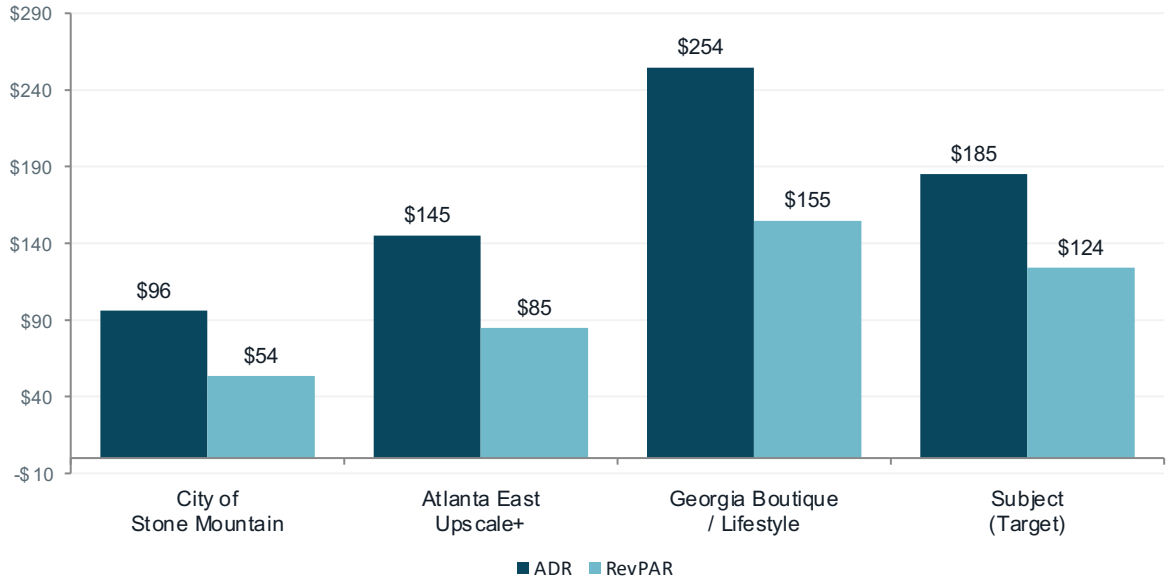
The decline is product-driven. A market this weighted to economy inventory cannot price up without a quality shift.

Source: CoStar / STR. 2023–2025 are calendar years; T12 is the trailing 12 months ended July 2026.

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Comparable Market Benchmarking

Plotting all three geographic hotel competitive sets against the proposed positioning shows the proposed boutique hotel would sit **between the branded-upscale midpoint and the boutique ceiling**, aggressive against the local market, but conservative against the segment it is designed to compete in.



Occupancy Is Not the Differentiator

- **Occupancy is compressed.** All three geographic competitive sets show 55.8%–60.8% occupancy. The entire performance spread is based on average daily rate.
- **Rate opportunity.** The Boutique Georgia hotel set earns $158 more per occupied room than the City of Stone Mountain hotels.
- **The proposed boutique hotel's performance is defensible.** At $185, the proposed boutique hotel prices 27% below the Georgia boutique set's benchmark.
- **Consideration.** Even at $165 annual ADR and 64% annual occupancy, proposed hotel's annual RevPAR of $106 would still be nearly double the City's hotel average.

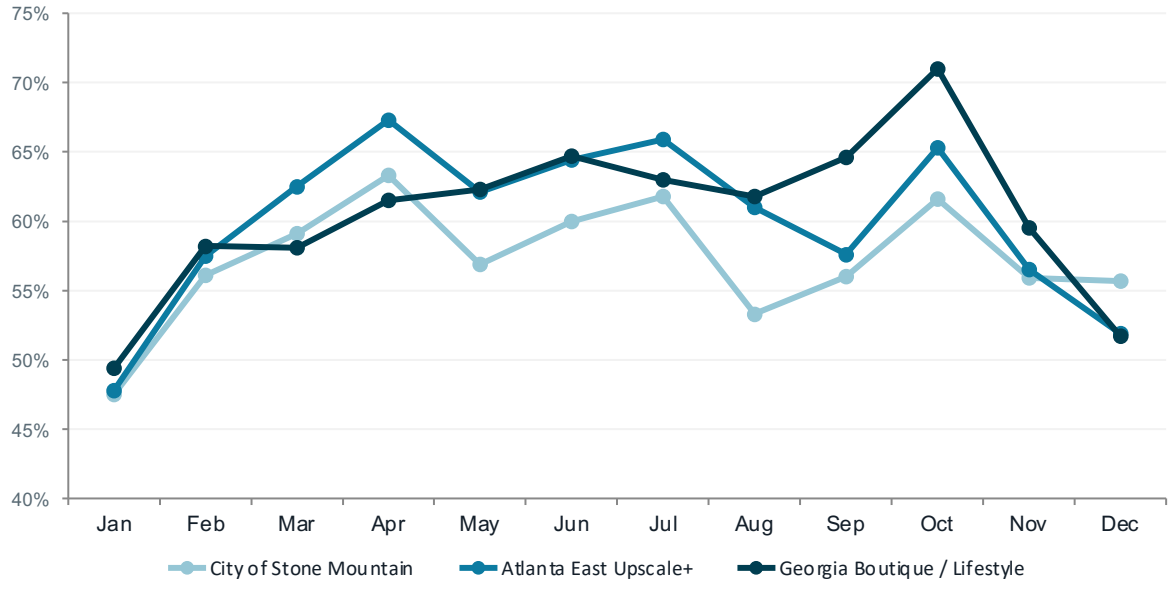
Source: CoStar / STR, trailing 12 months ended July 2026. The proposed boutique hotel target per Initial Market Demand & Feasibility Assessment (67% stabilized occupancy, $185 ADR).

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Seasonality

Monthly Occupancy Patterns, Three-Year Average

All three sets share a January trough and a spring/autumn peak, but the Boutique Georgia Hotel set is both **more seasonal and materially stronger in the shoulder months**. The Boutique Georgia Hotel set's October occupancy of 71.0% is much higher than 61.6% occupancy in the City of Stone Mountain.



Implications for Underwriting

- **Peak-to-trough spread is wide.** Stone Mountain ranges 47.5% (January) to 63.3% (April) — a 15.8-point swing.
- **The Boutique Georgia set's occupancy swings the most.** A 21.6-point range, but from a higher base occupancy and at 2.6x the average daily rate.
- **Q1 is the underwriting risk.** F&B and event revenue must offset the decreased rooms performance in Q1.
- **Autumn is the opportunity.** Yellow Daisy and Pumpkin Festival demand aligns with the strongest pricing month for the Boutique Georgia Hotel set.

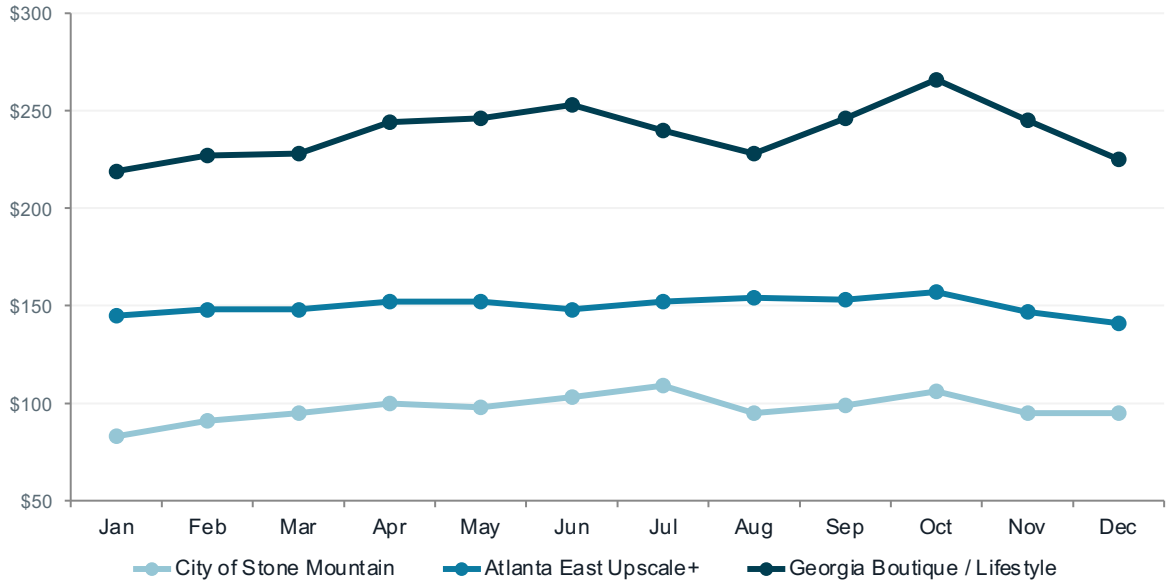
Source: CoStar / STR. Average of monthly results, August 2023 – July 2026.

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Seasonality

Monthly ADR Patterns, Three-Year Average

The average daily rate gap is consistent throughout the year. The Boutique Georgia Hotel set's weakest pricing month ($219 in January) still exceeds **2x the City of Stone Mountain Hotel set's strongest month ($109 in July)**, confirming that the spread is structural rather than seasonal.



Reading the Rate Curves

- **Three parallel bands.** The sets move together seasonally but never converge, evidence of distinct products, not distinct demand cycles.
- **October is the pricing peak** for both the Boutique Georgia Hotel set ($266) and City of Stone Mountain hotel set ($106).
- **Stone Mountain Hotel set's ceiling is $109.** The city's hotels have never averaged above that in any month of the last three years.
- **Proposed boutique hotel's $185 ADR** would sit above the Boutique Georgia Hotel set's monthly trough and below its annual average.

Source: CoStar / STR. Average of monthly results, August 2023 – July 2026.

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Comparable Property Sets

Atlanta East Submarket — Upscale and Above

The Atlanta East Upscale Hotel set is overwhelmingly branded: **11 of 16 properties are Marriott or Hilton franchise products**, and only four independents exceed 20 rooms. This set defines where leaked Stone Mountain demand currently goes.

Property	City	Rooms	Class	Operation
Atlanta Evergreen Lakeside Resort	Stone Mountain	336	Upper Upscale	Independent
Courtyard Atlanta Decatur Downtown	Decatur	179	Upscale	Franchise
Courtyard Atlanta Northlake	Atlanta	128	Upscale	Franchise
Residence Inn Decatur Emory Area	Decatur	124	Upscale	Franchise
Residence Inn Atlanta Covington	Covington	123	Upscale	Franchise
Courtyard Atlanta Covington	Covington	113	Upscale	Franchise
Hilton Garden Inn East/Stonecrest	Lithonia	110	Upscale	Franchise
Homewood Suites Covington	Covington	110	Upscale	Franchise
SpringHill Suites Atlanta Covington	Covington	104	Upscale	Franchise
SpringHill Suites Conyers	Conyers	99	Upscale	Franchise
Courtyard Atlanta Conyers	Conyers	78	Upscale	Franchise
University Inn at Emory	Atlanta	32	Upscale	Independent
James Madison Inn	Madison	19	Upper Upscale	Independent
The Farmhouse Inn	Madison	9	Upper Upscale	Independent
Stone Mountain Manor	Stone Mountain	8	Upper Upscale	Independent
The Twelve Oaks Bed and Breakfast	Covington	8	Luxury	Independent

Set Performance (T12)

Occupancy	**58.6%**
ADR	**$145.07**
RevPAR	**$84.98**

Why This Set Matters

- **Branded, not experiential.** The set proves demand exists at $145 ADR for quality branded hotels.
- **The set is also softening.** RevPAR down 10.6% since 2023 while inventory grew from 1,245 to 1,572 rooms.
- **Supply has outpaced demand** in this submarket, reinforcing that undifferentiated rooms are not the opportunity.

Source: CoStar / STR property list, Atlanta East Hospitality Submarket. Shaded rows denote properties also included in the City of Stone Mountain set.

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Comparable Property Sets

Georgia Boutique / Lifestyle Set

Ten Georgia Boutique Hotel properties (Autograph and Curio soft brands, and Kimpton and Indigo lifestyle assets) sustain **$254.34 T12 ADR** at **60.8% T12 occupancy** and also grew average daily rate through a recent supply increase of 25%.

Property	City	Rooms	Opened	Class
The Hotel at Avalon, Autograph	Alpharetta	330	**2018**	Upper Upscale
Chateau Elan	Braselton	300	1993	Luxury
Lanier Islands Legacy Lodge	Buford	282	1988	Upper Upscale
Cloudland at McLemore, Curio	Rising Fawn	245	**2024**	Upper Upscale
Kimpton Overland Atlanta Airport	Atlanta	214	2017	Upper Upscale
Trilith Guesthouse, Autograph	Fayetteville	193	**2024**	Upper Upscale
Hotel Indigo Vinings Galleria	Atlanta	160	1986	Upper Upscale
Hotel Indigo Atlanta Airport	College Park	142	2012	Upper Upscale
Barnsley Resort	Adairsville	140	1999	Luxury
The Hamilton Alpharetta, Curio	Alpharetta	119	**2021**	Upper Upscale

Set Performance (T12)

Occupancy	**60.8%**
ADR	**$254.34**
RevPAR	**$154.65**

The Absorption Evidence

- **Two 2024 openings added 438 rooms** Trilith Guesthouse (193) and Cloudland at McLemore (245) expanded the set's supply 25%.
- **Occupancy dipped, then recovered** from 58.8% in 2024 to 60.8% today, while ADR rose from $230.51 to $254.34.
- **Rate grew 11.3% since 2023** against declines of 4.6% and 4.9% in the two local sets.

Source: CoStar / STR property list, Luxury and Upper Upscale experiential assets within approximately 70 miles of Stone Mountain. Highlighted opening years denote properties delivered since 2018.

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Hotel Supply Pipeline

After three years of entirely flat hotel inventory, an **89-room Fairfield Inn by Marriott is under construction** in the City of Stone Mountain will represent a 7.2% supply increase to the City.

Today	Under construction	On delivery of the Fairfield Inn	With the proposed boutique hotel (65 rooms)
1,236	**+89**	**1,325**	**1,390**
13 reporting hotels, flat since 2023 with no deliveries	Fairfield by Marriott Inn & Suites, Upper Midscale class	+7.2% inventory into a market where demand fell 7.4% since 2023	+12.5% versus today, but in a class with no existing supply

Risk

- **Direct overlap in the midscale tier.** The Fairfield Inn competes head-on with the Hampton Inn, Holiday Inn Express and Country Inn & Suites, the existing 405-room Upper Midscale block.
- **Near-term pressure on averages.** Absorbing 89 rooms into a market losing demand will likely push reported occupancy lower before it recovers.

Mitigant

- **Different tier, different guest.** The Fairfield Inn reinforces the commodity segment; it does not address the Upscale and boutique void.
- **Confirms developer appetite.** The first construction start in years signals that capital views Stone Mountain as investable, a useful data point for the proposed boutique hotel's own financing narrative.

Source: CoStar / STR, City of Stone Mountain, July 2026. Demand change measured against calendar year 2023.

JLL

Hotel Market Analysis
Takeaways

Strengths & Opportunities

- **No competing product exists.** Zero Upscale-class rooms and eight boutique rooms in the entire city.
- **The rate ceiling is proven.** Georgia boutique assets sustain $254.34 ADR at 60.8% occupancy, 2.6x the city's hotel market.
- **The segment absorbs supply.** The boutique Georgia hotel set took a 25% inventory increase in 2024 and still grew ADR 11.3% since 2023.
- **Absorption is modest.** The proposed hotel would only need 44 occupied rooms per night at 65 keys representing 67% occupancy.
- **Demand generation is durable.** Roughly 4 million annual park visitors and 14 festivals, 16 miles from downtown Atlanta.

Weaknesses and Threats

- **The city's hotel market performance has declined.** RevPAR has decreased 10.0% since 2023 to $53.63 on flat supply and falling demand.
- **The submarket is softening too.** The Atlanta East upscale submarket's RevPAR fell 10.6% since 2023 as inventory grew 26%.
- **Evergreen holds the group business.** 336 rooms, 37 meeting rooms and 64,000 SF of event space inside the park.
- **New supply is arriving.** An 89-room Fairfield adds 7.2% to inventory before the proposed boutique hotel opens.
- **Scale limits the operating model.** At 50–75 rooms, a conventional full-service cost structure is not supportable without independently successful F&B.

Source: JLL analysis of CoStar / STR data, trailing 12 months ended July 2026

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Recommended Concept

Boutique Full-Experience, Not Traditional Full-Service

The data supports an upscale to upper upscale lifestyle hotel, potentially soft-branded, positioned as **the hotel of Stone Mountain Village and the gateway to Stone Mountain Park**, not a competitor to the park's resort inventory.

Preliminary Program

- **60–75 guestrooms,** including several larger family-oriented rooms and suites
- **Destination restaurant and bar** of approximately 70–100 seats
- **Outdoor patio or courtyard** strongly connected to the Village streetscape
- **2,500 to 4,000 SF** of flexible meeting and social event space, the demand for unique and outdoor event space is growing
- **Small fitness facility** and bicycle, hiking and outdoor recreation storage
- **Locally influenced design** tied to the granite landscape and Village identity
- **Wedding and upscale social-event capability** without attempting to become a conference hotel

Positioning Guardrails

- **F&B must serve the Village, not the hotel.** At 65 keys the restaurant cannot be supported only by hotel guests; local and outside restaurant diners will be necessary.
- **Soft hotel branding.** An Autograph, Curio or Tapestry hotel brand affiliation would deliver distribution and loyalty without diluting the local character the rate premium depends on.
- **Walkability is an advantage.** Evergreen's location cannot offer hotel guests is a Village experience on foot.
- **Design must justify the premium.** The 92% rate gap to the city's current rate performance would be earned through product and experience, not just location.

Source: JLL analysis; program parameters per Initial Market Demand & Feasibility Assessment

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Preliminary Stabilized Scenario

Room-Count Sensitivity Analysis at 67% Occupancy and $185 ADR

Three proposed hotel room counts were tested at a common stabilized assumption. The 65-hotel room scenario requires only **44 occupied rooms per night to reach 67% occupancy**, a modest absorption for the city's current hotel inventory.

Scenario	Annual Available Room Nights	Annual Occupied Room Nights	Occupied Rooms per Night	Annual RevPAR	Annual Hotel Room Revenue
50 rooms	18,250	12,228	**34**	$123.95	**$2.26M**
65 rooms	23,725	15,896	**44**	$123.95	**$2.94M**
75 rooms	27,375	18,341	**50**	$123.95	**$3.39M**

Assumptions

- **Stabilized occupancy of 67%,** the midpoint of the 64%–69% target range
- **$185 ADR,** the midpoint of the $175–$200 target range
- **Total revenue at 1.36x–1.60x rooms revenue,** reflecting a destination F&B outlet plus meetings, weddings and ancillary income

Where the Model Is Most Sensitive

- **ADR.** Each $10 of ADR movement shifts 65-room rooms revenue by roughly $159,000 annually.
- **Fixed-cost absorption.** Below roughly 60 rooms, meeting space and F&B overhead become difficult to carry.

Source: JLL analysis. Preliminary planning scenario for testing only; not a projection of operating results.

JLL

Stone Mountain

The Lawn on Main Project Update

Summary of project scope, site plan and next steps

Prepared by

JLL

The Lawn on Main

Scope Update| Project Process

Phase 1:

Vision & Strategy Alignment

August 2026

Phase 2:

Market & Financial Feasibility

September 2026

Phase 3:

Site Plan and Proforma

October 2026

Phase 4:

Proforma and Zoning Recommendations

November 2026

Phase 5:

RPF Development & Engagement

December 2026

The Lawn on Main

Asset Class Review

Multifamily faces a fundamental feasibility challenge driven by both zoning and market economics.

Multifamily: math problem, not a market problem

- Zoning caps unit count (600 SF minimum) and height, limiting doors per site
- Smallest allowed unit type is also the cheapest: studios $1,122/mo, 1-BR $1,151, 2-BR $1,338
- Low unit count × low rent = returns too thin for institutional capital without subsidy

Office does not clear the cost bar, and the gap is significant.

Office: doesn't clear the cost bar

- Stone Mountain office rents: $17.73–$19/SF average, ~$30/SF ceiling
- Well below what new construction or adaptive reuse needs to cover costs
- Revenue-versus-cost gap; needs a rent jump or subsidy neither realistic

Retail struggles on the fundamentals.

Retail struggles on fundamentals

- Rent math doesn't work: Stone Mountain retail averages ~$16/SF, range $4–$34/SF
- Not enough to support new ground-up construction; a lower-cost build still bets on the top of a market that mostly leases at the bottom
- A new strip retail or a big box would compete directly with existing Main Street businesses, cannibalizing demand instead of growing it

JLL

Hotel as Economic Catalyst

Hotel: matches what the City wants, and the site's feasibility work supports it

- No competition with Main Street retailers (no strip center, no big box)
- Matches City's tourism and downtown-activation goals
- Companion green space study: 35–50 event days/yr, 25,000–45,000 annual visits *(preliminary estimate)*, names incremental hotel demand as a direct benefit
- Green space and hotel work as one system: demand engine + product that captures it
- Delivers 3 tax streams office/MF don't: property tax, F&B tax, hotel-motel excise tax (up to 8% + $5/night state fee)
- ***Hotel only uses that generates its own demand and diversified revenue while alternatives lose money or fight City goals – the best and highest use for the site.***

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Preliminary Stabilized Scenario

Room-Count Sensitivity Analysis at 67% Occupancy and $185 ADR

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Where the Model Is Most Sensitive

- **ADR.** Each $10 of ADR movement shifts 65-room rooms revenue by roughly $159,000 annually.
- **Fixed-cost absorption.** Below roughly 60 rooms, meeting space and F&B overhead become difficult to carry.

Source: JLL analysis. Preliminary planning scenario for testing only; not a projection of operating results.

JLL

Recommended Hotel Concept

The preferred concept would be an upper-midscale to upscale lifestyle/boutique hotel, potentially **soft-branded,** with approximately:

- 60–70 guestrooms, including several larger family-oriented rooms/suites;
- destination-oriented restaurant/bar of approximately 70–100 seats;
- outdoor patio/courtyard strongly connected to the Village;
- approximately 2,500–4,000 square feet of flexible meeting/social space;
- small fitness facility;
- locally influenced design tied to Stone Mountain's natural environment and Village identity;
- bicycle/hiking/outdoor recreation storage and amenities;
- strong wedding/reunion/social-event capability without attempting to become a conference hotel.

AUTOGRAPH COLLECTION® HOTELS

THE UNBOUND COLLECTION™ BY HYATT

TAPESTRY COLLECTION by Hilton™

A **soft brand** is a hotel that maintains its own unique name, design, character, and local identity while affiliating with a major hotel company to gain access to its **reservation system, loyalty program, marketing reach, and operating resources**.

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Site Plan Presentation

Finalize Site Massing of proposed hotel

We will move to further demonstrate the scale and location of the proposed hotel, and corresponding amenities.

Preliminary Recommendation for The Lawn

We would advance the concept of a Stone Mountain Community & Festival Lawn to a formal feasibility phase.

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The Lawn on Main · Conceptual Design

Architectural Perspectives

Flexible Cultural Lawn

Lawn – Approx. 43,000 SF

Enhanced Entrance



A: View to Main Lawn from Entry

B: View to Playground and Splash Pad

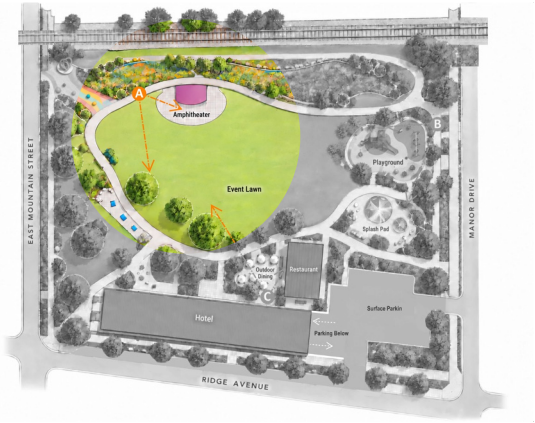
C: View to Amphitheater from Food and Beverage Space



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Perspective View A

View to Main Lawn from Entry





Perspective View B

View to Playground and Splash Pad





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Perspective View C

View to Amphitheater from Food and Beverage Space





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Thank you!

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Executive Summary

Stone Mountain Village Outdoor Performance Venue

Preliminary Market Demand & Feasibility Assessment

Market Opportunity

The preliminary assessment identifies a moderate-to-strong opportunity for Stone Mountain to develop a flexible outdoor cultural and performance venue that enhances the visitor experience, strengthens community identity, and supports downtown economic development.

While the City's population of approximately 6,562 cannot independently support a large performance venue, proximity to metropolitan Atlanta, Stone Mountain Park's established tourism draw, and the Village's existing arts community create opportunities to attract regional audiences and generate incremental downtown activity.

The recommendation is to develop a flexible community and cultural venue rather than a traditional commercial amphitheater, complementing Stone Mountain Park's entertainment offerings with authentic cultural experiences, intimate performances, and community events.

Recommended Development Concept

The proposed Stone Mountain Community & Festival Lawn would feature:

- Site: Approximately 2.5–4 acres, preferably around 3 acres.
- Capacity: 1,200–1,500 attendees, expandable to 2,000 for selected events.
- Infrastructure: A 2,500–4,000-square-foot covered stage, permanent utilities, backstage facilities, restrooms, and event support.
- Flexible design: Landscaped lawn seating accommodating smaller theatrical performances, concerts, festivals, and community gatherings.

The emphasis is on creating an attractive public space that serves residents year-round while supporting diverse cultural and tourism programming.

Market Demand and Economic Benefits

Once established, the venue could support approximately 35–50 programmed event days annually, generating an estimated 25,000–45,000 attendee visits. These preliminary estimates require further validation.

Programming opportunities include community concerts, Shakespeare in the Park, cultural festivals, theatrical performances, outdoor movies, and private events. A signature Stone

Mountain Summer Arts Festival, potentially developed with ART Station, could establish a distinctive cultural identity.

Financial feasibility should recognize that the venue may not generate an attractive standalone operating return. Its broader value lies in increased downtown visitation, restaurant and retail spending, longer visitor stays, incremental hotel demand, and opportunities for adjacent private investment.

Development Alternatives and Next Steps

Three concepts warrant further evaluation:

- Cultural Lawn + Pavilion: Flexible 1,500-person venue, expandable to 2,000, with permanent stage infrastructure.
- Arts + Food + Performance Commons: Smaller 750–1,200-person venue emphasizing dining, markets, and downtown activation.
- Festival Grounds: Larger flexible event space accommodating occasional events exceeding 2,000 attendees.

The next phase should validate market demand, programming partnerships, capital costs, operating requirements, and economic impacts to identify the most financially sustainable development concept.

Overall Recommendation

The assessment supports advancing the project into detailed feasibility and development planning.

The opportunity extends beyond constructing a performance venue. It is to create a distinctive cultural destination that complements Stone Mountain Park, strengthens the Village's identity, and generates sustained economic activity for downtown businesses and the broader community.

Executive Summary

Initial Market Demand & Feasibility Assessment — Stone Mountain, Georgia

The initial market assessment indicates a credible opportunity to advance a 50–75 room hotel in the Town of Stone Mountain to formal feasibility analysis. The strongest opportunity is not simply to add hotel inventory, but to introduce a differentiated, upper-midscale/upscale property capable of capturing demand currently staying either within Stone Mountain Park or elsewhere in the Greater Atlanta market.

Market Opportunity

Stone Mountain benefits from an unusual combination of a major leisure attraction and access to the broader Atlanta metropolitan demand base. Stone Mountain Park represents both the project's largest demand generator and its strongest competitor. Atlanta Evergreen Lakeside Resort provides 336 rooms and significant meeting/event capacity within the park, making direct competition as a resort or conference hotel inadvisable. Instead, the opportunity is to provide something distinctly different: a walkable Stone Mountain Village hotel combining contemporary accommodations, local food and beverage, community character and convenient access to the park.

Greater Atlanta further expands the potential demand base beyond park visitation. Potential segments include leisure and weekend visitors, visiting friends and relatives, weddings and social events, small corporate meetings and retreats, sports and youth groups, reunions, and travelers seeking metropolitan Atlanta access without an urban-core stay. This diversification is important to reducing dependence on the seasonality and price sensitivity of park-related leisure demand.

Preliminary Market & Operating Potential

Initial planning assumptions indicate a local market occupancy range of approximately 58–65%, ADR of $140–$165 and RevPAR of $81–$107. A differentiated new property could potentially stabilize at 64–69% occupancy, $175–$200 ADR and $112–$138 RevPAR. These figures are preliminary underwriting assumptions rather than reported STR results and should be validated through a formal competitive-set analysis.

The initial concept recommends testing 60–70 rooms, rather than automatically maximizing the development at 75 rooms. A 65-room scenario operating at 67% occupancy and $185 ADR would generate approximately 15,900 occupied room nights, $2.94 million in annual rooms revenue and $124 RevPAR. With successful food and beverage, meetings, weddings and ancillary activity, total stabilized hotel revenue could potentially reach approximately $4.0–$4.7 million annually.

Recommended Positioning

The preferred concept is an upscale lifestyle/boutique hotel, a potentially soft-branded project, positioned as a “boutique full experience” rather than a traditional full-service hotel. The concept would benefit from a destination-oriented restaurant/bar, outdoor patio or courtyard, approximately 2,500–4,000 square feet of flexible meeting/social space, locally influenced design, recreation-oriented amenities and capacity to accommodate weddings, reunions and smaller social/corporate events.

This positioning addresses what appears to be the most compelling market opportunity: lodging leakage and a gap between conventional limited-service hotels and the full resort experience available within Stone Mountain Park.

Initial Feasibility Conclusion

The project should currently be characterized as potentially feasible and worthy of advancing to formal feasibility, not yet demonstrated feasible. Key strengths include Stone Mountain Park's substantial visitor draw, proximity to metropolitan Atlanta, relatively modest room-night absorption requirements and limited contemporary experiential lodging within the Village. Principal risks include Evergreen's competitive position, local rate sensitivity, the operating economics of a small full-service property, and the need to achieve a meaningful ADR premium through superior product and experience.

The recommended next step is a formal feasibility analysis incorporating 36–60 months of STR/CoStar performance data across;

- Stone Mountain/Park,
- Tucker–Northlake/east Atlanta
- and selected Atlanta boutique/experiential competitive sets

The analysis should test 50-, 65- and 75-room scenarios and determine supportable occupancy, ADR, RevPAR, F&B revenue, GOP/NOI and development cost.

The initial investment thesis is strongest for a 60–70 room upscale boutique/full-experience hotel positioned as the “hotel of Stone Mountain Village and gateway to Stone Mountain Park”, complementing rather than competing directly with the Park's resort inventory.

Preliminary Market Demand & Feasibility Assessment

Stone Mountain Village Outdoor Performance Venue

Executive conclusion

Preliminary finding: Market support appears MODERATE-TO-STRONG, provided the project is developed as a flexible community/cultural venue rather than primarily as a commercial concert amphitheater.

Stone Mountain itself is a small community—approximately 6,562 residents in 2025—so the facility cannot be justified by resident demand alone. The opportunity instead comes from Stone Mountain's unusual combination of proximity to metropolitan Atlanta, an established tourism draw, an existing arts ecosystem, and the opportunity to create stronger connections between Stone Mountain Park visitation and Stone Mountain Village.

Stone Mountain Park is a 3,200-acre attraction with extensive year-round recreation and seasonal entertainment programming. This creates a visitor base that is disproportionate to the city's resident population. Importantly, however, the Park already provides large-scale entertainment and spectacular programming, including festivals and its signature drone/light shows.

That suggests Stone Mountain Village should not attempt to compete with the Park on scale or spectacle. The opportunity is to provide something fundamentally different: intimate, authentic, culturally oriented programming that encourages residents and visitors to spend additional time in the Town.

Recommended concept: Stone Mountain Cultural Lawn + Pavilion

Rather than a traditional fixed-seat amphitheater, we are recommending for consideration a 2.5–3.5-acre flexible performance park organized around a permanent covered stage/pavilion and landscaped audience lawn.

The sweet spot would be approximately 1,200–1,500 comfortable attendees, expandable to approximately 2,000 for selected events. The estimated size of the stage should be roughly 2,500–3,500 square feet, supported by permanent power, lighting infrastructure, basic backstage facilities, restrooms, possible concessions/food-truck connections, modest storage and with good event-production access.

The defining feature should be flexibility. A 150-person theatrical performance should feel just as appropriate as a 1,500-person concert. This consideration argues strongly against extensive fixed seating.

The venue could support a programming calendar built around Shakespeare/theatre in the park type of events, weekly or biweekly summer concerts, jazz/blues/gospel programming, cultural festivals, movies on the lawn, children's performances, dance, storytelling, holiday events, community celebrations, food-and-music events and occasional ticketed regional performers.

Why the concept fits Stone Mountain

Stone Mountain already has an established cultural foundation through ART Station, which has operated in the Village since 1986 as a multidisciplinary arts organization encompassing theatre, music, dance, visual arts, literary arts, education and community outreach. That is particularly important: a new outdoor venue would not have to create an arts identity from scratch.

There is also precedent specifically for programming like outdoor Shakespeare events. A regional arts and culture planning study for Peachtree Corners identified Shakespeare in the Park as appropriate for an outdoor amphitheater or park setting and specifically identified Atlanta Shakespeare as a potential programming resource.

Tourism opportunities are equally important. The Town is currently pursuing regional tourism collaboration specifically to expand its marketing reach, highlight local attractions and events, and attract visitors into downtown Stone Mountain and surrounding areas. A performance venue could therefore function as tourism infrastructure and downtown economic-development infrastructure, rather than simply a parks amenity.

Competitive environment

There are several relevant precedents around metropolitan Atlanta, but we do not see them as eliminating the opportunity. They actually help define Stone Mountain's market niche.

> **Rainbow Park Amphitheater** in DeKalb County is probably the most relevant capacity comparable. The County currently describes it as a 2,000-person outdoor venue operating approximately April through September and hosting both touring performers and its summer concert series. This demonstrates that a 2,000-person outdoor venue can support meaningful cultural programming within the broader DeKalb market.
>
> **City of Lithonia Amphitheater** provides an even more locally oriented example of a park-based outdoor venue used for community entertainment.

Mable House Barnes Amphitheatre demonstrates another model: a publicly owned cultural venue combining concerts and performing arts with a relaxed, picnic-oriented outdoor experience.

At the larger end, **Chastain Park Amphitheater** illustrates the enduring appeal of an outdoor, park-based concert experience, but at approximately 6,900 seats it operates in a substantially different market position. Similarly, **Stockbridge Amphitheater** is oriented toward larger concert and community-event programming.

The competitive gap therefore appears to be below the major regional amphitheaters and above small community stages—especially for a venue intentionally connected to a walkable historic downtown.

Preliminary demand segmentation

We would anticipate demand coming from four primary markets. Local/community demand could support recurring free concerts, movies, festivals and civic programming. Regional demand from DeKalb County and eastern Metro Atlanta could support stronger concerts, cultural festivals and theatrical productions. Tourism demand represents the differentiator, particularly if events can be packaged with dining, overnight accommodations and Stone Mountain Park visitation. Finally, rental/event demand could include corporate gatherings, nonprofit events, weddings, graduations, private celebrations, and smaller festivals.

A reasonable stabilized programming objective would be approximately 35–50 programmed event days annually, rather than trying to pursue and then having to operate as a high-volume commercial concert venue.

Program	Annual Events	Typical Attendance
Community concert series	8–12	500–1,200
Shakespeare/theatre	6–10	200–600
Regional concerts	4–6	800–2,000
Cultural/food festivals	4–6	750–2,000+
Movies/family programming	6–10	200–750
Holiday/special events	3–5	500–1,500
Private/rental events	8–12	100–750

This could produce roughly 25,000–45,000 annual attendee visits once established. We would treat that as a preliminary planning range rather than a forecast until ticketing, event attendance, tourism visitation and competitive venue data are further analyzed.

Financial feasibility

This is where we would be relatively conservative.

We do not recommend developing the project around the expectation that venue operations alone will generate an attractive financial return. Facilities of this scale frequently have a public-purpose component, particularly when free community programming is part of the mission.

The financial case should instead evaluate a combination of ticket revenue, rentals, sponsorship/naming rights, concessions, food-and-beverage participation, festivals, grants and public support.

More importantly, feasibility should incorporate the venue's district-level economic impact: increased downtown visitation, restaurant spending, longer visitor dwell time, incremental hotel demand, event-related spending and its ability to stimulate adjacent private investment.

That changes the fundamental feasibility question from:

> "Can an amphitheater make money?"
>
> to:
>
> "Can a relatively modest investment in cultural infrastructure generate sufficient community, tourism and downtown economic activity to justify its capital and operating requirements?"

For Stone Mountain, we believe the second question has considerably more potential.

Three concepts worth testing

We would test three alternatives before committing to an amphitheater design.

> Concept A — Flexible Cultural Lawn + Pavilion. Approximately 1,500-person planned capacity expandable to 2,000. Permanent covered stage but predominantly lawn seating. Maximum programming flexibility and relatively low capital intensity.
>
> Concept B — Arts + Food + Performance Commons. A smaller 750–1,200-person venue integrated with food trucks, restaurant patios, public art, markets and festival space. This could have greater year-round downtown economic-development value than a standalone amphitheater.
>
> Concept C — Stone Mountain Festival Grounds. Approximately 3–5 acres with a modest permanent stage but infrastructure capable of supporting 2,000+ people for occasional events. Rather than investing heavily in seats and structures, capital goes into power, drainage, lighting, restrooms, landscaping, Wi-Fi, production access and event infrastructure.

A particularly strong programming opportunity

There is an opportunity to build a signature identity around something more distinctive than "concerts in the park."

We would explore a Stone Mountain Summer Arts Festival/Series, potentially anchored by Shakespeare and theatre, but expanded to incorporate music, storytelling, food and multicultural programming.

That aligns especially well with ART Station's existing mission and programming. It also creates a deliberate counterpoint to the large-scale entertainment inside Stone Mountain Park: **Park = spectacle and attractions; Village = culture, food, arts and authentic community experience.**

That distinction could be powerful.

Factor	Assessment
Local resident demand	**Moderate**
Regional market	**Strong**
Tourism market	**Strong**
Existing arts ecosystem	**Strong**
Competitive environment	**Moderate / manageable**
Programming flexibility	**Strong**
Standalone operating profitability	**Moderate–Low**
Downtown economic impact potential	**Strong**
Placemaking value	**Strong**
Overall preliminary feasibility	**MODERATE–STRONG**

Preliminary Recommendation

We would advance the concept to a more formal feasibility phase, but we would change the working description from an amphitheater to something like a "Stone Mountain Cultural Performance & Festival Lawn."

That distinction matters. It keeps the project from becoming an overbuilt 2,000-seat concert facility and instead creates a public space that happens to have excellent performance infrastructure, and the ability to be both a local and a tourism amenity

The next phase should quantify the 15-, 30- and 45-minute drive-time population; competitive venue calendars and utilization; Stone Mountain Park visitor capture potential; ART Station and local programming demand; capital cost; annual operating pro forma; hotel/F&B spending impacts; and three development scenarios at roughly

750, 1,500 and 2,000 capacity. That would allow us to move from this preliminary market assessment to an investment-ready recommendation.

Site Recommendation

For a flexible outdoor performance venue intended to accommodate roughly 100 to 2,000 attendees;

- 2.5- to 4-acre site
- with approximately 1.5 to 2.5 acres devoted to the core performance and audience area.

That scale provides enough room for an intimate Shakespeare-in-the-park setting while also supporting larger concerts and community events without making smaller programs feel lost.

A practical configuration would include;

- a 2,500–4,000 sq. ft. covered or partially covered stage/pavilion,
- approximately 60–80 feet wide and 35–50 feet deep,
- with back-of-house support for performers, storage, loading, and basic production functions.

The audience area should be designed as a flexible lawn or terraced green accommodating approximately 15–20 sq. ft. per person, which translates to roughly 30,000–40,000 sq. ft. for a 2,000-person audience. For Shakespeare, acoustic performances, or smaller community events, the front portion of the lawn could comfortably accommodate 100–500 people while maintaining an intimate relationship with the stage.

We would size the overall site approximately as follows:

Stage + backstage/support: 8,000–15,000 sq. ft.

Audience lawn / seating: 30,000–45,000 sq. ft.

Circulation, concessions, restrooms, gathering areas: 25,000–40,000 sq. ft.

Landscape buffers, service access, flexibility: 30,000–60,000 sq. ft.

Total venue footprint: approximately 2.5–4 acres, excluding dedicated parking

For the programming you describe, I would lean toward a 3-acre venue planned around a 1,500–2,000-person maximum capacity rather than designing a traditional amphitheater exclusively for 2,000 people. A flexible lawn, modest permanent stage, good power and production infrastructure, and movable seating would allow the venue to comfortably “scale down” for a 150-person theatrical performance and “scale up” for a 2,000-person concert.

The most important design consideration is therefore less the maximum capacity than creating multiple audience zones so that a 200-person event still feels intentional and active rather than occurring in an oversized field.

The Lawn on Main · Conceptual Design

Architectural Perspectives

Flexible Cultural Lawn

Lawn – Approx. 43,000 SF

A:
View to Main Lawn from Entry

B:
View to Playground and Splash Pad

C:
View to Amphitheater from Food and Beverage Space

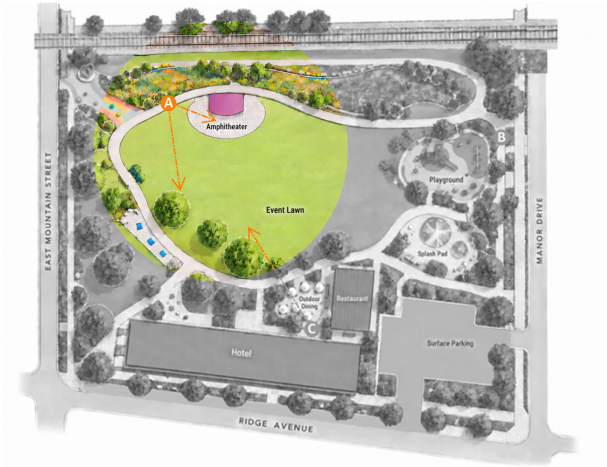


JLL

The Lawn on Main · Conceptual Design

Perspective View A

View to Main Lawn from Entry





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The Lawn on Main · Conceptual Design

Perspective View B

View to Playground and Splash Pad





The Lawn on Main · Conceptual Design

Perspective View C

View to Amphitheater from Food and Beverage Space





APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: 10/15/2026

REZONING PERMIT#: PC2026-180890300 1+ 18 089 03 002
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: City of Stone Mountain

Address: 875 Main Street, Stone Mountain, GA 30083

Phone: 770-498-8984 Cell: — Fax: —

Email Address:

OWNER INFORMATION (If different from Applicant)

Owner Name: City of Stone Mountain.

Address:

Phone: Cell: Fax:

Email Address:

PROPERTY INFORMATION

Address: 5305 West Mountain Street Stone Mountain, GA 30083

Parcel ID#: 18 089 03 001+ Land Lot: District:
18 089 03 002

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # PC 2026-180890300 1+ 18 089 03 002

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Green Space (GS)

ZONING REQUEST: Village Center Mixed-use (VCM)

SECTION II OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

City of Stone Mountain
TYPE OR PRINT OWNER'S NAME

875 Main St.
ADDRESS

Stone Mountain, Georgia 30083
CITY & STATE ZIP CODE

MDimov
OWNER'S SIGNATURE

mdimov@stonemountaincity.org
EMAIL ADDRESS

Sworn to and subscribed before me this the

15 Day of OCT 2026

NOTARY PUBLIC

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES 2027

770 [illegible]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: PC2026-1808903001 CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☒ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Miglena Dimov

Signature: M Dimov Date: 10/15/2026

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☐
2	The proposed land use classification.	☐
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☐
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐
9	Required zoning setbacks.	☐
10	Existing and proposed impervious surface area ratio calculations.	☐
11	Existing and proposed open space calculations.	☐
12	Abutting street, sidewalks, and right-of-way.	☐
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	☐
14	Required streetscape elements.	☐
15	Landscaping plan with tree removal and additional plantings shown.	☐
16	Additional information as requested by staff.	☐

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
RESIDENTIAL	$500 each
MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

Zoning Considerations

1. Compatibility with land uses and zoning district in the vicinity of the property for which the use permit is proposed?

- The subject parcel is adjacent to property that is currently zoned as Village Center Mixed Use (VCM). In addition, other properties that are adjacent to the subject parcel are zoned as Office Professional Institutional (OPI). Per Section 5-8, the OPI district serves as a transition district between commercial, residential, and village center districts. As such, the proposal of this application to convert the zoning of the subject parcel to Village Center Mixed Use (VCM) is compatible with the adjacent land uses.

2. What is the extent to which property values are diminished by their particular zoning restrictions?

- The current property value is currently diminished do to the fact that there are limited uses that the site is allowed to be used for. The proposed change in use will reduce the reduction in property values.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public?

- The proposed rezoning is not intended to and will not allow for any standard nuisances to be introduced to the area. The subject property value is not anticipated to decrease due to this change and the change in zoning has the opportunity to expand viable economic uses to positively impact the general welfare of the public of the City of Stone Mountain.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner?

- The rezoning of the property will create greater density downtown whereas the Owner will receive greater property development rights.

5. What is the suitability of the subject property for the zoning proposed?

- The project site is located adjacent to the main street area and is recently been included as a part of the Entertainment District that was passed by the Mayor and City Council. This property is also part of the Historic Core Character Area per the newly updated Comprehensive Plan. Within this Character area, the intended development patterns include mixed use that includes, homes, offices, shops, green space, institutions, civic offices, and accommodations.

6. What is the length of time the property has been vacant as zoned, considered in the

- The city of Stone Mountain acquired the property in 2023; however, the property has never been entirely vacant. There are existing structures located on the site which

previously included a church, school, and hotel on the site until they burned down in 1975.

7. context of the land development in the area in the vicinity of the property?

- The development of the site with uses permitted in the VCM district will provide additional uses compatible with surrounding uses and create attractive destinations for those in the area.

8. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?

- There are no adverse effects of the existing use of nearby properties anticipated.

9. Will the zoning proposal adversely affect the existing use or stability of adjacent or nearby property?

- The property currently has limited uses as it is zoned Green Space (GS).

10. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

- Based on recent discussions and the newly adopted Comprehensive Plan, the rezoning is consistent with the plan for the area. However, the property as currently zoned does not meet this intent and does not have a reasonable economic use as currently zoned.

11. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools?

- Due to the fact that there is no existing development proposal for the property, it would be too early in the process to determine if there would be an excessive or burdensome use of the existing streets, transportation facilities, utilities, or schools. At the time of development there will be collaboration with the County, School System, and engineers to help determine impact to effectively determine any impact of any proposed development. The subject application is soley for the rezoning of the property with no associated development plans.

12. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan and future development map?

- The zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map. The project site is located within the Historic Core Character area. The intended development patterns include mixed use that includes homes, offices, shops, greenspace, institutions, civic offices, and accommodations.

13. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

- None.

14. What is the impact upon the appearance of the city?

- The anticipated impact upon the appearance of the city cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site.

15. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

- The anticipated impact upon the provision of water, sewage, transportation and other urban services cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site. Staff does not have the ability to assess these impacts and would need to consult with the county at the time a development application is submitted to assess the impact based on the size and intensity of the development.

16. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

- The anticipated impact upon population density and the potential for overcrowding and urban sprawl cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site.

17. What is the anticipated impact upon thoroughfare congestion and traffic safety?

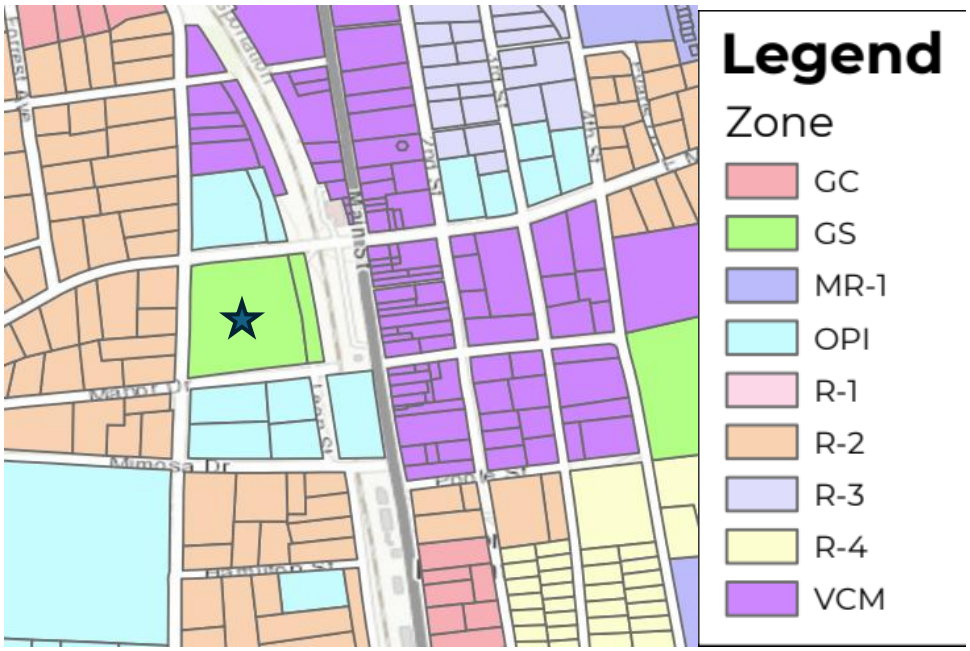
- The anticipated impact upon thoroughfare congestion and traffic safety cannot be determined at this time as there has not been an approved development plan for the site. It is too early in the process to assess these types of impacts considering this application is strictly for the rezoning of the lot and does not approve any type of development on the site. Staff does not have the ability to assess these impacts and would need to consult with a traffic engineer at the time a development application is submitted to assess the impact based on the size and intensity of the development.

18. What measures are being taken to protect the property against blight and depreciation?

- The city has a blight ordinance that can be used in case the property becomes unkept. This ordinance is designed to encourage property owners to keep their property in good repair. In the case that the property becomes blighted the property owner is charged an increase in property taxes until the blight is addressed.

Attachment 1: Current and Future Zoning Maps

Current Zoning



Proposed Zoning



Planning Commission

Meeting Date: November 16, 2026

SUBJECT: Conditional use permit request for sober transitional housing

PC2026 – Parcel IDs: 18 090 07 033 & 18 090 07 026 **G. Shan**

Project Information

Owner/Applicant	William Harris
Location	968 Sexton Drive and 980 Sexton Drive
Acreage	968 Sexton Drive: 1.16 acres 980 Sexton Drive: 1.28 acres
Parcel IDs	968 Sexton Drive: 18 090 07 033 980 Sexton Drive: 18 090 07 026
Zoning District	Traditional Residential district (R-2)

SUMMARY:

The applicant requests conditional use approval for the properties at 968 Sexton Drive and 980 Sexton Drive to allow sober transitional housing with recovery support. The proposed scope of work/use includes:

- Sober transitional housing with recovery support in two existing two-bedroom apartments: Unit C at 980 Sexton Drive (male) and Unit D at 990 Sexton Drive (female). Each bedroom will have one tenant: two tenants per apartment and four program tenants total.
- On-site staff will support male and female residents. A female manager will reside in Unit 970B and a male manager in Unit 980F. These two managers reside separately from the four program tenants.
- Their on-site residence is confirmed; staffing schedules and coverage hours have not yet been provided.
- Services are housing and recovery support only. No on-site clinical treatment, detoxification, or personal-care services are proposed.

ANALYSIS:

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the Conditional Use Permit request in accordance with the applicable review criteria. The

following consolidated analysis addresses the relevant considerations for the proposed use:

A. Compatibility with Surrounding Land Uses and Zoning
    a. Whether the proposed use is appropriate for the subject property and compatible with the existing zoning, uses, and development of adjacent and nearby properties.
        i. The proposed use may be compatible with the existing zoning uses, as the subject properties are currently being used as multifamily apartment units.
        ii. There are 5 adjacent properties to both 968 Sexton Drive and 980 Sexton Drive:
            1. 6355 Memorial Drive is zoned as Multi-family (MR-1), current use multifamily.
            2. 1000 Sexton Drive is zoned as R-2, current use townhome.
            3. 5165 Poplar is zoned as R-2, current use vacant.
            4. 1001 Ferndale Street is zoned as R-2, current use vacant.
            5. 993 Ferndale Street is zoned as R-2, current use single-family residential.
B. Impacts on Adjacent Properties and Property Values
    a. Whether the proposed use would adversely affect the usability, character, or value of adjacent or nearby properties, including the potential for blight or depreciation.
        i. It does not appear that the proposed use would adversely affect the usability, character, or value of adjacent or nearby properties, including the potential for blight or depreciation.
        ii. The proposed use is intended to provide temporary residential accommodation for individuals participating in substance abuse recovery. Staff believes that with adequate management oversight, the proposed use would avoid resulting in blight, property deterioration, or depreciation of nearby properties.
C. Public Welfare and Balancing of Impacts
    a. Whether the proposed use would promote the public health, safety, morals, and general welfare, and whether potential public impacts are reasonable in relation to the hardship imposed upon the property owner. Consideration should also be given to other existing or changing conditions affecting the property's use and development.

i. The proposed use appears to promote public health, safety, morals, and general welfare by providing tenants with an opportunity to improve their well-being.

D. Property Suitability and Economic Use
   a. Whether the subject property is suitable for the proposed use, considering its vacancy history, surrounding development, and whether the property has a reasonable economic use under its existing zoning.
      i. The proposed use appears to be suitable for the property as it does not drastically deviate from the current use as a multifamily apartment complex.
E. Infrastructure, Public Services, and Transportation
   a. Whether the proposed use would create excessive or burdensome demands on existing streets, transportation facilities, utilities, schools, or other public services, including potential impacts on traffic congestion, safety, population density, and urban sprawl.
      i. The proposed use does not appear to create excessive or burdensome demands on existing streets, transportation facilities, utilities, schools, or other public services, including potential impacts on traffic congestion, safety, population density, and urban sprawl.
F. Comprehensive Plan and Community Development
   a. Whether the proposed use is consistent with the City's Comprehensive Plan and Future Development Map, and whether it supports the City's community development objectives and the overall appearance of the City.
      i. The subject properties are located within the Traditional Neighborhood character area as described in the 2026 Comprehensive Plan. The proposed use of sober transitional housing does not appear to conflict with the primary land uses.

CONCLUSION:

Based on the information provided in this application and staff's review of the applicable provisions of the City of Stone Mountain Unified Development Ordinance, the proposed use of sober transitional housing appears to meet the applicable conditional-use review criteria. The proposed use does not appear to significantly alter the existing residential character of the property or adversely affect the usability, character, or value of surrounding properties. Additionally, the proposed operation is not anticipated to create excessive demands on existing infrastructure, transportation facilities, or public services.

The proposed housing and recovery support services do not include on-site clinical treatment, detoxification, or personal-care services.

Although the application provides a general description of the proposed operation, additional information regarding management responsibilities, tenant duration, and operational procedures would help clarify how the use will fully function. Staff believe that these details can be addressed through a condition requiring submission of a written management and operational plan before this conditional use request is considered by Mayor and City Council.

STAFF RECOMMENDATION:

Staff recommends **approval with conditions** of the proposed conditional use of sober transitional housing at 968 and 980 Sexton Drive, subject to the following conditions:

1. The applicant shall provide a written management and operational plan prior to consideration by Mayor and City Council. This plan shall identify management responsibilities, supervision arrangements, resident eligibility and occupancy requirements, and the recovery support services to be provided.
2. The approval shall be limited to the proposed operation described in the application, consisting of no more than four program residents occupying the two identified apartment units, with the two identified on-site managers residing separately. Any expansion or material change in the approved use shall require further review and any additional approvals required by the City.
3. The approved use shall be limited to sober transitional housing and recovery support. On-site clinical treatment, detoxification, and personal-care services are not included in this approval and shall not be conducted as part of the approved use.

Attachments/Exhibits: LIST ANY ATTACHMENTS

Attachment 1 – Conditional Use Permit Application

The Planning Commission's recommendation applies only to the specific application under consideration and does not constitute final approval where approval by the Mayor and City Council is required. Any subsequent approval does not eliminate the applicant's obligation to obtain all applicable zoning approvals, permits, business licenses, and other required authorizations before commencing the proposed use or development.

USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK √
1.	Pre-Application Meeting Form	✓
2.	Application Form	✓
3.	Site Plan Checklist	✓
4.	Site Plan/Survey	✓
5.	Legal Description	✓
6.	Letter of Intent	✓
7.	Impact Analysis	✓
8.	Disclosure Form(s)	✓
9.	Application Fee ($400)	✓
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	—

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

Submission ID: [illegible]
Authenticity Code: [illegible]

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should in factual details about the proposed use(s), such as number and square footages of buildings, numb residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** A $400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Authentisign ID: 0D0A8E75-27E5-F111-8E5F-0022489A41E2A

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.

Authentisign ID: [illegible]

INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Application Submittal and Review Process:

A. **Complete a Pre-Application Information Form** that contains a detailed description of the request. Attach a separate sheet if necessary.

B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional. (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)

C. **Submit the Pre-Application Instruction Form and Concept Plans** at City Hall, 875 Main Street, Stone Mountain, GA 30083, or via email to redwards@stonemountaincity.org. The application and forms will be reviewed within (2) two business days. Staff will contact the applicant to schedule the Pre-Application Meeting.

D. **Attend the Pre-Application Meeting** with the planning staff. Feedback about the proposal, along with an overview of the application and review processes will be provided during this meeting.

E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of the Pre-Application form is required to be included in the submittal.

Authentisign ID: [redacted]

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William Harris

Name

H&L Colonial Park

Company

[redacted]

Mailing Address Suite/Apt. # City, State Zip Code

[redacted]

Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

980C & 990D Sexton Dr; manager residences 970B & 980F; Stone Mountain, GA 30083

Address of Project

Sexton Drive Sober Transitional Housing

Name of Project

Use classification / approval route to be confirmed at pre-application meeting

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

2.2

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

See attached draft letter of intent: four program tenants in 980C and 990D; managers in 970B and 980F.

Authentisign

William Harris

Applicant Signature

Date: 10 / 22 / 26

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

Authentisign ID: 0DDA9675-2763-F111-BF9B-000D3A4FF82A

APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William Harris

Address: 6050 Peachtree Parkway, Suite 240-331, Peachtree Corners / Norcross, GA 30092

Phone: [redacted] Cell: _____ Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 980C and 990D Sexton Dr; manager units 970B and 980F; Stone Mountain, GA 30083

Parcel ID#: 18 090 07 033 Land Lot: _____ District: _____
18 909 07 026

CURRENT ZONING: R2

USE PERMIT REQUEST: Sober transitional housing with recovery support; see attached description.

Name (print) William Harris

Signature: Authentisign William Harris Date: 10-22-26

Authentisign ID: DDDA9875-27D3-F111-8F5B-000D3A4FF82A

SECTION II OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William Harris
TYPE OR PRINT OWNER'S NAME

Peachtree Parkway Suite 240-331
ADDRESS

Peachtree Corners, GA 30072
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

billsellsatl@gmail.com
EMAIL ADDRESS

Sworn to and subscribed before me this the
22 Day of October 20 24
NOTARY PUBLIC

770-458-1922
PHONE NUMBER

REBECCA PETTY NOTARY PUBLIC COBB COUNTY, GEORGIA COM. Exp. May 18, 2028

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____
NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

Authentisign ID: [redacted]

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☑
2	The proposed land use classification.	☑
3	The present zoning classification of the tract(s) and all adjacent parcels.	☑
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☑
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☑
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☑
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☑
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☑

Office use only:

Application reviewed by:

Staff signature: Garrett Shan Date: 11/9/2026

Staff printed name: Garrett Shan

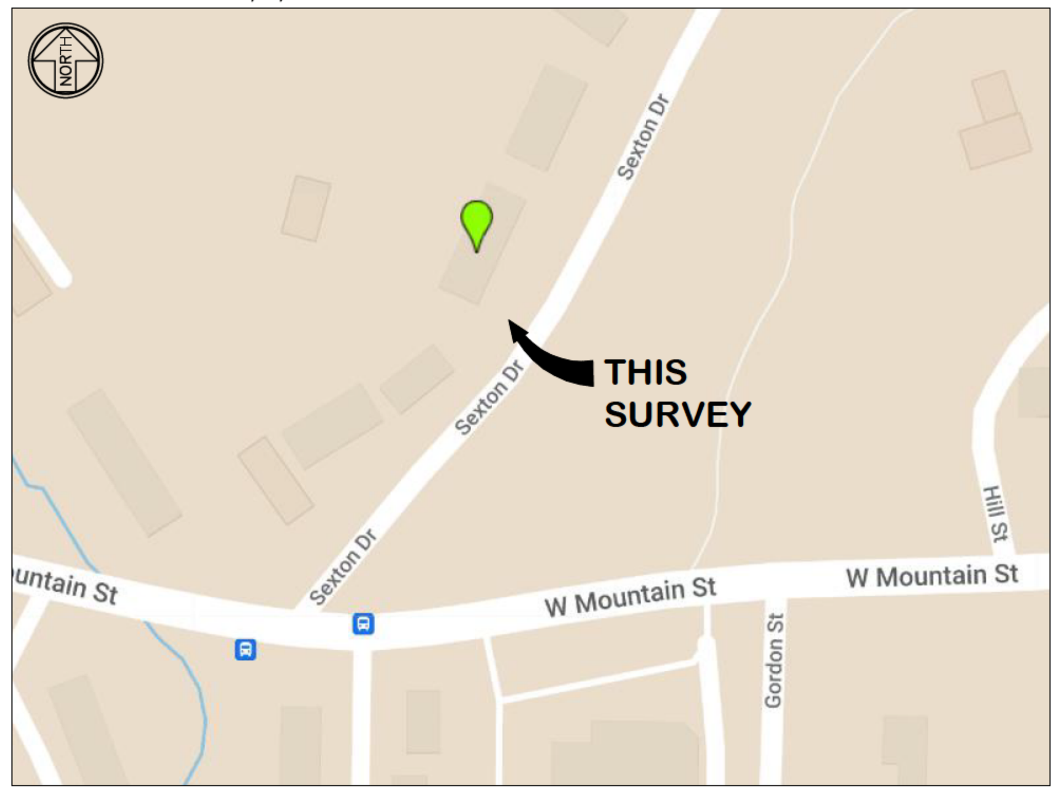
FEE SCHEDULE	
SPECIAL USE PERMIT	$400 each
CONDITIONAL USE PERMIT	$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

BLOCK RESERVED FOR CLERK OF SUPERIOR COURT

FIELD WORK COMPLETED ON: 12/19/22
PLAT COMPLETED ON: 1/10/22



LOCATION MAP

NOT TO SCALE

LEGEND

A	= ARC LENGTH
A/C	= AIR CONDITION NG UNIT
AWN	= AWNING
B/L	= BUILD NG SETBACK LINE
BP	= BOLLARD
C&G	= CURB & GUTTER
C/L	= CENTERLINE
CALC	= CALCULATED POINT
CBX	= CABLE BOX
CHB	= CHORD BEARING
CHL	= CHORD LENGTH
CMP	= CORRUGATED METAL PIPE
CONC	= CONCRETE
CONC	= CONCRETE
D	= DELTA ANGLE
DB	= DEED BOOK
EM	= ELECTRIC METER
GM	= GAS METER
GMP	= GAS MARKER POST
GV	= GAS VALVE
GW	= GUY WIRE
HR	= HAND RAIL
HW	= HEADWALL
ICV	= RRIGATION CONTROL VALVE
IPF	= RON PIN FOUND
IPP	= RON PIN PLACED
L.L.L.	= APPARENT LAND LOT LINE
LL	= LAND LOT
MB	= MA L BOX
N/F	= NOW OR FORMERLY
OHW	= OVERHEAD WIRE
OTP	= OPEN TOP P PE
P/L	= PROPERTY LINE
PB	= PLAT BOOK
PG	= PAGE
POB	= POINT OF BEG NNING
POC	= POINT OF COMMENCEMENT
PP	= POWER POLE
R	= RADIUS
R/W	= RIGHT OF WAY
RB	= REBAR
SAT	= SATELLITE
SMH	= SANITARY SEWER MANHOLE
SQFT	= SQUARE FEET
WM	= WATER METER

SYMBOL LEGEND

- = CONCRETE
- = ASPHALT PAVEMENT
- = BUILD NG OUTLINE
- = RON PIN FOUND
- = RON PIN PLACED (1/2" REBAR)
- = BOUNDARY POINT
- = PF CONCRETE MONUMENT
- —OHW— = OVERHEAD WIRE
- = A R CONDITIONING UNIT
- = GUY WIRE ANCHOR
- = BOLLARD POST
- = CLEANOUT
- = CABLE BOX
- = ELECTRIC METER
- = FIRE HYDRANT
- = GAS METER
- = GAS MARKER POST
- = GAS VALVE
- = RRIGATION CONTROL VALVE
- = POWER POLE
- = SEWER MANOLE
- = WATER METER
- = 50' UNDISTURBED STATE WATERS BUFFER
- = 25' UNDISTURBED STATE WATERS BUFFER
- = WOOD FENCE
- = CHAINL NK FENCE
- = RIGHT-OF-WAY
- = CENTERL NE OF ROAD
- = C/L OF CREEK
- = TITLE EXCEPTION NUMBER
- = STANDARD PARKING SPACE COUNT
- —C*— = ORANGE UTILITY PA NT
- —G*— = YELLOW UTILITY PA NT
- —W*— = BLUE UTILITY PAINT

TABLE A ITEMS:

1) ALL MONUMENTS FOUND AND/OR SET AS NOTED ON THE SURVEY. ALL CORNERS SET ARE 1/2" REBAR UNLESS OTHERWISE NOTED.
2) SITE ADDRESS: 968 & 980 SEXTON DRIVE, STONE MOUNTAIN, GA 30083
3) BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS MY OPINION THAT A PORTION OF THIS PROPERTY IS LOCATED INSIDE OF THE 100 YEAR FLOOD HAZARD AREA. PANEL #13089C0091K EFFECTIVE DATE:12/8/2016
4) GROSS ACREAGE AND SQUARE FOOTAGE OF SUBJECT PROPERTY ARE SHOWN ON THE DRAWING.
5) THIS DRAWING DOES NOT FEATURE TOPOGRAPHIC CONTOURS AT A 1-FOOT INTERVAL WITH HIGHLIGHTED CONTOURS AT EVERY 5 FEET BASED THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON REAL-TIME GPS NETWORK BASE OBSERVATIONS.
6) NO ZONING REPORT WAS PROVIDED BY THE CLIENT. THIS FIRM RECOMMENDS THAT THE CLIENT OBTAIN A CERTIFIED ZONING VERIFICATION LETTER FROM THE CITY, COUNTY OR AGENCY RESPONSIBLE FOR ZONING CLASSIFICATION FOR THE PARCEL.
7)
a. EXTERIOR DIMENSIONS OF ALL BUILDINGS ON SITE ARE SHOWN HEREON AS MEASURED AT THE GROUND LEVEL.
b. (1) SQUARE FOOTAGE OF BUILDING FOOTPRINTS ON SITE ARE PROVIDED HEREON.
(2) SQUARE FOOTAGE OF OTHER AREAS ARE PROVIDED HEREON
c. BUILDING HEIGHTS ARE NOT PROVIDED HEREON.
8) ALL SUBSTANTIAL FEATURES OBSERVED DURING THE SURVEY ARE DEPICTED HEREON UNLESS OTHERWISE NOTED.
9) SITE CONTAINS 40 MARKED REGULAR PARKING SPACES & 0 HANDICAPPED SPACES.
10) PARTY WALLS ARE NOT REQUESTED AND SHOWN HEREON.
11) LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY: OBSERVED EVIDENCE COLLECTED PURSUANT TO SECTION 5.E.IV. PER ALTA/NSPS.
12) THIS SURVEY HAS NO KNOWN STATUSES IN REGARD TO GOVERNMENT AGENCIES.
13) ALL ADJOINING OWNER INFORMATION IS TAKEN FROM THE DEKALB COUNTY TAX ASSESSOR'S WEBSITE.
14) THE DISTANCE TO THE NEAREST ROAD INTERSECTION IS PROVIDED HEREON MEASURED EITHER ALONG THE R/W, THE C/L OF FRONTAGE ROAD OR BY STRAIGHT-LINE BEARING AND DISTANCE.
15) ORTHOMETRIC, PHOTOGRAMMETRIC, OR LASER SCANNING DATA WAS NOT PERFORMED IN AIDE OF THE DRAFTING OF THIS SURVEY. IT WAS USED EXCLUSIVELY FOR NON-BOUNDARY FEATURES AND WAS CONTROLLED BY POINTS ESTABLISHED BY STANDARD SURVEYING PROCEDURES AND TECHNIQUES WITH THE EQUIPMENT AND DATUM NOTED HEREON.
16) VISIBLE EVIDENCE OF RECENT EARTHWORK ON SITE WAS OBSERVED.
17) TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
18) ANY PERTINENT OFFSITE EASEMENTS OR APPARENT EASEMENTS FOUND IN THE COURSE OF RESEARCH AND FIELD WORK ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
19) LIABILITY INSURANCE WAS NOT OBTAINED BY THE SURVEYOR.

GEORGIA811
www.Georgia811.com
Contact 811 before you dig.

CERTIFY TO:
H&L COLONIAL PARK LLC, A GEORGIA LIMITED LIABILITY COMPANY
A&S CAPITAL, LLC ISAOA ATIMA
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 12/22/2022

DATE OF PLAT OR MAP: 01/10/2023

GEORGIA PROFESSIONAL LAND SURVEYOR NO. 2311 JOHN PATRICK HARRIS

JOHN PATRICK HARRIS,
P.L.S. #2311

1/10/2023
DATE

LEGAL DESCRIPTION (AS PER THE TITLE COMMITMENT)

TRACT I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90, SECTION 7, PARCEL 26 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE (A 40 FOOT RIGHT OF WAY), FIFTY THREE (53) FEET NORTHEASTERLY FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY SIDE OF SEXTON DRIVE WITH THE NORTHEASTERLY SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF SEXTON DRIVE, TWO HUNDRED SEVENTY TWO AND FIVE-TENTHS (272.5) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY, ONE HUNDRED SEVENTY THREE AND EIGHT-TENTHS (173 .8) FEET TO AN IRON PIN; RUNNING THENCE SOUTHWESTERLY, ONE HUNDRED (100) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 270 DEGREES 05 MINUTES WITH THE LAST PRECEDING COURSE, ONE HUNDRED FIFTY AND TWO-TENTHS (150.2) FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF FERNDALE STREET, ALSO KNOWN AS STILLWELL STREET; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF FERNDALE STREET AT AN INTERIOR ANGLE OF 89 DEGREES 59 MINUTES WITH THE LAST PRECEDING COURSE, FIFTY FOUR AND FIVE-TENTHS (54.5) FEET TO AN IRON PIN; RUNNING THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 109 DEGREES 00 MINUTES WITH THE LAST PRECEDING COURSE, THREE HUNDRED TWELVE AND NINE-TENTHS (312.9) FEET TO AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE AND THE POINT OF BEGINNING AS PER SURVEY PREPARED BY RAFET INAPULAT, SURVEYOR, DATED 06/30/65, AND KNOWN AS NO. 968, 970 AND 972 SEXTON DRIVE, 5TONE MOUNTAIN, GEORGIA.

TRACT II

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DIS1RICT OF DEKALB COUN1Y, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE NORTHWESTERN SIDE OF SEXTON DRIVE 325.5 FEET NORTHEASTERLY AS MEASURED ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE FROM THE POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERN SIDE OF SEXTON DRIVE WITH THE NORTHERN SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE, A DISTANCE OF 300 FEET TO AN IRON PIN; RUNNING THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 200 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHERLY DIREGJ1ON ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF 62 DEGREES 22 MINUTES W11R THE PRECEDING COURSE A DISTANCE OF 96.2 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE WHICH FORMS AN IN1ERIORANGLE OF 217 DEGREES 48 MINUTES WITH THE PRECEDING COURSE A DISTANCE OF 200 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 179.6 FEET TO AN IRON PIN ON THE NORTHWESTERN SIDE OF SEXTON DRIVE AT THE POINT OF BEGINNING, SAID TRACT BEING MORE FULLY SHOWN ON PLAT OF SURVEY BY UNITED SURVEYING COMP ANY, DATED JUL Y 13, 1971. AND KNOWN AS NO. 980 AND 990 SEXTON DRIVE, STONE MOUNTAIN, GEORGIA.
TOGETHER WITH:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 18TH DISTRICT OF DEKALB COUN1Y AND BEING A PORTION OF THE RIGHT OF WAY OF FERNDALE DRIVE IN THE CITY OF STONE MOUNTAIN AND DESCRIBED AS FOLLOWS:
TO FIND THE POINT OF BEGINNING, BEGIN AT AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE (A 40 FOOT RIGHT OF WAY), 53 FEET NORTHEASTERLY FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY SIDE OF SEXTON DRIVE ALONG WITH THE NORTHEASTERLY SIDE OF WEST MOUNTAIN STREET; RUN THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF SEXTON DRIVE 272.5 FEET TO AN IRON PIN; RUN THENCE NORTHWESTERLY 173.8 FEET TO AN IRON PIN; RUN THENCE SOUTHWESTERLY 100 FEET TO AN IRON PIN; RUN THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 270 DEGREES 5 MINUTES W11R THE LAST PROCEEDING COURSE 150.2 FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF FERNDALE DRIVE, ALSO KNOWN AS STILL WELL STREET, WITCH IS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS ESTABLISHED, RUN THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF FERNDALE STREET AT AN INTERIOR ANGLE OF 89 DEGREES 59 MINUTES WITH THE LAST PROCEEDING COURSE, 54.S FEET TO Al"I IRON PIN, RUN THENCE NORTHWESTERLY A DISTANCE OF 25 FEET TO A POINT WITCH IS OR WAS AT THE CENTERLINE OF FERNDALE DRIVE; RUN THENCE SOUTHEASTERLY A DISTANCE OF 25 FEET TO THE SOUTHEASTERLY SIDE OF FERNDALE STREET AND THE POINT OF BEGINNING.

LEGAL DESCRIPTION (AS SURVEYED)

TRACT 1

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DIS1RICT OF DEKALB COUN1Y, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE RIGHT-OF-WAY INTERSECTION OF SEXTON DRIVE AND WEST MOUNTAIN STREET;
THENCE N42°36'02"E A DISTANCE OF 40.81 FEET TO AN IRON PIN PLACED 1/2" REBAR AND THE POINT OF BEGINNING;
THENCE N33°54'48"W A DISTANCE OF 314.53 FEET TO AN IRON PIN FOUND 1 OPEN TOP PIPE;
THENCE N35°29'01"E A DISTANCE OF 54.35 FEET TO AN IRON PIN FOUND 1 SPIKE;
THENCE S53°51'26"E A DISTANCE OF 150.28 FEET TO AN IRON PIN FOUND 1/2" REBAR;
THENCE N35°57'17"E A DISTANCE OF 99.91 FEET TO AN IRON PIN PLACED 1/2" REBAR;
THENCE S56°50'17"E A DISTANCE OF 177.28 FEET TO AN IRON PIN PLACED 1/2" REBAR AND THE POINT OF BEGINNING;
SAID LAND HAVING AN AREA OF 51,240 SQUARE FEET, 1.176 ACRES, MORE OR LESS.

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DIS1RICT OF DEKALB COUN1Y, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE RIGHT-OF-WAY INTERSECTION OF SEXTON DRIVE AND WEST MOUNTAIN STREET;
THENCE N42°36'02"E A DISTANCE OF 40.81 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N42°36'43"E A DISTANCE OF 272.50 FEET TO AN IRON PIN PLACED 1/2" RB AND THE POINT OF BEGINNING;
THENCE N56°50'17"W A DISTANCE OF 177.28 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N35°57'16"E A DISTANCE OF 100.11 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N36°06'26"E A DISTANCE OF 99.89 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE N01°46'51"W A DISTANCE OF 96.39 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE S64°06'35"E A DISTANCE OF 199.91 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE S25°03'37"W A DISTANCE OF 84.47 FEET TO AN IRON PIN FOUND 1/2" RB;
THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 221.02', WITH A RADIUS OF 1,383.08', BEING SUBTENDED BY A CHORD BEARING OF S29°58'40"W, WITH A CHORD LENGTH OF 220.78' TO AN IRON PIN PLACED 1/2" RB, WHICH IS THE POINT OF BEGINNING,
SAID LAND HAVING AN AREA OF 50,717 SQUARE FEET, 1.164 ACRES, MORE OR LESS.

NOTES:

- BEARINGS HEREIN ARE BASED ON NAD83/GEORGIA WEST STATE PLANE COORDINATES.
- LEGAL DESCRIPTION AS PER FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. RCTC210140 REVISION NO. 3 WITH AN EFFECTIVE DATE OF 05/14/2022. NO CLAIMS AS TO OWNERSHIP ARE MADE OR IMPLIED.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND THERE IS NO VISIBLE EVIDENCE OF RECENT ROAD CONSTRUCTION WORK.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USES OF THAT NAME APPEARING IN THE TITLE BLOCK AND IS CERTIFIED TO NO OTHER PARTY.
- ALL OR A PORTION OF THIS SURVEY WAS PERFORMED BY GPS. 90% OF THIS SURVEY WAS PERFORMED BY GPS. TYPE OF GPS USED WAS REAL TIME KINEMATIC (RTK). THE GPS EQUIPMENT USED TO PERFORM THIS SURVEY IS MADE BY LEICA AND IS GPS UNITS GS18i OR GS18T AND ARE MULTI-FREQUENCY (GNSS) RECEIVERS. THE RELATIVE POSITION ACCURACY OF THIS SURVEY IS 0.05'.
- THE EQUIPMENT USED TO MAKE THIS SURVEY WAS A TOPCON GPT-3005LW TOTAL STATION.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 115,798+ FEET.
- THE CURRENT PROPERTY OWNER IS COLONIAL PARK APARTMENTS LLC PER DEED BOOK 25164, PAGE 533 OF DEKALB COUNTY, GEORGIA RECORDS.

SCHEDULE B-II EXCEPTIONS

1-10 – STANDARD EXCEPTIONS. NOT ADDRESSED.

11 – EASEMENT BY AND BETWEEN F. MCCONNELL DAVIS AND MRS. SADIE D. DAVIS AND ARNOLD L. MANION, RECORDED JULY 6, 1966 IN BOOK 2116, PAGE 263, AFORESAID RECORDS. AFFECT ON PROPERTY IS UNKNOWN. INSTRUMENT MENTIONS A PLAT OF SURVEY PREPARED BY RAFET INALPULAT, DATED 06/30/1965, WITHOUT SAID PLAT THE LOCATION OF THE EASEMENT IN QUESTION IS NOT PLOTTABLE.

12 – TERMS AND CONDITIONS OF THE CABLE TELEVISION SERVICE AGREEMENT TO PRIME CABLE OF GEORGIA, LTD, RECORDED NOVEMBER 23, 1987 IN BOOK 6003, PAGE 217, AFORESAID RECORDS. AFFECTS PROPERTY BUT CONTAINS NO PLOTTABLE INFORMATION.

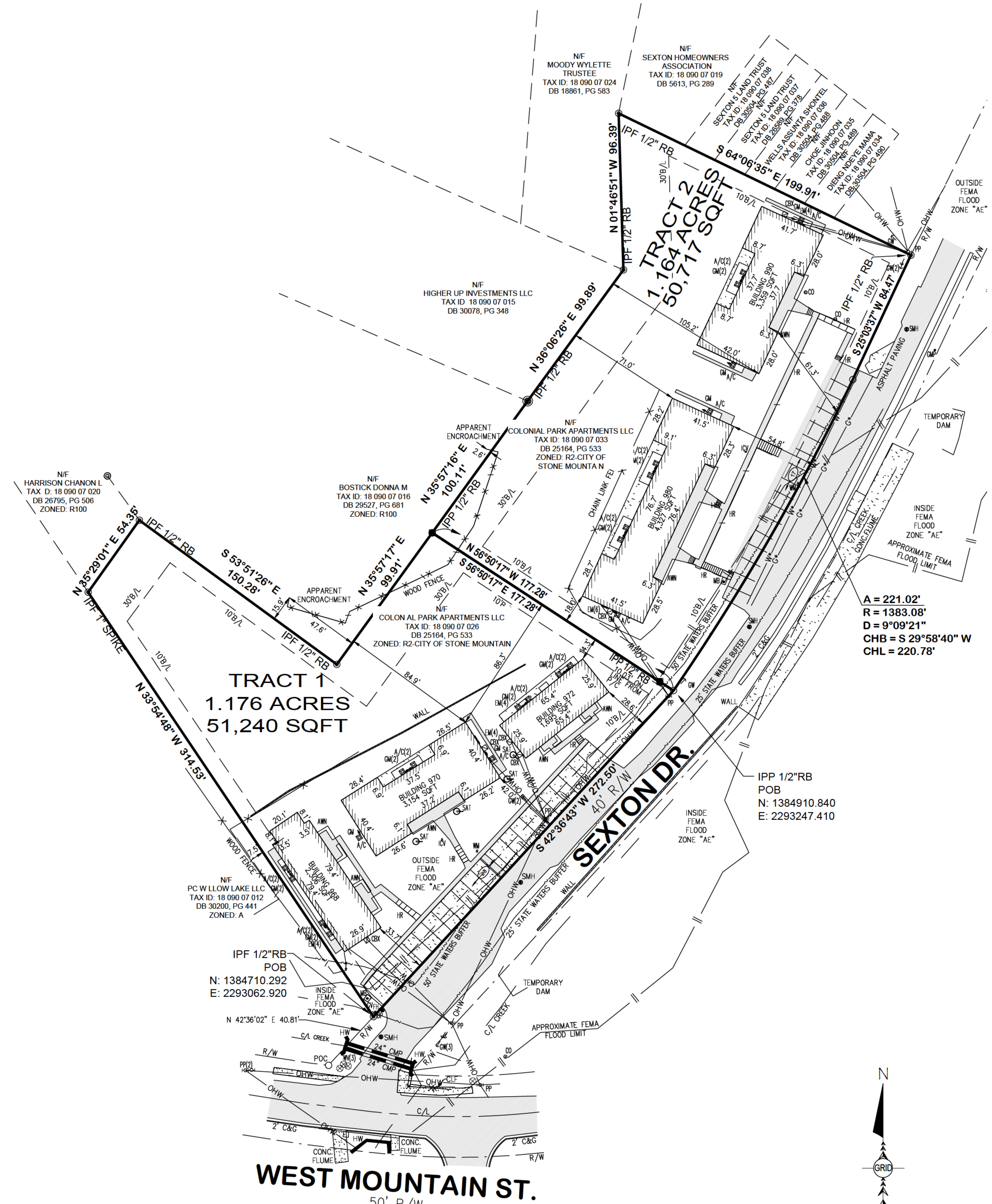
13 – TERMS AND CONDITIONS AS CONTAINED IN THE QUITCLAIM DEED BY AND BETWEEN THE CITY OF STONE MOUNTAIN AND WILLIAM E. DOYLE AND BRUCE A. COKER, AS TENANTS IN COMMON, DATED JANUARY 8, 1991, RECORDED JANUARY 24, 1991 IN BOOK 6877, PAGE 791, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. INSTRUMENT AFFECTS A PORTION OF FERNDALE DRIVE, WELL NORTHWEST OF SUBJECT PROPERTY.

NOTE: REFERENCES TO RECORDED DOCUMENTS HEREIN REFER TO SUCH DOCUMENTS RECORDED IN THE CLERK'S OFFICE FOR THE SUPERIOR COURT OF DEKALB COUNTY, GEORGIA.

REFERENCE MATERIALS INCLUDE:

DB 25164, PG 533
DB 25164, PG 533
DB 29527, PG 681
DB 30078, PG 348
DB 18861, PG 583
DB 5613, PG 289
DB 30504, PG 487
DB 26589, PG 378
DB 30504, PG 488
DB 30504, PG 489
DB 30504, PG 490
DB 30200, PG 441
DB 26795, PG 506

DEKALB COUNTY RECORDS



N

GRID

0' 40' 80' 120'
SCALE:1"=40'

SITE ADDRESS: 968 & 980 SEXTON DR., STONE MOUNTAIN, GA 30083

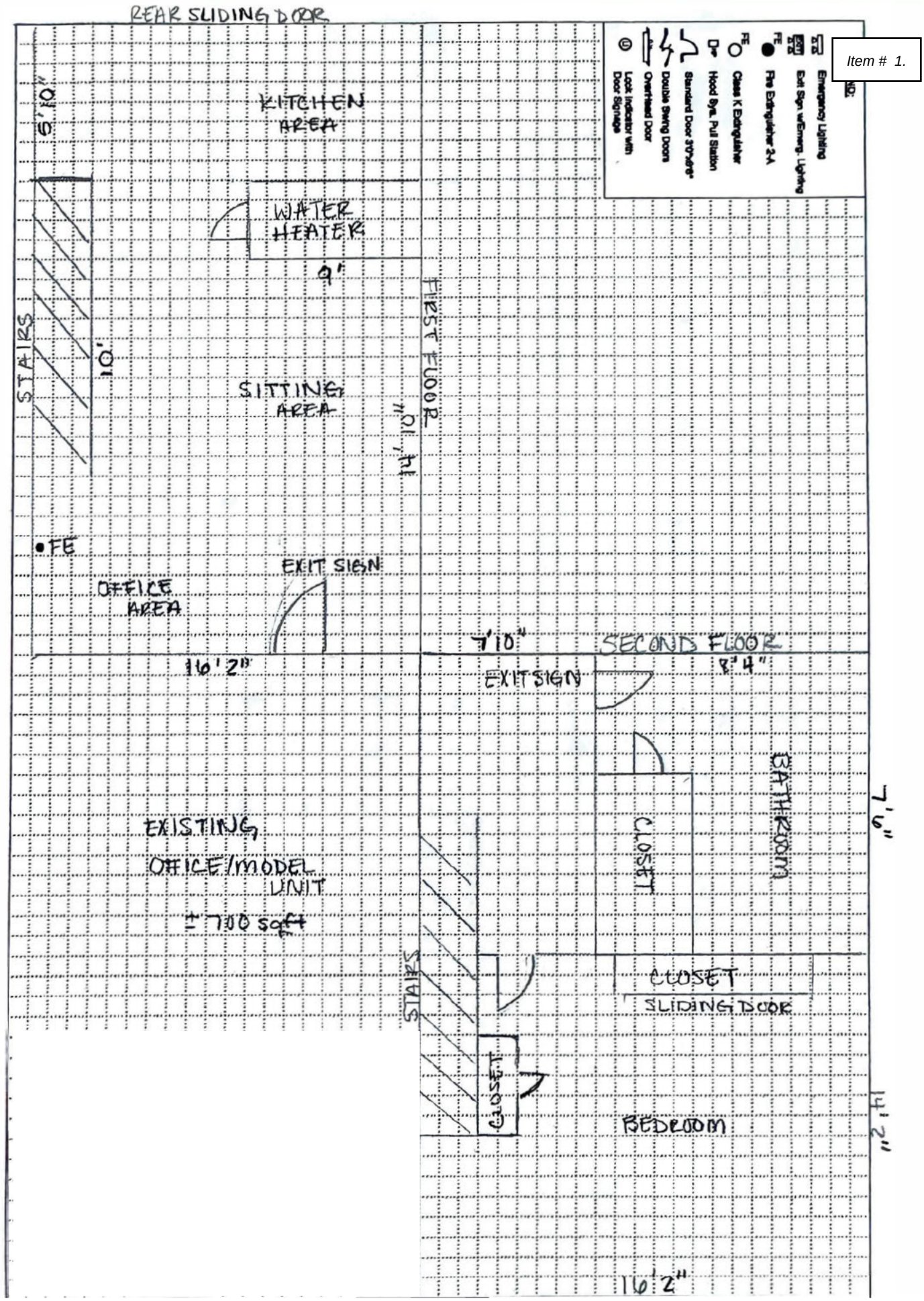
THIS DRAWING IS THE PROPERTY OF IRONSTONE SURVEYING AND IS AN INSTRUMENT OF SERVICE NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

No.	JOB No.	DESCRIPTION OF REVISION	DATE

IRONSTONE SURVEYING
96 Ernest Biles Drive, Jackson, Georgia 30233
Phone 770-957-4614 / Email office@ironstonesurveying.com

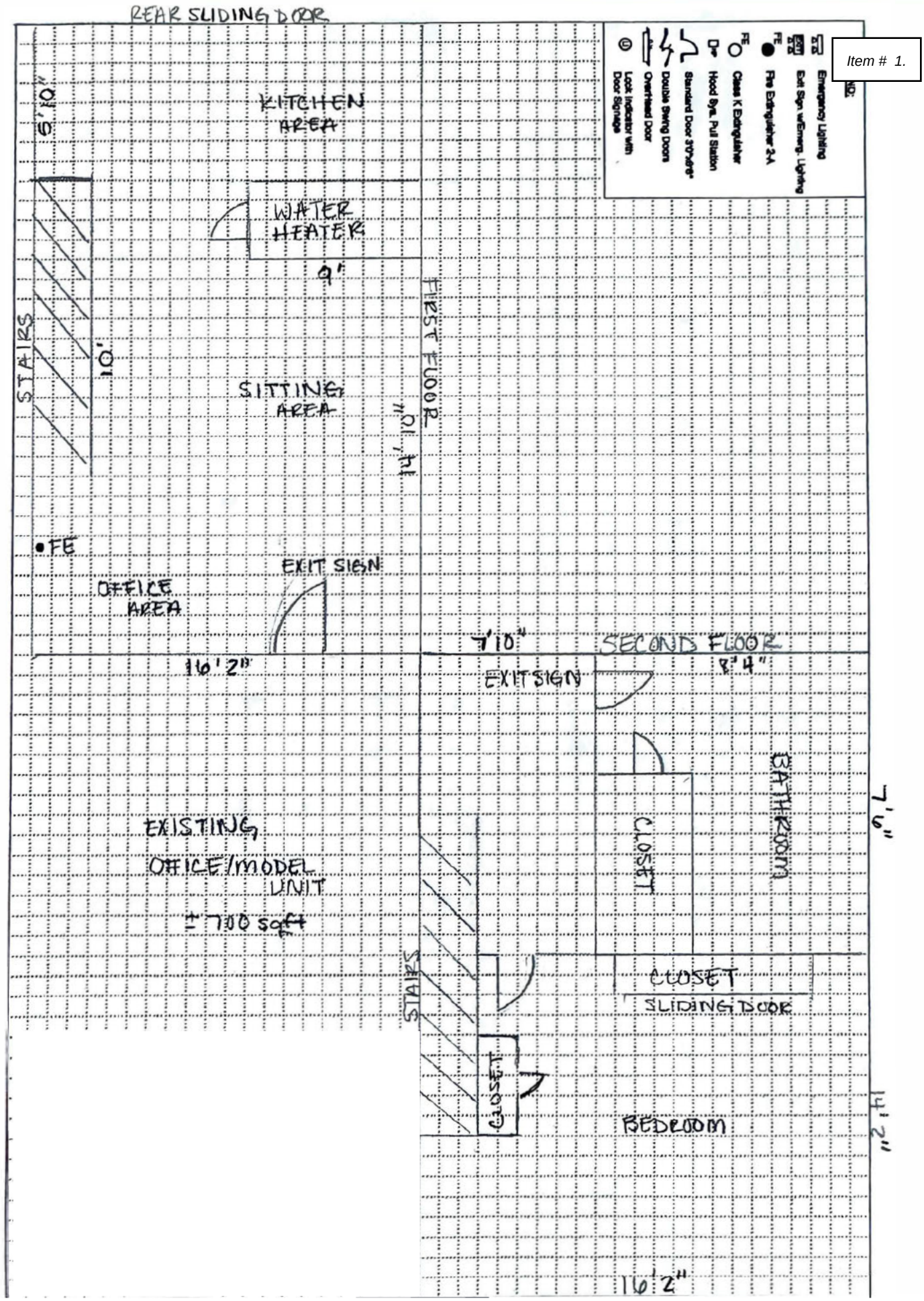
ALTA/NSPS LAND TITLE SURVEY
FOR H&L COLONIAL PARK, LLC
IN LAND LOT 90, DISTRICT 18, SECTION 7, DEKALB COUNTY, GEORGIA

ORIG NAL PLAT DATE	1/10/22
SCALE	1" = 40'
DRAWN BY	JKN
CHECKED BY	JPH
ORIG NAL FIELD DATE	12/19/22
CREW	AL/DP
FIELD BOOK	FIELD SKETCH
JOB NO.	220441
DWG NO.	220441-ALTA
SHEET	1 of 1



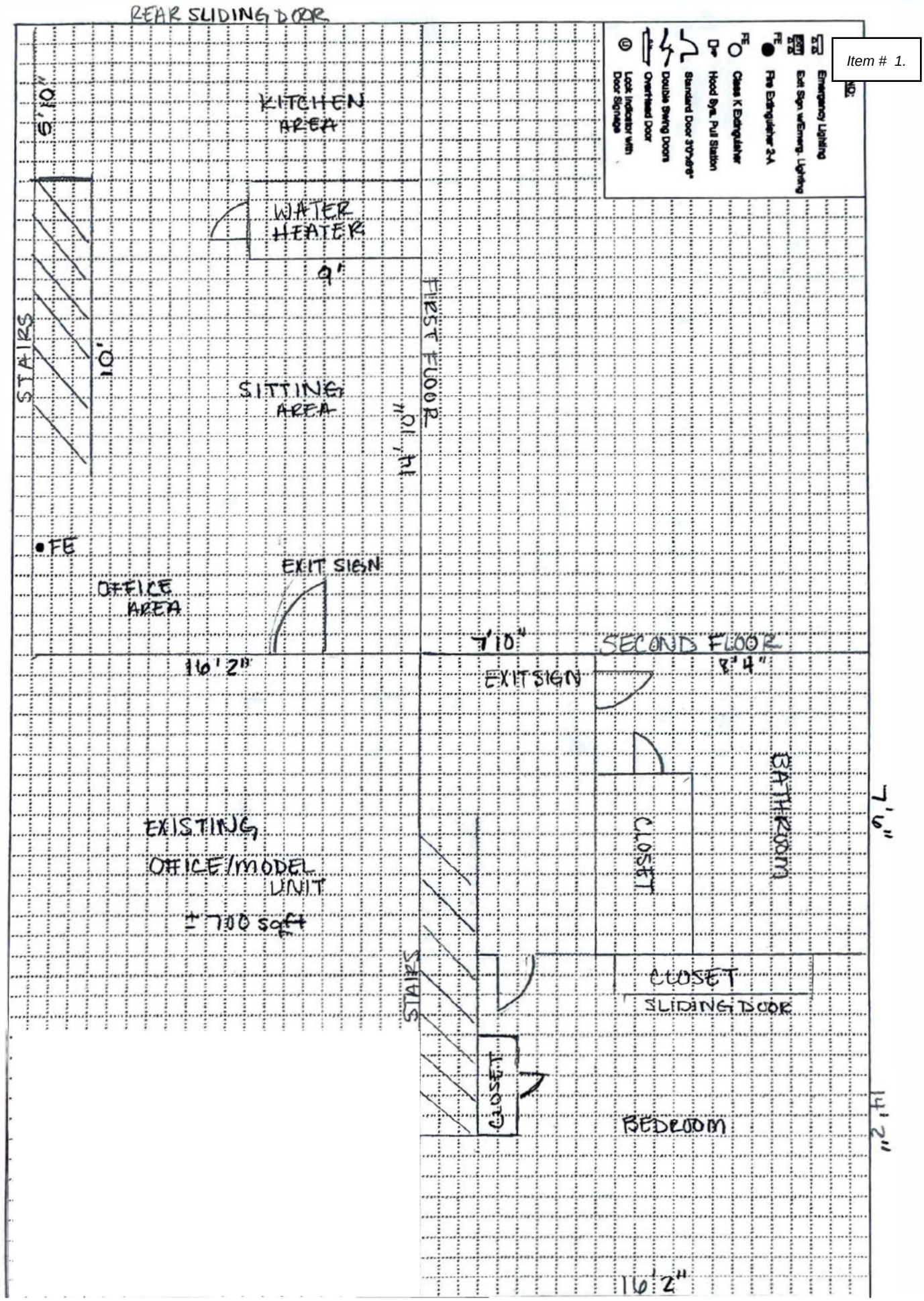
Unit C | 980 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified



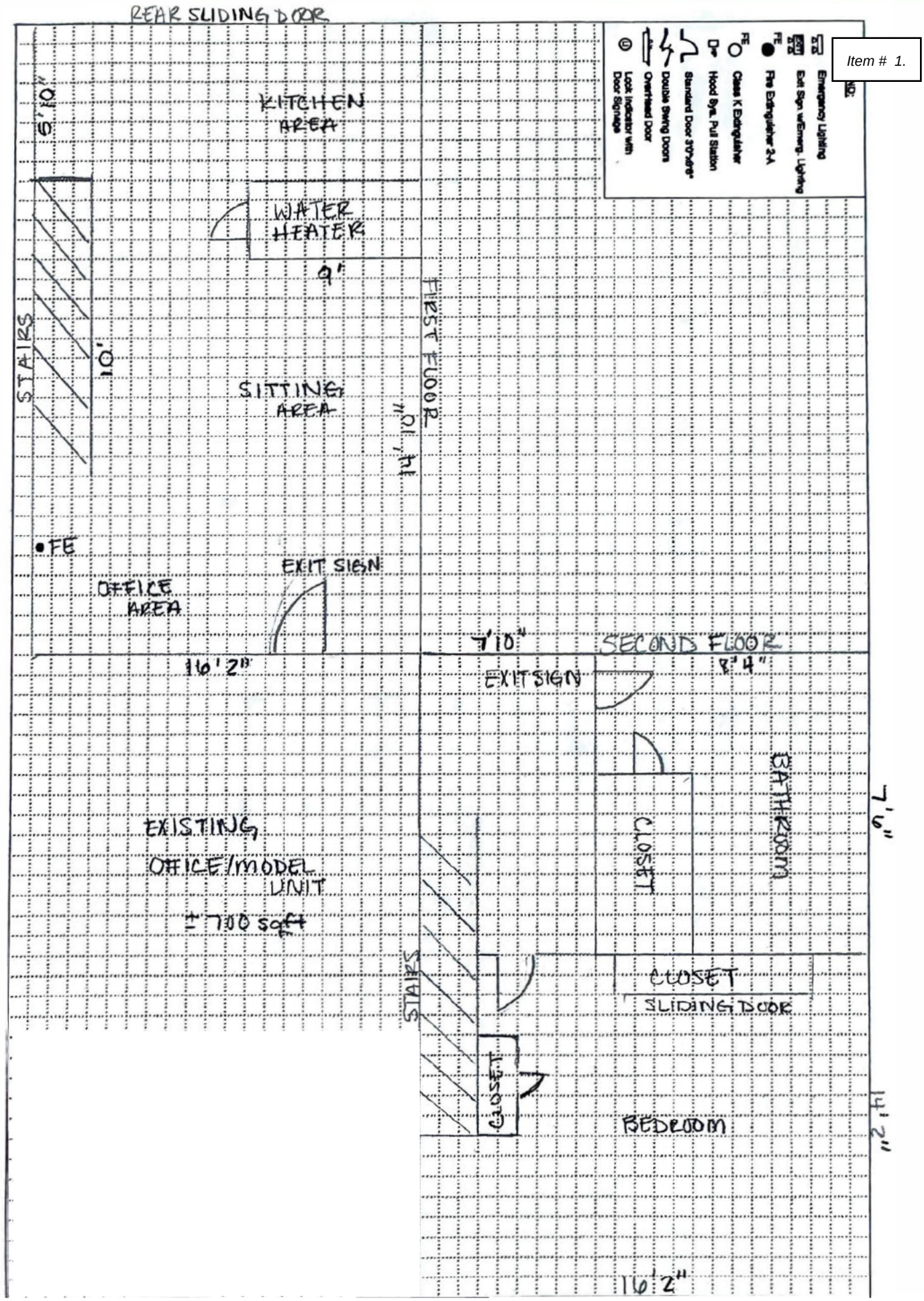
Unit D | 990 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified



Unit B | 970 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified



Unit F | 980 Sexton Drive

Stone Mountain, GA 30083 | Relabeled reference plan - not field verified

SEXTON DRIVE
LEGAL DESCRIPTION EXHIBIT

Survey-based reference draft | November 8, 2026

Properties requested: Stone Mountain, GA 30083. The following index links each requested building address to the corresponding land-tract description reproduced from the supplied ALTA survey. These are whole-parcel descriptions, not separate legal boundaries for buildings or apartments.

Requested entry	Applicable survey description
1. 980 Sexton Drive	Tract II - Parcel 33
2. 990 Sexton Drive	Tract II - Parcel 33
3. 970 Sexton Drive	Tract I - Parcel 26
4. 980 Sexton Drive (repeated)	Tract II - Parcel 33

Scope: Tract I includes 968, 970 and 972 Sexton Drive. Tract II includes 980 and 990 Sexton Drive. The duplicate 980 entry does not represent an additional parcel.

Source: ALTA survey, Job No. 220441, Drawing No. 220441-ALTA, original field date December 19, 2022. The following pages reproduce the historical Tract I and Tract II text shown on that survey; line breaks have been normalized.

Review required: The survey also contains measured descriptions and a separate Ferndale Drive/Stillwell Street right-of-way description. Those are not merged into this exhibit. Confirm against the recorded deed and survey before submission or use in a conveyance. This exhibit is not a new surveyed description and does not provide the single combined exterior-boundary description requested by the use-permit checklist.

TRACT I | 970 Sexton Drive

Whole-tract description reproduced from supplied survey.

TRACT I ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90, SECTION 7, PARCEL 26 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE (A 40 FOOT RIGHT OF WAY), FIFTY THREE (53) FEET NORTHEASTERLY FROM THE INTERSECTION FORMED BY THE NORTHWESTERLY SIDE OF SEXTON DRIVE WITH THE NORTHEASTERLY SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY SIDE OF SEXTON DRIVE, TWO HUNDRED SEVENTY TWO AND FIVE-TENTHS (272.5) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY, ONE HUNDRED SEVENTY THREE AND EIGHT-TENTHS (173 .8) FEET TO AN IRON PIN; RUNNING THENCE SOUTHWESTERLY, ONE HUNDRED (100) FEET TO AN IRON PIN; RUNNING THENCE NORTHWESTERLY AT AN INTERIOR ANGLE OF 270 DEGREES 05 MINUTES WITH THE LAST PRECEDING COURSE, ONE HUNDRED FIFTY AND TWO-TENTHS (150.2) FEET TO AN IRON PIN LOCATED ON THE SOUTHEASTERLY SIDE OF FERNDALE STREET, ALSO KNOWN AS STILLWELL STREET; RUNNING THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY SIDE OF FERNDALE STREET AT AN INTERIOR ANGLE OF 89 DEGREES 59 MINUTES WITH THE LAST PRECEDING COURSE, FIFTY FOUR AND FIVE-TENTHS (54.5) FEET TO AN IRON PIN; RUNNING THENCE SOUTHEASTERLY AT AN INTERIOR ANGLE OF 109 DEGREES 00 MINUTES WITH THE LAST PRECEDING COURSE, THREE HUNDRED TWELVE AND NINE-TENTHS (312.9) FEET TO AN IRON PIN ON THE NORTHWEST SIDE OF SEXTON DRIVE AND THE POINT OF BEGINNING AS PER SURVEY PREPARED BY RAFET INAPULAT, SURVEYOR, DATED 06/30/65, AND KNOWN AS NO. 968, 970 AND 972 SEXTON DRIVE, 5TONE MOUNTAIN, GEORGIA.

Source transcription retained as shown, including historical wording. Verify parcel references, boundary calls and any transcription ambiguities with the recorded deed and survey.

TRACT II | 980 and 990 Sexton Drive

Whole-tract description reproduced from supplied survey.

TRACT II ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT90, SECTION 7, PARCEL 33 OF THE 18TH DIS1RICT OF DEKALB COUN1Y, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN LOCATED ON THE NORTHWESTERN SIDE OF SEXTON DRIVE 325.5 FEET NORTHEASTERLY AS MEASURED ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE FROM THE POINT FORMED BY THE INTERSECTION OF THE NORTHWESTERN SIDE OF SEXTON DRIVE WITH THE NORTHERN SIDE OF WEST MOUNTAIN STREET; RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERN SIDE OF SEXTON DRIVE, A DISTANCE OF 300 FEET TO AN IRON PIN; RUNNING THENCE IN A NORTHWESTERLY DIRECTION A DISTANCE OF 200 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHERLY DIREGJ1ON ALONG A LINE WHICH FORMS AN INTERIOR ANGLE OF 62 DEGREES 22 MINUTES W11R THE PRECEDING COURSE A DISTANCE OF 96.2 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE WHICH FORMS AN IN1ERIORANGLE OF 217 DEGREES 48 MINUTES WITH THE PRECEDING COURSE A DISTANCE OF 200 FEET TO AN IRON PIN; RUNNING THENCE IN A SOUTHEASTERLY DIRECTION A DISTANCE OF 179.6 FEET TO AN IRON PIN ON THE NORTHWESTERN SIDE OF SEXTON DRIVE AT THE POINT OF BEGINNING, SAID TRACT BEING MORE FULLY SHOWN ON PLAT OF SURVEY BY UNITED SURVEYING COMP ANY, DATED JUL Y 13, 1971. AND KNOWN AS NO. 980 AND 990 SEXTON DRIVE, STONE MOUNTAIN, GEORGIA.

Source transcription retained as shown, including historical wording. Verify parcel references, boundary calls and any transcription ambiguities with the recorded deed and survey.

Authentisign ID: DD0A9875-27D3-F111-BF5B-000D3A4FF82A

DRAFT LETTER OF INTENT

Sexton Drive Sober Transitional Housing | Applicant review copy

To: City of Stone Mountain Planning Staff

William Harris requests review of proposed sober transitional housing with recovery support in two existing two-bedroom apartments: Unit C at 980 Sexton Drive (men) and Unit D at 990 Sexton Drive (women), Stone Mountain, Georgia 30083. Each bedroom will have one tenant: two tenants per apartment and four program tenants total.

On-site staff will support male and female residents. A female manager will reside in Unit 970B and a male manager in Unit 980F. These two managers reside separately from the four program tenants. Their on-site residence is confirmed; staffing schedules and coverage hours have not yet been provided.

Services are housing and recovery support only. No on-site clinical treatment, detoxification or personal-care services are proposed. Staff should confirm the applicable use classification, approval route and whether the manager residences must be included in the permit scope.

This description concerns program housing in 980C and 990D and supporting manager residences in 970B and 980F. It does not request program housing in other apartments. Parcel identifiers, legal descriptions, existing zoning, acreage, floor areas, parking counts and building/fire occupancy approvals remain to be verified.

Information required before filing

Confirm the deeded owner and applicant authority; operator name and contact information; complete mailing address and phone; property/parcel data; exact floor area and bedroom dimensions; site plan and parking inventory; resident length of stay; staff schedules; house rules, emergency procedures and complaint contact; and current city fee and hearing calendar. Obtain the required pre-application meeting and staff signature. Complete the disclosure form based on actual contribution history. The existing notarized page is reproduced unchanged; applicant/city must verify it applies to this request.

Payment and original materials

The original packet includes a signed payment authorization containing sensitive financial information. Do not include that page in a public hearing exhibit or public circulation copy. Confirm payment status and current submission instructions directly with the city. The original 2024 calendar is outdated. No new signature, notarization or payment authorization has been applied by this draft.

Authentisign ID: DD0A9875-27D3-F111-BF5B-000D3A4FF82A

DRAFT IMPACT RESPONSES

Pages 7-8 | Numbering follows the city form. These factual draft responses require applicant review and supporting exhibits before filing.

1. Compatibility. The proposal uses two existing apartments for four program tenants, with managers residing separately on-site. Review of current zoning, surrounding uses and the applicable housing classification is requested; compatibility is not yet established.

2. Effect of zoning on property value. No appraisal or evidence of a zoning-related reduction in value has been provided. No monetary loss is claimed in this draft.

3. Public welfare and value restrictions. No quantified reduction in property value is asserted. The proposal seeks stable recovery-supportive housing; staff should assess applicable health and safety requirements.

4. Public harm versus owner hardship. No specific economic hardship is asserted. The applicant proposes four program tenants and resident managers. Actual impacts require parking, occupancy and operating-plan review.

5. Suitability. The program units are existing two-bedroom apartments, each proposed for two tenants. Bedroom sizes, egress and applicable occupancy approvals remain to be verified.

6. Vacancy history. Current occupancy and vacancy dates have not been supplied. Applicant must provide accurate unit-specific history before filing.

7. Suitability relative to nearby development. The proposal is within an existing apartment property. Site and adjacent-use documentation are needed to assess its relationship to nearby development.

8. Effect on nearby use. No impact study has been supplied. Management procedures, visitor rules and complaint response should be attached; do not assert zero impact without support.

9. Existing economic use. The property contains existing apartments. Current lawful use, occupancy and economic performance must be confirmed; no inability to use the property as zoned is claimed.

10. Streets, utilities and schools. Four program tenants are proposed, plus two managers in separate units. Ages, vehicle counts, staff visits and utility capacity have not been established; impacts remain under review.

11. Comprehensive plan. City staff confirmation of the future land use designation and consistency with the comprehensive plan is requested.

12. Other conditions. The initial request is limited to two program apartments. Additional circumstances, prior approvals and relevant restrictions must be confirmed and disclosed.

13. Appearance. Exterior modifications and signage have not been specified. Confirm whether any work is proposed and provide plans where required.

14. Water, sewage and urban services. Existing apartments are proposed for use. Existing service capacity, meter arrangements and any required upgrades must be confirmed.

Authentisign ID: DD0A9875-27D3-F111-BF5B-000D3A4FF82A

15. Density and crowding. One tenant per bedroom, two per program apartment and four total. The female manager resides in 970B and male manager in 980F. Any other occupants in manager units must be disclosed. Capacity remains subject to applicable review.

16. Traffic safety. Resident/staff vehicles, visitor trips and parking supply have not been provided. Submit an actual parking and access plan before claiming adequacy.

17. Maintenance and depreciation. On-site managers are proposed. A documented maintenance schedule, property standards, inspection procedure and responsible contact remain to be supplied.

Authentisign ID: 0D0A9875-27D3-F111-8F5B-000D3A4FF82A

USE PERMIT CONSIDERATIONS

Applicant: William Harris

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed?
   See attached draft impact response 1.

2. What is the extent to which property values are diminished by their particular zoning restrictions?
   See attached draft impact response 2.

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public?
   See attached draft impact response 3.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner?
   See attached draft impact response 4.

5. What is the suitability of the subject property for the zoning proposed?
   See attached draft impact response 5.

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property?
   See attached draft impact response 6.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?
   See attached draft impact response 7.

Authentisign ID: 0D30A587-52D3-F111-BF9B-0003FFF82A

DRAFT: See attached numbered impact responses.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

13. What is the impact upon the appearance of the city?

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

17. What measures are being taken to protect the property against blight and depreciation?

See attached numbered draft responses 8-17; verify before filing.

Authentisign ID: 0DDA5875-2753-F111-8F3E-000D3A4FF82A

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #:_____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☒ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William Harris

Signature: William Harris Date: 10-22-26

Authentisign ID: DCCA9875-2703-F111-BF9B-000D3A4FF82A

Credit Card Authorization Form

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Sign and complete this form to authorize the merchant below to make a one-time charge to your credit listed below.

By signing this form, you give us permission to debt your account for the amount indicated **plus a 5% service fee** on or after the indicated date. This is permission for a single transaction only and does not provide authorization for any additional unrelated debits or credits to your account.

CREDIT CARD INFORMATION

Card Type: [redacted]

Cardholder Name (as shown on card) [redacted]

Card Number : [redacted] Security Code (CVV): [redacted]

Expiration Date (mm/yy): [redacted] Zip Code: [redacted]

BILLING INFORMATION

Billing Address: [redacted]

City, State, Zip: [redacted]

Phone: [redacted]

Email Address: [redacted]

Reason for Payment: _____

I, William Harris, authorize the City of Stone Mountain to charge my credit card indicated above for $_400.00 ___ on __10/19/26 _____(date).

Authent
William Harris
Customer Signature

10/19/26
Date

***Authorization form must be accompanied by a copy of the card holder's driver's license or valid I.D.**

Rev. 03.08.24

NOV 9 2026 PM 1:44

REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	☐
2.	Application Form	☐
3.	Site Plan Checklist	☐
4.	Site Plan/Survey	☐
5.	Legal Description	☐
6.	Letter of Intent	☐
7.	Impact Analysis	☐
8.	Disclosure Form(s)	☐
9.	Application Fee	☐
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	☐

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and shoul factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** An application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083.

APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Addres[redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address [redacted]

PROPERTY INFORMATION

Address: 1204 Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 04 018 Land Lot: 125 District: 18

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Dekalb County - C3, Commercial, OI, Office Institutional

ZONING REQUEST: City of Stone Mountain - R2

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

Sworn to and subscribed before me this the
Day of 2026

NOTARY PUBLIC

[redacted]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? none

5. What is the suitability of the subject property for the zoning proposed? compatible with current City Zoning Code or Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? property is not vacant

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? current use will require nonconforming use in accordance with Stone Mountain Ordinance Article VI, Section 6-1.1

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2026

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☐
2	The proposed land use classification.	☐
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☐
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐
9	Required zoning setbacks.	☐
10	Existing and proposed impervious surface area ratio calculations.	☐
11	Existing and proposed open space calculations.	☐
12	Abutting street, sidewalks, and right-of-way.	☐
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	☐
14	Required streetscape elements.	☐
15	Landscaping plan with tree removal and additional plantings shown.	☐
16	Additional information as requested by staff.	☐

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
RESIDENTIAL	$500 each
MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

Methods of payment: Cash, Money Order and Credit Cards must be made in person at 875 Main Street Stone Mountain Georgia (City Hall) or via a credit card authorization form.

***Payments are only accepted upon receipt of an emailed notification from the City of Stone Mountain stating that the rezoning application is complete and a preapplication meeting has been satisfactorily held.**

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FOR...

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Company

[redacted] Stone Mountain, GA 30083

Mailing Address | Suite/Apt. # | City, State | Zip Code

[redacted]

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

1204 Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

3.0

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

Current use will remain as a 5,050 commercial building with a 3,050 covered patio and a 21,100 paved parking lot.

Applicant Signature

Date: 11 / 09 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOV 8 2025 PM 1:23

REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	☐
2.	Application Form	☐
3.	Site Plan Checklist	☐
4.	Site Plan/Survey	☐
5.	Legal Description	☐
6.	Letter of Intent	☐
7.	Impact Analysis	☐
8.	Disclosure Form(s)	☐
9.	Application Fee	☐
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	☐

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ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

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Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

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A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083.

APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Address [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

PROPERTY INFORMATION

Address: 1184 Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 04 017 Land Lot: 125 District: 18

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

Sworn to and subscribed before me this the
Day of 20 26

NOTARY PUBLIC

[redacted]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? ____
none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? _____
no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
none

5. What is the suitability of the subject property for the zoning proposed? _____
compatible with current City Zoning Code and Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
property not vacant

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?_____
yes

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	
2	The proposed land use classification.	
3	The present zoning classification of the tract(s) and all adjacent parcels.	
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	
9	Required zoning setbacks.	
10	Existing and proposed impervious surface area ratio calculations.	
11	Existing and proposed open space calculations.	
12	Abutting street, sidewalks, and right-of-way.	
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	
14	Required streetscape elements.	
15	Landscaping plan with tree removal and additional plantings shown.	
16	Additional information as requested by staff.	

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
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MULTI-FAMILY	$600 each
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This page must be completed by the Applicant.

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William R. Hillis, President

Name

Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Company

[redacted] Stone Mountain, GA 30083

Suite/Apt. # City, State Zip Code

[redacted]

Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

1184 Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

.57

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

1,102 square foot single family home built in 1948

Applicant Signature Date: 11 / 09 / 2024

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOV 3 2026 PM 1:44

REZONING APPLICATION

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APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address [redacted]

PROPERTY INFORMATION

Address: 1188 Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 04 016 Land Lot: 125 District: 18

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

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Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

Sworn to and subscribed before me this the
Day of Nov 2026
NOTARY PUBLIC

CAROLYN JEWELL
NOTARY PUBLIC
DEKALB COUNTY, GA
MY COMMISSION EXPIRES
15 2027

[redacted]
PHONE NUMBER

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____
NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? ____
none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? _____
no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
none

5. What is the suitability of the subject property for the zoning proposed? _____
compatible with current City Zoning Code and Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
property not vacant

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?_____
yes

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	
2	The proposed land use classification.	
3	The present zoning classification of the tract(s) and all adjacent parcels.	
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	
9	Required zoning setbacks.	
10	Existing and proposed impervious surface area ratio calculations.	
11	Existing and proposed open space calculations.	
12	Abutting street, sidewalks, and right-of-way.	
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	
14	Required streetscape elements.	
15	Landscaping plan with tree removal and additional plantings shown.	
16	Additional information as requested by staff.	

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
RESIDENTIAL	$500 each
MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

Methods of payment: Cash, Money Order and Credit Cards must be made in person at 875 Main Street Stone Mountain Georgia (City Hall) or via a credit card authorization form.

***Payments are only accepted upon receipt of an emailed notification from the City of Stone Mountain stating that the rezoning application is complete and a preapplication meeting has been satisfactorily held.**

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

[redacted] Stone Mountain, GA 30083

Mailing Address Suite/Apt. # City, State Zip Code

[redacted] [redacted]

Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

1188 Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

.53

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

1,238 square foot single family home built in 1952

Applicant Signature Date: 11 / 09 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

City of Stone Mountain
875 Main Street• Stone Mountain, GA 30083 • 770-498-8984



NOV 9 2026 PM 1:44

REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	☐
2.	Application Form	☐
3.	Site Plan Checklist	☐
4.	Site Plan/Survey	☐
5.	Legal Description	☐
6.	Letter of Intent	☐
7.	Impact Analysis	☐
8.	Disclosure Form(s)	☐
9.	Application Fee	☐
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	☐

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

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ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and shoul factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** An application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS**.

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083.

APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Address: [redacted]

Phone: _____ Ce[redacted] Fax: _____

Email Address: [redacted]

PROPERTY INFORMATION

Address: 1232 W. Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 02 017 Land Lot: 125 District: 18

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

Sworn to and subscribed before me this the
9 Day of Nov 20 26
NOTARY PUBLIC

[redacted]
PHONE NUMBER

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA COMMISSION EXPIRES MAY 15 2027

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____
NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? ____
none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? _____
no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
none

5. What is the suitability of the subject property for the zoning proposed? _____
compatible with current City Zoning Code and Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
property has never been developed

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? _____
yes

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
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2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☐
2	The proposed land use classification.	☐
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☐
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐
9	Required zoning setbacks.	☐
10	Existing and proposed impervious surface area ratio calculations.	☐
11	Existing and proposed open space calculations.	☐
12	Abutting street, sidewalks, and right-of-way.	☐
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	☐
14	Required streetscape elements.	☐
15	Landscaping plan with tree removal and additional plantings shown.	☐
16	Additional information as requested by staff.	☐

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
RESIDENTIAL	$500 each
MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

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This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Company

[redacted] Stone Mountain, GA 30083

Mailing Address | Suite/Apt. # | City, State | Zip Code

[redacted] [redacted]

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

1238 W. Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

.39

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

to remain vacant land upon annexation and re-zoning.

W Ridley

Applicant Signature

Date: 11 / 09 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

Planning Commission

Meeting Date: November 16, 2026

SUBJECT: Application to rezone four properties owned by the Fraternal Order of Police.

PC2026 – 18 125 04 018; 18 125 04 017; 18 125 04 016; and 18 125 02 017 **T. Hart**

Project Information

Owner / Applicant	Fraternal Order of Police
Location	1204,1184, and 1188 Ridge Avenue and 1232 W. Ridge Avenue, Stone Mountain 30083
Acreage	±3.00 acres; ±.57 acres; ±.53 acres; and ±.39 acres
Parcel ID	18 125 04 018; 18 125 04 017; 18 125 04 016; and 18 125 02 017
Existing Zoning District	R-75; OI (DeKalb County)
Proposed Zoning District	Traditional Residential (R-2) (City of Stone Mountain)

SUMMARY:

The subject application has been submitted in conjunction with the annexation applications for the subject properties listed above. After consultation with the City Attorney, staff determined that a rezoning application and action by the Mayor and City council is required after the subject applications are annexed into the Cities boundary.

ANALYSIS:

The subject properties are currently owned by the Fraternal Order of Police for DeKalb County (FOP) and they are looking to be annexed into the City of Stone Mountain. In accordance with good planning principles to ensure that all parcels have compatible land use, the subject applications to assign the four parcels of land a Traditional Residential (R-2) designation have been submitted. Based on surrounding parcels of land and in accordance with the newly adopted comprehensive plan. The R-2 zoning district is the most consistent zoning designation and thus has been recommended by staff. Two of the four parcels currently have single family detached homes located on the lots, one is vacant, and the remaining parcel that abuts Memorial Drive to the south currently has a commercial style structure and use on the site. After consulting the City attorney, and in an effort to prevent spot zoning, placing the City is legal jeopardy, this property is also proposed to be zoned as R-2. As such, the existing use on the site will be grandfathered in

as the use is not expressly permitted within the proposed zoning district. Until such time the existing use is removed or modified beyond 50 percent of its current use, it shall be permitted to continue operation on the site. Per Section 2-1.4, a rezoning application is a zoning decision that required the Recommendation of the Planning Commission followed by the Approval of the Mayor and City Council. Due to the fact that the City cannot assign a zoning designation to a parcel of land that is not within its jurisdiction, the subject rezoning application will receive a final vote once the concurrent application for annexation has been approved.

CONCLUSIONS:

In conclusion, the subject application is in response to the application to annex the four subject parcels into the City of Stone Mountain and is needed to establish a land use designation once it is incorporated as a part of the City.

STAFF RECOMENDATION:

Staff recommends **APPROVAL** for the proposed rezoning of the four subject proprieties to R-2 zoning district consistent with the properties around them.

Attachments:

Attachment 1 – Application and Supporting Files

Attachment 2 - Current and Future Zoning

NOV 9 2026 PM 1:44

REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

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ITEM #	REQUIRED ITEM	CHECK ✓
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6.	Letter of Intent	☐
7.	Impact Analysis	☐
8.	Disclosure Form(s)	☐
9.	Application Fee	☐
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
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ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

ITEM 9. **APPLICATION FEE:** An application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request

with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014
DEVELOPMENTS OF REGIONAL IMPACT
Tiers and Development Thresholds

Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.

B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS**.

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083.

APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#:_____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: 1238 Ridge Avenue, Stone Mountain, GA 30083

Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

OWNER INFORMATION (If different from Applicant)

Owner Name: Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Address: 1238 Ridge Avenue, Stone Mountain, GA 30083

Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

PROPERTY INFORMATION

Address: 1204 Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 04 018 Land Lot: 125 District: 18

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Dekalb County - C3, Commercial, OI, Office Institutional

ZONING REQUEST: City of Stone Mountain - R2

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

1238 Ridge Avenue
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

bhillis@dekalbfopga.org
EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 2026

NOTARY PUBLIC

404-702-8565
PHONE NUMBER

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 15 2027

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

_____
TYPE OR PRINT PETITIONER'S NAME

_____
ADDRESS

_____
CITY & STATE ZIP CODE

_____
PETITIIONER'S SIGNATURE

_____
EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

_____
NOTARY PUBLIC

_____
PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

_____
TYPE OR PRINT ATTORNEY / AGENT NAME

_____
SIGNATURE OF ATTORNEY / AGENT

_____
ADDRESS

_____
CITY & STATE ZIP CODE

_____
EMAIL ADDRESS

_____
PHONE NUMBER

_____
PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? ____
none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? _____
no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
none

5. What is the suitability of the subject property for the zoning proposed? _____
compatible with current City Zoning Code or Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
property is not vacant

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?_____
current use will require nonconforming use in accordance with Stone Mountain Ordinance Article VI, Section 6-1.1

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2026

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	☐
2	The proposed land use classification.	☐
3	The present zoning classification of the tract(s) and all adjacent parcels.	☐
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	☐
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	☐
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	☐
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	☐
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	☐
9	Required zoning setbacks.	☐
10	Existing and proposed impervious surface area ratio calculations.	☐
11	Existing and proposed open space calculations.	☐
12	Abutting street, sidewalks, and right-of-way.	☐
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	☐
14	Required streetscape elements.	☐
15	Landscaping plan with tree removal and additional plantings shown.	☐
16	Additional information as requested by staff.	☐

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
RESIDENTIAL	$500 each
MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

Methods of payment: Cash, Money Order and Credit Cards must be made in person at 875 Main Street Stone Mountain Georgia (City Hall) or via a credit card authorization form.

***Payments are only accepted upon receipt of an emailed notification from the City of Stone Mountain stating that the rezoning application is complete and a preapplication meeting has been satisfactorily held.**

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FOR...

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President
Name

Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10
Company

1238 Ridge Avenue		Stone Mountain, GA	30083
Mailing Address	Suite/Apt. #	City, State	Zip Code

404-702-8565		bhillis@dekalbfopga.org
Primary Phone #	Alternate Phone #	E-mail

PROJECT SUMMARY

1204 Ridge Avenue, Stone Mountain, GA 30083
Address of Project

Name of Project

Annexation Zoning
Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

3.0
Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

Current use will remain as a 5,050 commercial building with a 3,050 covered patio and a 21,100 paved parking lot.

Applicant Signature

Date: 11 / 09 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

RECEIVED
08/27/2025 1:15 PM

REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.

ITEM #	REQUIRED ITEM	CHECK √
1.	Pre-Application Meeting Form	☐
2.	Application Form	☐
3.	Site Plan Checklist	☐
4.	Site Plan/Survey	☐
5.	Legal Description	☐
6.	Letter of Intent	☐
7.	Impact Analysis	☐
8.	Disclosure Form(s)	☐
9.	Application Fee	☐
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	☐

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre- application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.

ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.

ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.

ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and shoul factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.

ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.

ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for $250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.

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Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
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Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083.

APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: 1238 Ridge Avenue, Stone Mountain, GA 30083

Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

OWNER INFORMATION (If different from Applicant)

Owner Name: Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Address: 1238 Ridge Avenue, Stone Mountain, GA 30083

Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

PROPERTY INFORMATION

Address: 1184 Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 04 017 Land Lot: 125 District: 18

SECTION I — REZONING REQUEST

Office use only:
REZONING CASE # _____

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II — OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

1238 Ridge Avenue
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

bhillis@dekalbfopga.org
EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20 26

NOTARY PUBLIC

404-702-8565
PHONE NUMBER

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 15 2027

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V — ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? ____
none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? _____
no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
none

5. What is the suitability of the subject property for the zoning proposed? _____
compatible with current City Zoning Code and Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
property not vacant

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?_____
yes

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
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4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	
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6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	
9	Required zoning setbacks.	
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15	Landscaping plan with tree removal and additional plantings shown.	
16	Additional information as requested by staff.	

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
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MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

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DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FOR

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Company

1238 Ridge Avenue		Stone Mountain, GA	30083
Mailing Address	Suite/Apt. #	City, State	Zip Code

404-702-8565		bhillis@dekalbfopga.org
Primary Phone #	Alternate Phone #	E-mail

PROJECT SUMMARY

1184 Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

.57

Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

1,102 square foot single family home built in 1948

Applicant Signature

Date: 11 / 09 / 2024

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOV 3 2026 PM 1:44

REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
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6.	Letter of Intent	☐
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Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	**Metropolitan Region**
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

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Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083.

APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#:_____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: 1238 Ridge Avenue, Stone Mountain, GA 30083

Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

OWNER INFORMATION (If different from Applicant)

Owner Name: Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Address: 1238 Ridge Avenue, Stone Mountain, GA 30083

Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

PROPERTY INFORMATION

Address: 1188 Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 04 016 Land Lot: 125 District: 18

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

1238 Ridge Avenue
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

bhillis@dekalbfopga.org
EMAIL ADDRESS

Sworn to and subscribed before me this the
9 Day of Nov 2026

NOTARY PUBLIC

404-702-8565
PHONE NUMBER

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 15 2027

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the
_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? none

5. What is the suitability of the subject property for the zoning proposed? compatible with current City Zoning Code and Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? property not vacant

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? yes

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

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1188 Ridge Avenue, Stone Mountain, GA 30083
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.53
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NOV 9 2026 PM 1:44

REZONING APPLICATION

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APPLICATION FOR REZONING

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

REZONING PERMIT#: _____
(Office Use Only)

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Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

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Address: 1238 Ridge Avenue, Stone Mountain, GA 30083

Phone: _____ Cell: 404-702-8565 Fax: _____

Email Address: bhillis@dekalbfopga.org

PROPERTY INFORMATION

Address: 1232 W. Ridge Avenue, Stone Mountain, GA 30083

Parcel ID#: 18 125 02 017 Land Lot: 125 District: 18

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

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ZONING REQUEST: City of Stone Mountain - R2

SECTION II OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

a) If you are the sole owner of the property and not the petitioner complete Part 1.
b) If you are the petitioner and not the sole owner of the property complete Part 2.
c) If you are the sole owner and petitioner complete Part 1.
d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. **Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.**

William R. Hillis, President
TYPE OR PRINT OWNER'S NAME

1238 Ridge Avenue
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

bhillis@dekalbfopga.org
EMAIL ADDRESS

Sworn to and subscribed before me this the
9 Day of Nov 20 26

NOTARY PUBLIC

404-702-3565
PHONE NUMBER

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES MAY 15 2027

PART 2. **Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").**

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V ATTORNEY / AGENT

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

Applicant: William R. Hillis, President, Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? request required by City Staff for Annexation

2. What is the extent to which property values are diminished by their particular zoning restrictions? ____
none

3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? _____
no change.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
none

5. What is the suitability of the subject property for the zoning proposed? _____
compatible with current City Zoning Code and Ordinances

6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
property has never been developed

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?_____
yes

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby prop

no

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

no

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

yes

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

no development planned

13. What is the impact upon the appearance of the city?

none

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

no change

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

no change

16. What is the anticipated impact upon thoroughfare congestion and traffic safety

no change

17. What measures are being taken to protect the property against blight and depreciation?

no change

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating $250.00 or more or made gifts having an aggregate value of $250.00 to a member of City Council.

CHECK ONE: ☐ YES ☑ NO

If the answer is *YES*, proceed to sections 1 through 4.
If the answer is *NO*, complete only section 4.

1. **CHECK ONE:** ☐ Party to Petition ☐ In Opposition to Petition

   If party to petition, complete sections 2, 3, and 4 below.
   If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at $250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK √
1	A correct scale and north arrow.	
2	The proposed land use classification.	
3	The present zoning classification of the tract(s) and all adjacent parcels.	
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	
9	Required zoning setbacks.	
10	Existing and proposed impervious surface area ratio calculations.	
11	Existing and proposed open space calculations.	
12	Abutting street, sidewalks, and right-of-way.	
13	Location of streams and lakes affecting the property with all applicable buffer measurements.	
14	Required streetscape elements.	
15	Landscaping plan with tree removal and additional plantings shown.	
16	Additional information as requested by staff.	

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
RESIDENTIAL	$500 each
MULTI-FAMILY	$600 each
COMMERCIAL/INDUSTRIAL	$600 each

Methods of payment: Cash, Money Order and Credit Cards must be made in person at 875 Main Street Stone Mountain Georgia (City Hall) or via a credit card authorization form.

***Payments are only accepted upon receipt of an emailed notification from the City of Stone Mountain stating that the rezoning application is complete and a preapplication meeting has been satisfactorily held.**

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President
Name

Dekalb Fraternal Order of Police, William E. Peacock Jr., Lodge #10
Company

1238 Ridge Avenue | | Stone Mountain, GA | 30083
Mailing Address | Suite/Apt. # | City, State | Zip Code

404-702-8565 | | bhillis@dekalbfopga.org
Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

1238 W. Ridge Avenue, Stone Mountain, GA 30083
Address of Project

Name of Project

Annexation Zoning
Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

.39
Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

to remain vacant land upon annexation and re-zoning.

W Ridlh
Applicant Signature

Date: 11 / 09 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

City of Stone Mountain
875 Main Street• Stone Mountain, GA 30083 • 770-498-8984

Existing Zoning

Residential Family Districts

- RE - Residential Estate
- R-100 - Residential Medium Lot - 100
- R-85 - Residential Medium Lot - 85
- R-75 - Residential Medium Lot - 75
- R-60 - Residential Small Lot
- MHP - Mobile Home Park
- RNC - Neighborhood Conservation
- RLG - Residential Large Lot

Non-Residential Districts

- NS - Neighborhood Shoping
- C-1 - Local Commercial
- C-2 - General Commercial
- OD - Office Distribution
- OI - Office-Institutional
- OIT - Office-Institutional-Transitional
- M - Light Industrial
- M-2 - Heavy Industrial
- Multi Zone



Proposed Zoning

