Planning Commission Meeting

Monday, October 19, 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**

V. **Commission Announcements**

VI. **Old Business**

VII. **New Business**

1. 548 San Marco Way - Michael Padmore

   Request for a Short Term Lodging - Vacation home Facility

2. 5388 Cherrywood Drive - Tesfalem Tesfamariam

   Request for a Short Term Lodging - Vacation home Facility

3. 5382 Cherry Wood Drive - Tesfalem Tesfamariam

   Request for a Short Term Lodging - Vacation home Facility

4. 5313 Hamilton Street - William Pike

   Request for a Short Term Lodging - Vacation home Facility

5. 5305 West Mountain Street - City of Stone Mountain

   Request to Rezone subject property

VIII. **Staff update**

1. Staff Introductions
2. Comprehensive Plan Update
3. Feedback on Recent Action Items

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

X. **Adjournment**

Planning Commission

Meeting Date: October 19, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – Parcel 18 038 02 167 **G. Shan**

Project Information

Owner / Applicant	Michael Padmore
Location	548 San Marcos Way Stone Mountain, GA 30083
Acreage	±. 0.2500
Parcel ID	18 038 02 167
Zoning District	Single Family Residential (R-1)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 548 San Marcos Way. This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story, split-level single-family residential structure constructed in 1973. The dwelling is approximately 1,381 square feet and contains three bedrooms and two full bathrooms. The applicant proposes a maximum occupancy of eight guests and four parking spaces available on-site, with an additional two off-street parking spaces.

The 1973-built structure predates the Stone Mountain Code of Ordinances from 1976, and there have been no rezoning cases or special use permits for this property according to City of Stone Mountain records.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified three lodging rooms, with the smallest lodging reported at approximately 121 square feet, and a proposed maximum occupancy of eight guests. The applicant has also identified a designated property

manager residing in DeKalb County and has confirmed compliance with the requirements regarding continuous availability and the maximum 14-day occupancy period.

The applicant has indicated that the proposed occupancy can be accommodated by the available on-site parking as they've identified four parking spaces available on-site, with an additional two off-street.

The applicant has partially addressed the life-safety requirements of Section 16-2.1, including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room (guest room) will have a smoke alarm and where the accessible fire extinguisher is located.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends APPROVAL with conditions of the Use Permit application PC2026 – 18 038 02 167 – 548 San Marcos Way.

Approved Condition(s):

- Provide a floor plan that shows smoke alarms in each lodging room and a fire extinguisher that is accessible to guests, pursuant to 16-2.1(6) of Article XVI.

Attachments/Exhibits:

- Attachment 1 – Use Permit Application (Special & Conditional Uses)

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	W
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)	X
	THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.	
10.	Development of Regional Impact Review Form (DRI)	W

<u>PREAPPLICATION REVIEW MEETING</u>: 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. **<u>PRE-APPLICATION MEETING FORM</u>:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.

WAIVED

ITEM 2. **<u>APPLICATION FORM</u>:** 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. **<u>SITE PLAN CHECKLIST</u>:** The site plan checklist details the minimum requirements for site plans.

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

ITEM 5. **<u>LEGAL DESCRIPTION</u>:** 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 should include 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 assembly, 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

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.

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.

N/A

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name

Company

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

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

Address of Project

Name of Project

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

Total Project Acreage

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

N/A

Applicant Signature Date: _____ / _____ / _____

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

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: Michael Padmore

Address: 548 San Marcos Way

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 548 San Marcos Way

Parcel ID#: 18 038 02 167 Land Lot: Residental Lot District: 84 Stone Mountain

CURRENT ZONING: R-1

USE PERMIT REQUEST: 5-1.3 Permitted by special use (7) Short-term lodging

Name (print) Michael Padmore

Signature: MPadmore Date: Sept, 13, 2026

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.**

Michael Padmore
TYPE OR PRINT OWNER'S NAME

548 San Marcos Way
ADDRESS

Stone Mountain 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____Day of _____20_____

NOTARY PUBLIC

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

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: APPROVED By Garrett Shan at 2:39 pm, Oct 09, 2026 Date: 10-09-2026

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.

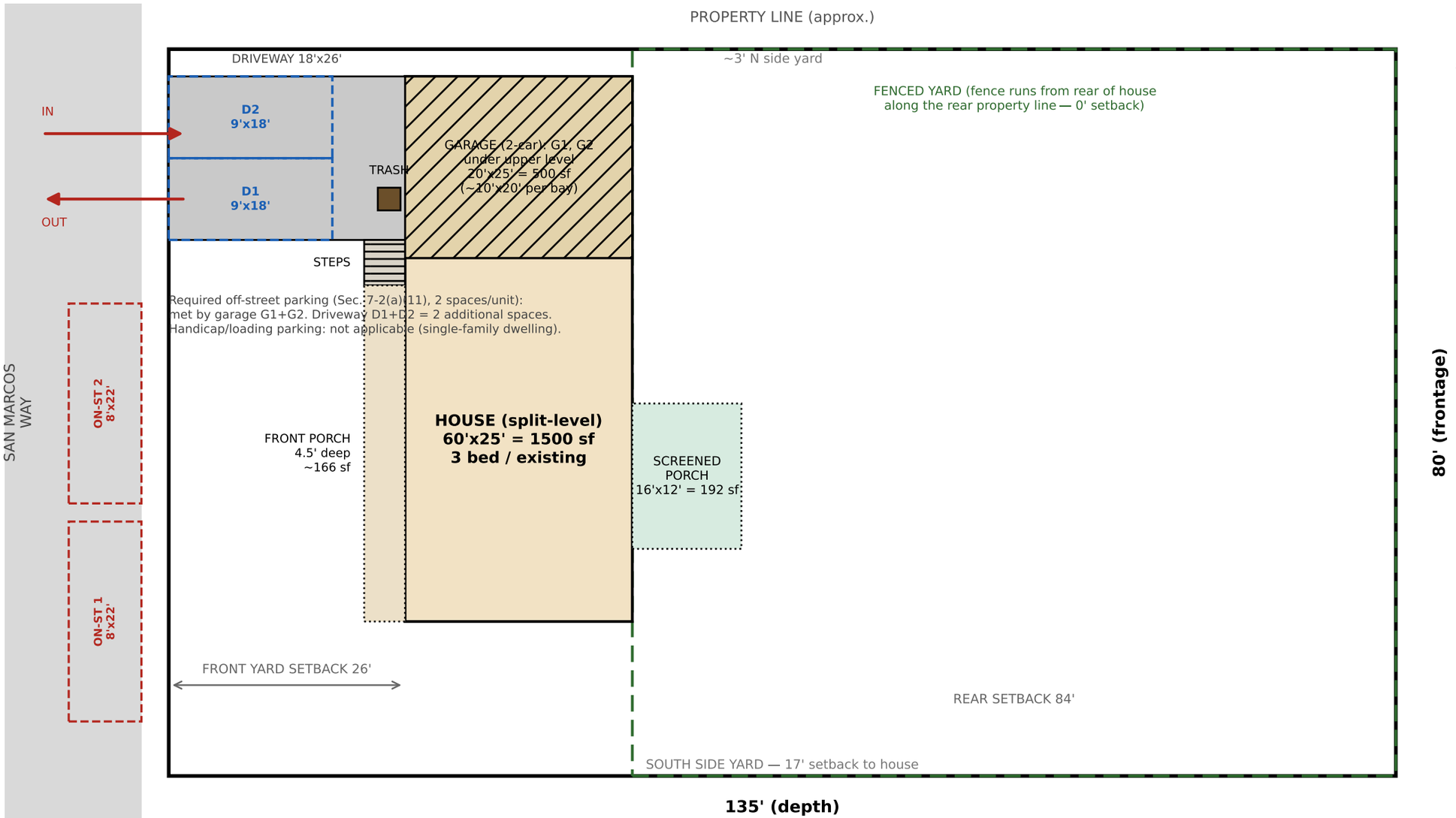
(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

SITE PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | District 84

Prepared by owner (Michael Padmore) | Date: September 21, 2026 | Dimensions per owner measurement & DeKalb County tax record; not a certified survey

0 40 ft



LEGEND

- House
- Garage (2-car)
- Front porch
- Screened porch
- Driveway
- Driveway parking space (9'x18')
- On-street parking (8'x22')
- Steps
- Trash storage
- Fence line

ZONING & LAND USE

Present zoning (subject): R-100 (Residential Medium Lot), DeKalb Co.

Adjacent zoning: R-100 (Residential)
- North (542 San Marcos Way): R-100
- South (554 San Marcos Way): R-100
- East (rear) & West (across street): R-100
- — confirmed via DeKalb County GIS/qPublic

Existing land use: Single-family residential (owner-occupied)

Proposed land use: Short-Term Rental (transient residential occupancy); no change to underlying R-100 zoning

BUFFER / VEGETATION

No landscape buffer required — subject and all adjacent parcels are zoned/us Residential; no adjacent non-residential use triggers a buffer under the UDO.

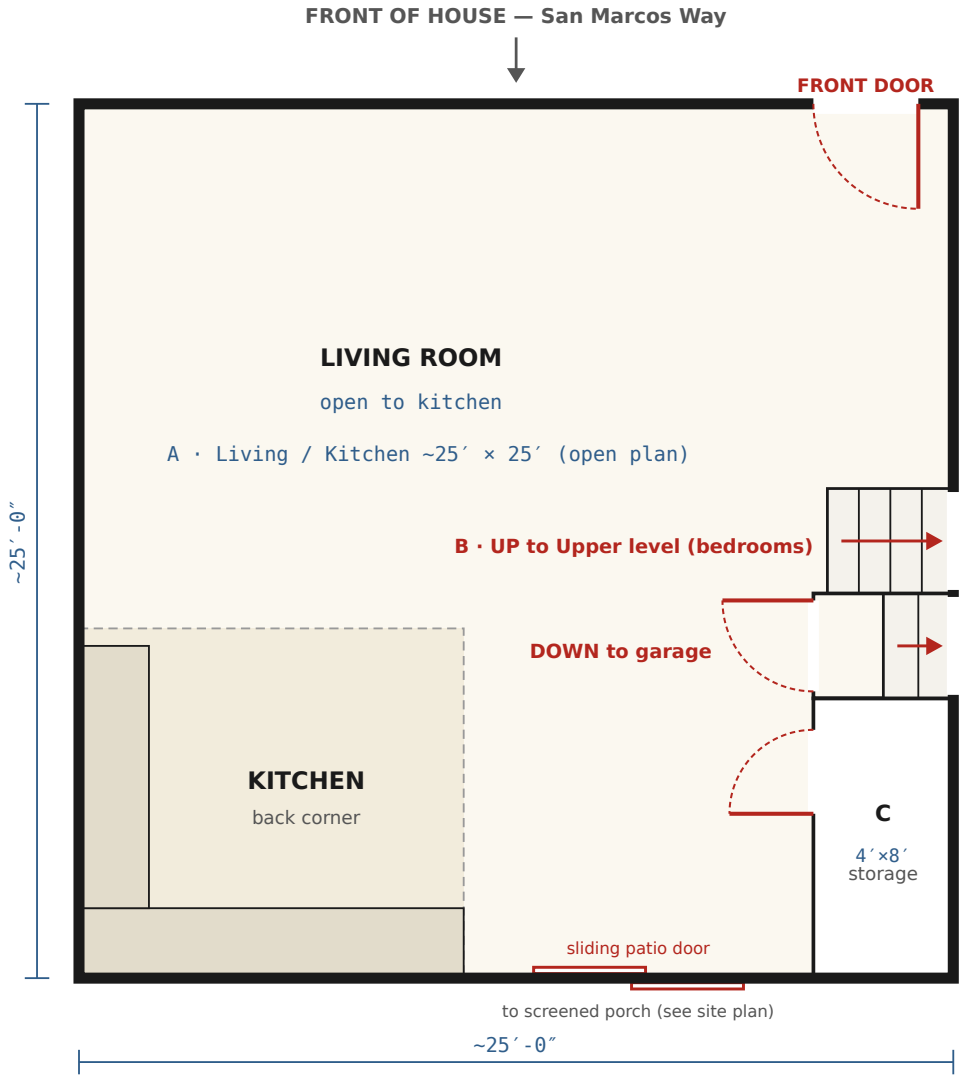
FLOOR PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | Split-level, 3 bedrooms, 3 levels

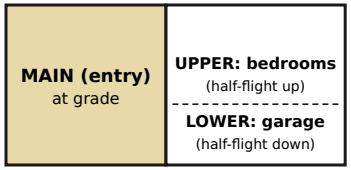
Prepared by owner (Michael)
Revised: October 1, 2026 · Rev. 7

LEVEL 1 of 3 — MAIN LEVEL (ENTRY)

At grade · front entrance, living room, kitchen



KEY PLAN — WHOLE HOUSE



Top edge = front of house · overall ~53' x 25'

ROOMS ON THIS LEVEL

Living / Kitchen (A, open plan)	~25′ × 25′
Storage closet (C)	4′ × 8′
Stairs up to Upper level (B)	7 risers
Stairs down to Lower level / garage	half-flight

NOTES

- Front entrance door is on the front wall, ~1′ from the corner nearest the bedroom wing.
- Stairs to the garage are beside the stairs to the bedrooms, on the back-of-house side; both lead off the living room. A door at the top of the garage stairs opens out into the living room.
- The door to the garage stairs and the storage closet door are both on the same wall (the living-room side of storage C).
- Sliding patio doors on the back wall, between the kitchen and storage C, open to the screened porch shown on the site plan.
- Kitchen is in the back corner of the open living area, farthest from the front door. No wall divides living and kitchen.

LEGEND

- Door (arc = swing)
- Cased opening (no door)
- Stairs (arrow = direction)
- Sliding door

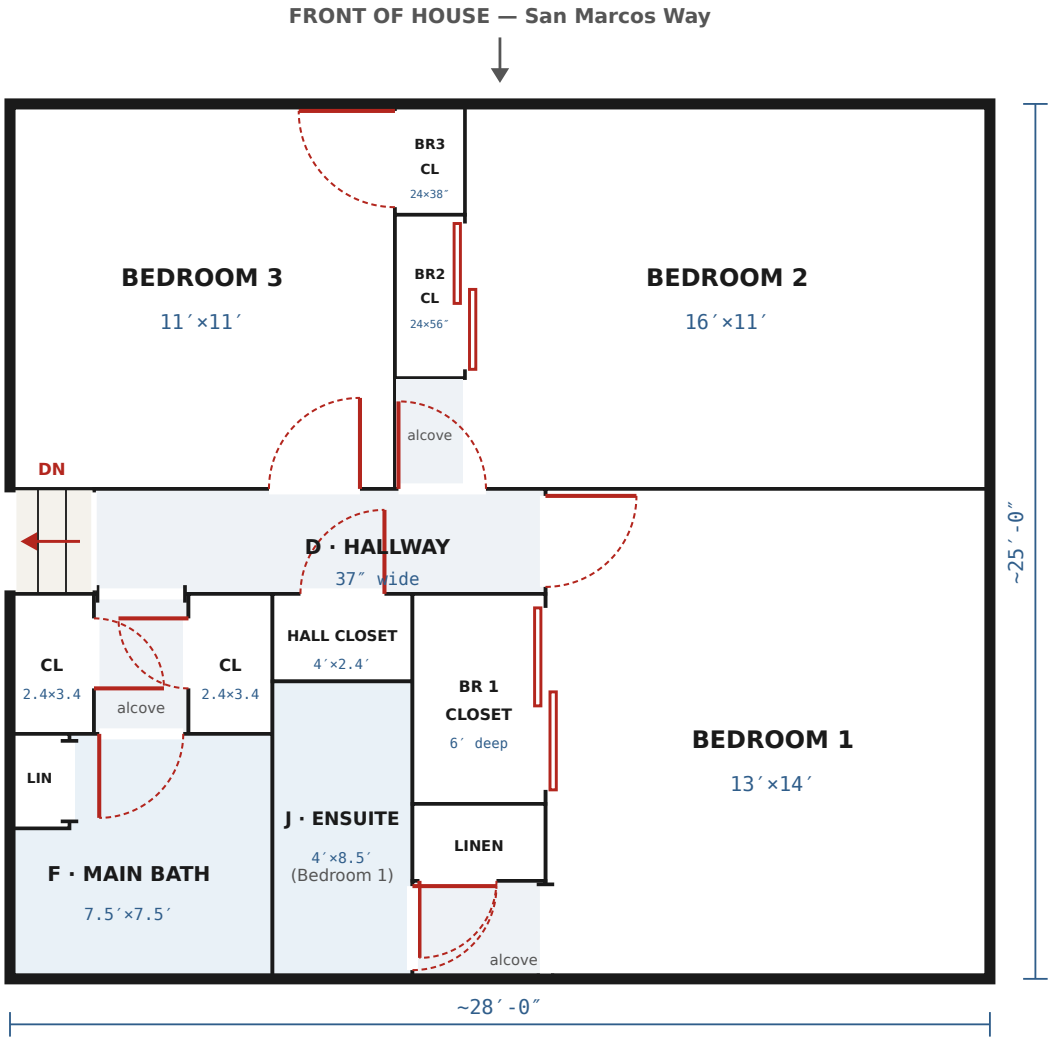
FLOOR PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | Split-level, 3 bedrooms, 3 levels

Prepared by owner (Michael)
Revised: October 1, 2026 · Rev. 7

LEVEL 2 of 3 — UPPER LEVEL (BEDROOMS)

Half-flight up from Main · 3 bedrooms, 2 bathrooms



KEY PLAN — WHOLE HOUSE

MAIN (entry) at grade	UPPER: bedrooms (half-flight up)
	LOWER: garage (half-flight down)

Top edge = front of house · overall ~53' x 25'

ROOMS ON THIS LEVEL

Bedroom 1 (with ensuite J)	13′ × 14′
Bedroom 2	16′ × 11′
Bedroom 3	11′ × 11′
F · Main bathroom	7.5′ × 7.5′
J · Ensuite bathroom	4′ × 8.5′
D · Hallway	37″ wide
Hall closet	4′ × 2.4′
Closets off bath alcove (2)	2.4′ × 3.4′ ea.
Bedroom 1 clothes closet	6′ deep
Bedroom 2 closet	24″ × 56″
Bedroom 3 closet	24″ × 38″

NOTES

- All bedrooms open off hallway D. Main bath F is entered through a 32″ alcove with a closet on each side.
- Ensuite J is reached from Bedroom 1 through a small alcove; the linen and ensuite doors both open into it, so only one can be open at a time.
- Bedroom 3 and 2 closets run end to end along the wall between those rooms (Bedroom 3's at the front). Bedroom 2's door swings into the alcove behind them.
- Bedroom 1 and 2 closets have sliding doors; main-bath linen has no door.

LEGEND

Door (arc = swing)

Cased opening (no door)

Stairs (arrow = direction)

Sliding door

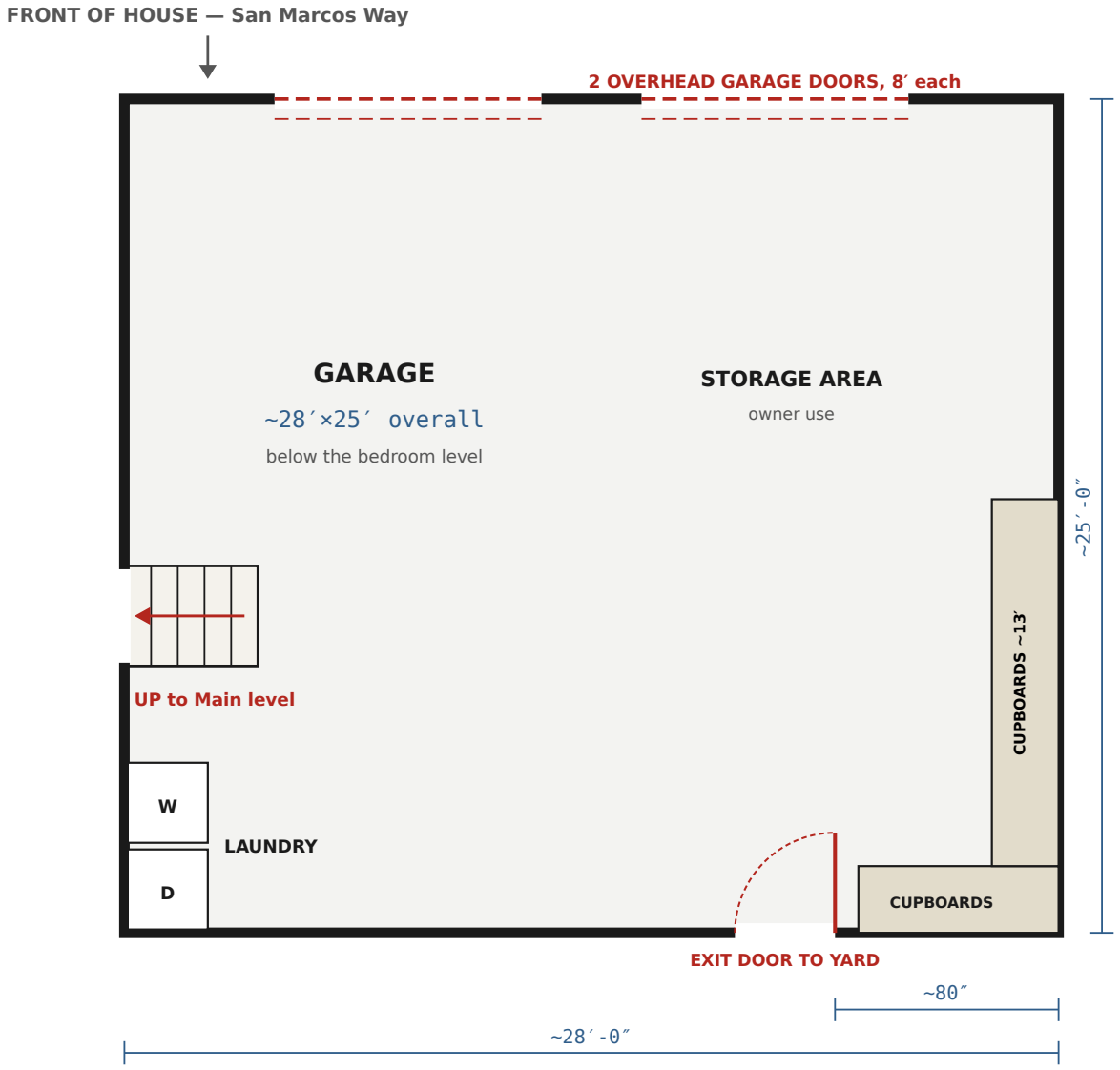
FLOOR PLAN — SHORT-TERM RENTAL USE PERMIT APPLICATION

548 San Marcos Way, Stone Mountain, GA 30083 | Parcel ID 18 038 02 167 | Split-level, 3 bedrooms, 3 levels

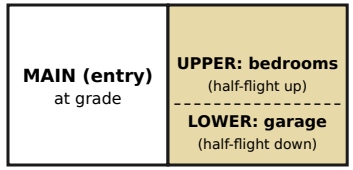
Prepared by owner (Michael)
Revised: October 1, 2026 · Rev. 7

LEVEL 3 of 3 — LOWER LEVEL (GARAGE)

Half-flight down from Main · directly below the bedroom level



KEY PLAN — WHOLE HOUSE



Top edge = front of house · overall ~53' x 25'

ROOMS ON THIS LEVEL

Garage (overall)	~28′ × 25′
Garage doors (2)	8′ each
Laundry (washer / dryer)	inner wall
Cupboards, back wall	~6′
Cupboards, side wall	~13′
Exit door to yard	back wall
Stairs up to Main level	half-flight

NOTES

- GARAGE LOCATION: the garage occupies the whole lower level, directly beneath the bedroom (upper) level, on the left side of the house as seen from the street.
- Two 8′ overhead garage doors on the front wall open onto the driveway (front, left side of house).
- Washer and dryer sit against the inner wall in the back corner.
- The left side of the garage (as seen from the street) is used for storage, including the cupboards in the back corner.
- Exit door to the yard on the back wall, ~80″ from the corner, opens inward. Guests reach the garage by the interior stairs.

LEGEND

- Door (arc = swing)
- Cased opening (no door)
- Stairs (arrow = direction)
- Sliding door

Legal Description

"All that tract or parcel of land lying and being in Land Lot 38 of the 18th District of DeKalb County, Georgia, being Lot 60, Block H Villa Nueva Subdivision Unit Five , as per plat thereof recorded in Plat Book 58, page 92 of the public records of DeKalb County, Georgia, which said plat is incorporated herein by reference and made a part hereof."

Letter of Intent

To the Planning Commission and City Council of the City of Stone Mountain:

I am the sole owner of the property located at 548 San Marcos Way, Stone Mountain, GA 30083 (Parcel ID: 18 038 02 167 a single-family residential dwelling with 3 bedrooms. I purchased the property in September 2022 and it is currently owner-occupied.

I am requesting a Use Permit to operate the property as a short-term rental. The dwelling has 3 bedrooms and can accommodate 8 guests within that capacity, with 4 off-street parking spaces available on-site — sufficient for the proposed occupancy without reliance on street parking.

Day-to-day management will be handled by a local property manager, Emma Stables Belo, who will be available to respond promptly to any guest or neighbor concerns. House rules enforced for all bookings include a 10:00 PM quiet time and a strict no-events policy, to minimize any impact on the surrounding residential neighborhood.

I am happy to answer any questions the Commission or Council may have as this application proceeds.

Respectfully,

Michael Padmore

USE PERMIT CONSIDERATIONS

Applicant: Michael Padmore

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? It stays a single-family home with no exterior changes, so it fits right in with the residential neighborhood.

2. What is the extent to which property values are diminished by their particular zoning restrictions?
No — current zoning suits the property fine.

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?
N/A — no value reduction expected.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner?
No public harm expected given the parking, quiet hours, and no-events rule. Denial would be a real hardship for me.

5. What is the suitability of the subject property for the zoning proposed?
Yes — standard single-family home, plenty of parking, no site issues.

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?
It hasn't — owner-occupied since 2022 and will stay residential.

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, the area is residential and this keeps that character.

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

None expected — on-site parking avoids street overflow, and quiet hours/no-events limit disturbance.

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

Yes, as a home; this just adds rental use on top.

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 — limited guest count, no school impact, normal household utility use.

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

Yes, stays residential in character.

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?

None — stable property and neighborhood, and I've built in safeguards (local manager, house rules).

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

None — no exterior changes.

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

Minimal — comparable to normal household use, with parking on-site.

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

None — still a single dwelling unit, occupancy capped at 3 bedrooms.

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

Minimal — 4 parking spaces cover guest vehicles.

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

I stay actively involved as owner, my daughter manages it locally, and house rules prevent nuisance issues.

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 [X] NO

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

1. **CHECK ONE:** [X] 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: Michael Padmore Heather Stables, Emma Stables

3. CAMPAIGN CONTRIBUTIONS:

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

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) Michael Padmore

Signature: MPadmore Date: September 13, 2026

Planning Commission

Meeting Date: October 19, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – 18 037 18 037 **G. Shan**

Project Information

Owner / Applicant	Tesfalem Tesfamariam
Location	5388 Cherrywood Drive
Acreage	0.0800
Parcel ID	18 037 18 037
Zoning District	Single-family residential (R-1)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5388 Cherrywood Drive Stone Mountain, GA 30083 (18 037 18 037). This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story duplex residential structure constructed in 1986. The dwelling is approximately 1,097 square feet and contains two bedrooms and two full bathrooms. The applicant proposes a maximum occupancy of four guests and two parking spaces available on-site, with an additional two off-street parking spaces.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified two lodging rooms, with the smallest bedroom reported at approximately 120 square feet. There will be two bathrooms in the dwelling.

The applicant will need to revise the square footage, as it does not appear to match the size shown on the floor plan. The applicant will also need to revise the door opening for bathroom 2 as it appears to open where the toilet is located.

The applicant also proposed a maximum occupancy of four guests with two parking spaces available on-site.

The applicant has partially addressed the life-safety requirements of Section 16-2.1, including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room (guest room) will have a smoke alarm and if an accessible fire extinguisher is located within the house. The facility shall remain subject to the City's annual inspection and licensing requirements.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends **APPROVAL with conditions** of the Use Permit application PC2026 – 18 037 18 307 – 5388 Cherrywood Drive.

Approved Condition(s)

- Provide a floor plan that shows smoke alarms in each lodging room and a fire extinguisher that is accessible to guests, pursuant to 16-2.1(6) of Article XVI.
- Revise the square footages of bathrooms 1 and 2.
- Revise the entrance for bathroom 2.

Attachments/Exhibits:

- Attachment 1 – Use Permit Application (Special & Conditional Uses)

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.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include 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 assembly, 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

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.

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 Co f the Pre-Appl tion Inform ion Form** w e formal application. When the applicant is prepared mit the full, co plete applic on for the d elo ent activity or zoning process, a copy of the Pre-Appli on rm is requir to be inclu d in the sub tal.

N/A

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name

Company

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

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

Address of Project

Name of Project

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

Total Project Acreage

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

N/A

Applicant Signature | Date: _____ / _____ / _____

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

APPLICATION FOR USE PERMIT

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

PAID 400. 8-19-26

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: TESFALEM TESFAMARIAM

[redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5388 Ashleywood Drive stone mountain GA 30083

Parcel ID#: 18 037 18 037 Land Lot: _____ District: 84-Stone mountain

CURRENT ZONING: _____

USE PERMIT REQUEST: short term rental

Name (print) TESFALEM TESFAMARIAM

Signature: _____ Date: 8/19/26

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.**

TESFALEM TESFAMARIAM
TYPE OR PRINT OWNER'S NAME

741 ROSA DRIVE
ADDRESS

LAWRENCEVILLE GA 30044
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

TESFAT25@YAHOO.COM
EMAIL ADDRESS

Sworn to and subscribed before me this the
19 Day of August 20 24

NOTARY PUBLIC

770-448-8580
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

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

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: _____ Date: _____

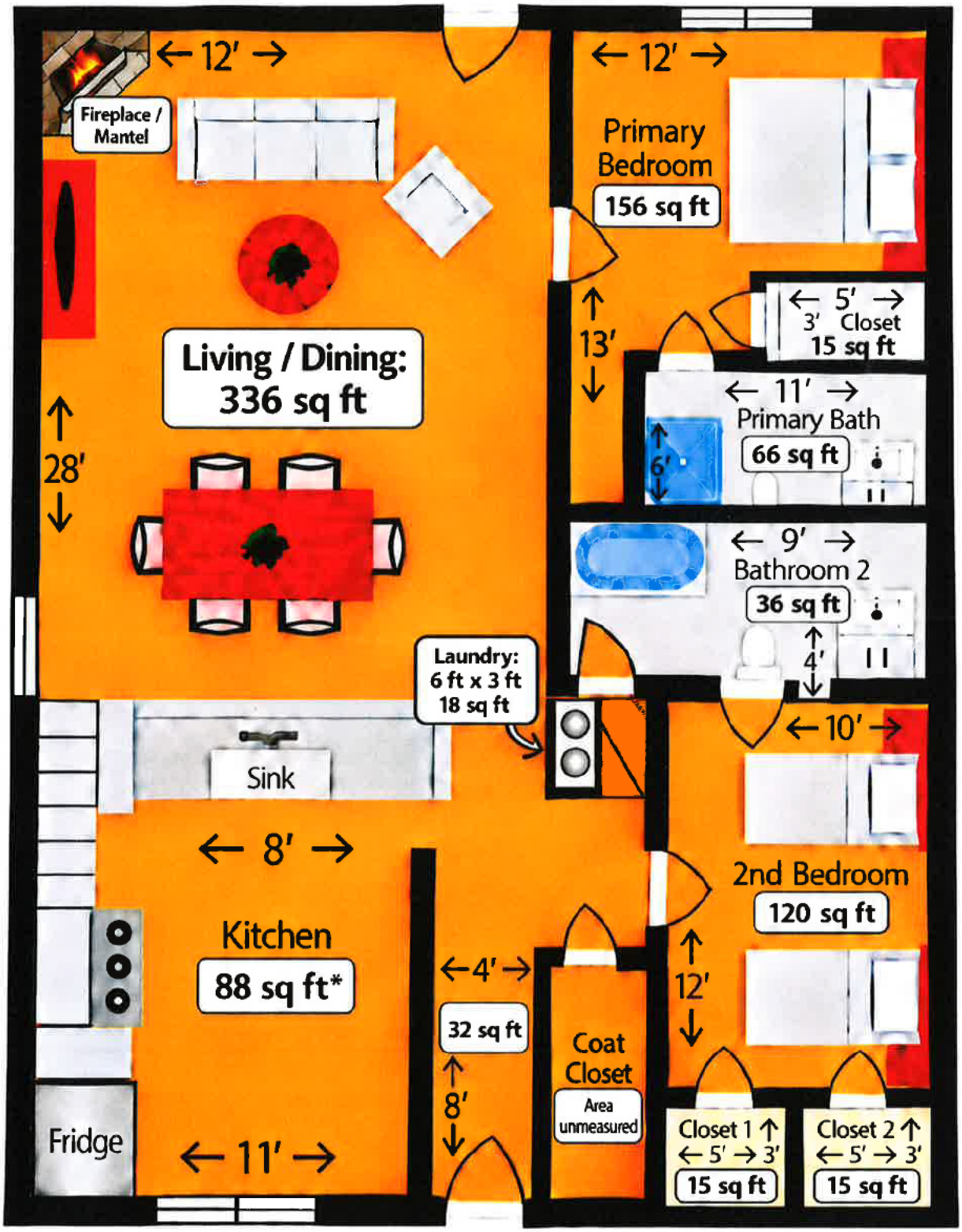
Staff printed name: _____

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)

5388 Cherrywood Drive
Stone Mountain, GA 30083



Total square footage: 1,097 sq ft

5388 Cherrywood Drive

Stone Mountain, GA 30083 | Exterior sketches

FRONT YARD & DRIVEWAY - ATTACHED DUPLEX



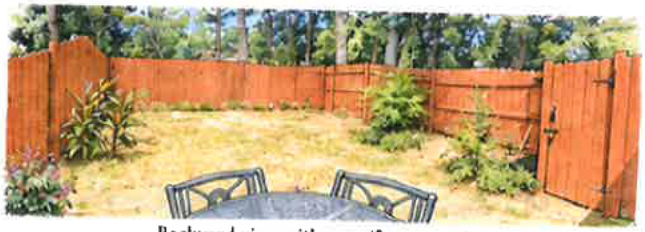
Each driveway: 26 ft wide x 22 ft deep

REAR PATIO & UTILITY ACCESS

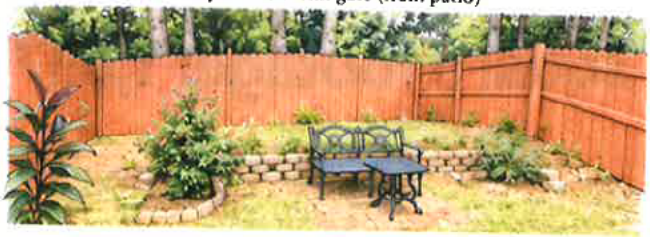




FENCED BACKYARD



Backyard view with gate (from patio)



PARID: 18 037 18 037
TESFAMARIAM TESFALEM



LETTER OF INTENT

Special Use Permit | 5388 Cherrywood Drive

October 14, 2026
City of Stone Mountain
Planning and Zoning
875 Main Street
Stone Mountain, GA 30083

Dear Planning Commission and City Council:

I respectfully request approval of a Special Use Permit to operate the existing residence at 5388 Cherrywood Drive, Stone Mountain, GA 30083, as a short-term rental vacation home facility.

The property will provide furnished accommodations for visitors while maintaining its residential appearance and respecting neighboring residents. The submitted site and floor plans describe the residence and its parking arrangements.

I propose a maximum occupancy of four people and a maximum of two guest vehicles, parked in the property's designated driveway. Parties, events, excessive noise, and parking that blocks neighboring driveways or emergency access will be prohibited.

Guests will receive written rules covering parking, noise, trash disposal, and respectful conduct. I will provide a local contact available to respond promptly to complaints or emergencies. The property will receive regular cleaning, maintenance, landscaping, and safety checks.

I will comply with applicable city requirements, inspections, licensing, taxes, and any conditions imposed with approval. Thank you for considering my application.

Sincerely,
Tesfalem Tesfamariam, Applicant

USE PERMIT CONSIDERATIONS

Applicant: TESFALEM TESFAMARIAM

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? The property will remain residential and be managed by my wife and I. We will not allow party and events.

2. What is the extent to which property values are diminished by their particular zoning restrictions? The use should not diminish property values. The property will be well-maintained as it is now you see Image provided before & After.

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 use will not negatively affect public health, safety or welfare. Safety occupancy noise, and property-maintenance requirements will be followed.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? Zero no harm to public.

5. What is the suitability of the subject property for the zoning proposed? The property is suitable for short-term rental use and can accommodate guests while maintaining its residential character.

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? The property has been used as short term rental & mid term rental always occupied till we received notice.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Compatible with nearby residential properties and will maintain the neighborhood's character.

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

No, The use will not adversely affect nearby properties. I cut my neighbores lawn for free to make the neighborhood look good, 5380, 5378, 5390 Every two weeks.

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

Yes, in a positive way. It provides a reasonable economic use while maintaining the residential character of the neighborhood. As many guest like to come to our area for stone mountain park, & also visit cherkoy restaurants.

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, the use will not create excessive use of streets, utilities or other services.

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

Yes, the proposal is consistent with the city's Comprehensive plan and Zoning goals.

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?

The property has been greatly maintain, please see image provided The property was abandoned bought it from bank spent over #60K

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

No Negative impact. The property will be maintained in clean and attractive condition.

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

Zero, e Impact as we do not allow events, gathering and party.

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

ZERO, Impact as we do not allow events, gathering & parties.

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

Zero, we only allow ~~to~~ two vehicles max to park.

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

The property will be regularly maintained, monitored & kept clean to prevent blight and protect prop. values.

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) TESFALEM TESFAMARIAM

Signature: _____ Date: 8/19/26

Planning Commission

Meeting Date: October 19, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – 18 037 18 037 **G. Shan**

Project Information

Owner / Applicant	Tesfalem Tesfamariam
Location	5382 Cherrywood Drive
Acreage	0.0800
Parcel ID	18 037 18 038
Zoning District	Single-family residential (R-1)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5382 Cherrywood Drive Stone Mountain, GA 30083 (18 037 18 038). This application is required for properties in the Single-family residential (R-1) District, as outlined in Section 5-1.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story duplex residential structure constructed in 1986. The dwelling is approximately 1,097 square feet and contains two bedrooms and two full bathrooms. The applicant proposes a maximum occupancy of four guests and two parking spaces available on-site.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified two lodging rooms, with the smallest bedroom reported at approximately 120 square feet. There will be two bathrooms in the dwelling.

The applicant will need to revise the square footage, as it does not appear to match the size shown on the floor plan. The applicant will also need to revise the door opening for bathroom 2 as it appears to open where the toilet is located.

The applicant also proposed a maximum occupancy of four guests with two parking spaces available on-site.

The applicant has partially addressed the life-safety requirements of Section 16-2.1, including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room (guest room) will have a smoke alarm and if an accessible fire extinguisher is located within the house. The facility shall remain subject to the City's annual inspection and licensing requirements.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends **APPROVAL with conditions** of the Use Permit application PC2026 – 18 037 18 038 – 5382 Cherrywood Drive.

Approved Condition(s)

- Provide a floor plan that shows smoke alarms in each lodging room and a fire extinguisher that is accessible to guests, pursuant to 16-2.1(6) of Article XVI.
- Revise the square footages of bathrooms 1 and 2
- Revise the entrance for bathroom 2

Attachments/Exhibits:

Attachment 1 – Use Permit Application (Special & Conditional Uses)

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.

ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include 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 assembly, 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

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.

AUG 19 2026 PM 3:55

APPLICATION FOR USE PERMIT

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

PAID 400 8-19-26

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: TESFALEM TESFAMARIAM

Address [redacted]

Phone: [redacted]

Email Address [redacted]

OWNER

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5382 cherrywood Drive Stone mountain GA 30083

Parcel ID#: 18 037 18 038 Land Lot: _____ District: 84 - Stone mountain

CURRENT ZONING: _____

USE PERMIT REQUEST: _____

Name (print) TESFALEM TESFAMARIAM

Signature: _____ Date: 8/19/26

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.**

TESFALEM TESFAMARIAM
TYPE OR PRINT OWNER'S NAME

741 ROSA DRIVE
ADDRESS

HOWARD CITY CA 30044
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

tesfi105@yahoo.com
EMAIL ADDRESS

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

NOTARY PUBLIC

CAROLYN WESTWELL NOTARY PUBLIC DEKALB COUNTY GEORGIA MY COMMISSION EXPIRES MAY 15 2027

770 598 8984
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

USE PERMIT CONSIDERATIONS

Applicant: TESFALEM TESFAMARIAM

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? The property will remain residential and be managed by my wife and I. We will not allow party and events.

2. What is the extent to which property values are diminished by their particular zoning restrictions? The use should not diminish property values. The property will be well-maintained as it is now you see Image provided before & After.

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 use will not negatively affect public health, safety or welfare. Safety occupancy noise, and property-maintenance requirements will be followed.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? Zero no harm to public.

5. What is the suitability of the subject property for the zoning proposed? The property is suitable for short-term rental use and can accommodate guests while maintaining its residential character.

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? The property has been used as short term rental & mid term rental always occupied till we received notice.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Compatible with nearby residential properties and will maintain the neighborhood's character.

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

No, The use will not adversely affect nearby properties. I cut my neighbores lawn for free to make the neighborhood look good, 5380, 5378, 5390 Every two weeks.

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

Yes, in a positive way. It provides a reasonable economic use while maintaining the residential character of the neighborhood. As many guest like to come to our area for stone mountain park, & also visit cherkoy restaurants.

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, the use will not create excessive use of streets, utilities or other services.

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

Yes, the proposal is consistent with the city's Comprehensive plan and Zoning goals.

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?

The property has been greatly maintain, please see image provided The property was abandoned bought it from bank spent over #60K

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

No Negative impact. The property will be maintained in clean and attractive condition.

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

Zero, e Impact as we do not allow events, gathering and party.

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

ZERO, Impact as we do not allow events, gathering & parties.

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

Zero, we only allow ~~to~~ two vehicles max to park.

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

The property will be regularly maintained, monitored & kept clean to prevent blight and protect prop. values.

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) TESFA KEBEDE TESFAMARIAM

Signature: _____ Date: 8/19/26

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: _____ Date: _____

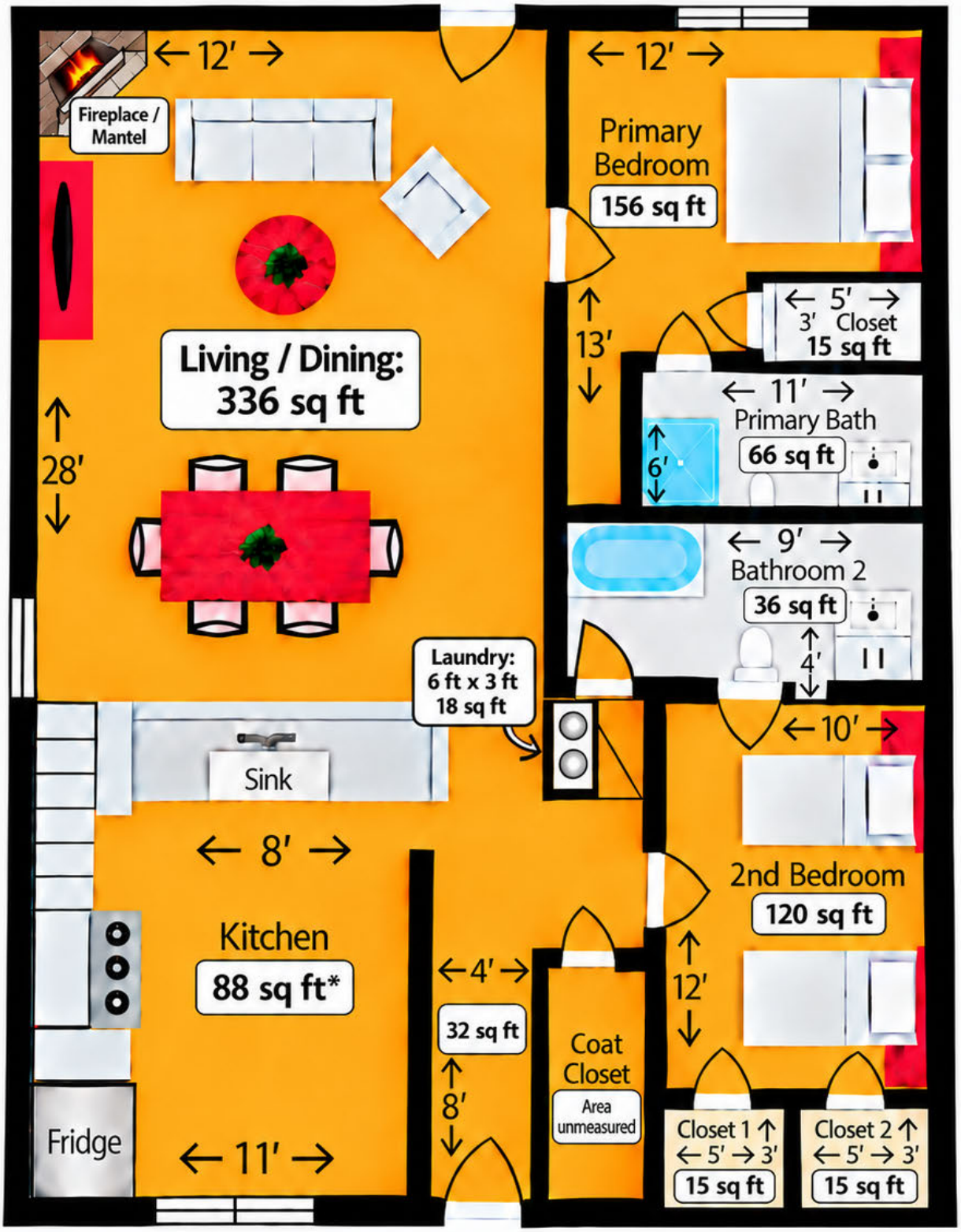
Staff printed name: _____

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)

5382 Cherrywood Drive
Stone Mountain, GA 30083



Total square footage: 1,097 sq ft

5382 Cherrywood Drive

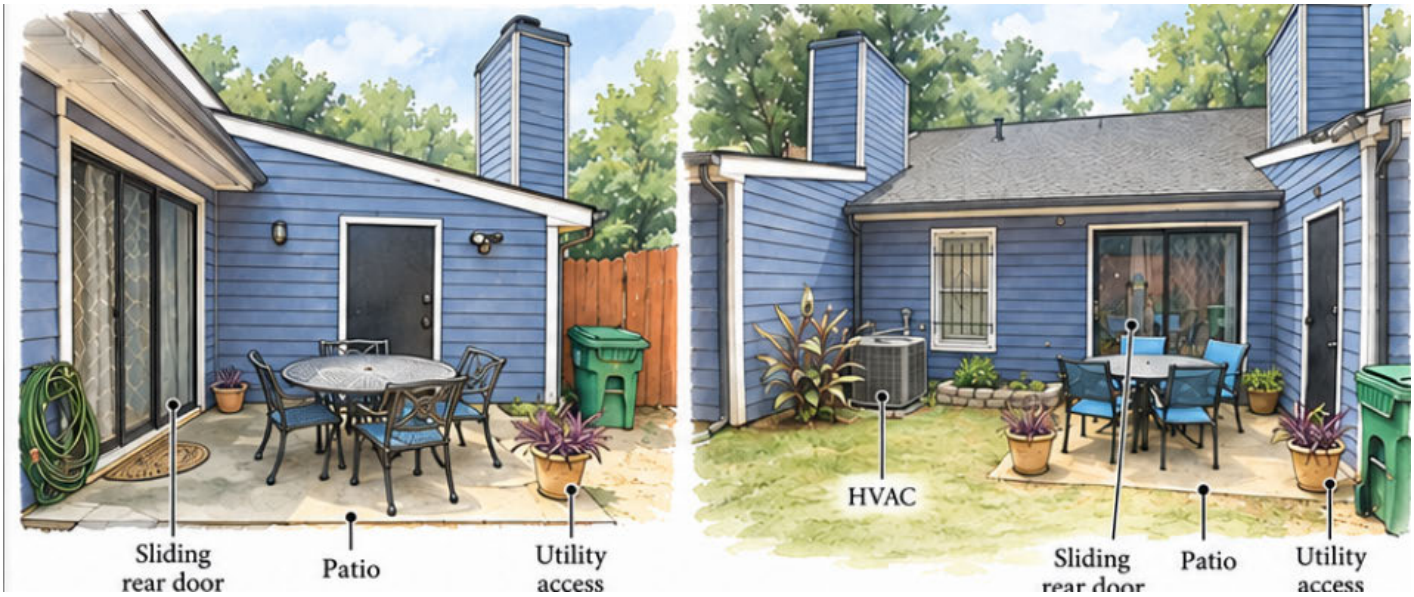
Stone Mountain, GA 30083 | Exterior sketches

FRONT YARD & DRIVEWAY - ATTACHED DUPLEX



Each driveway: 26 ft wide x 22 ft deep

REAR PATIO & UTILITY ACCESS

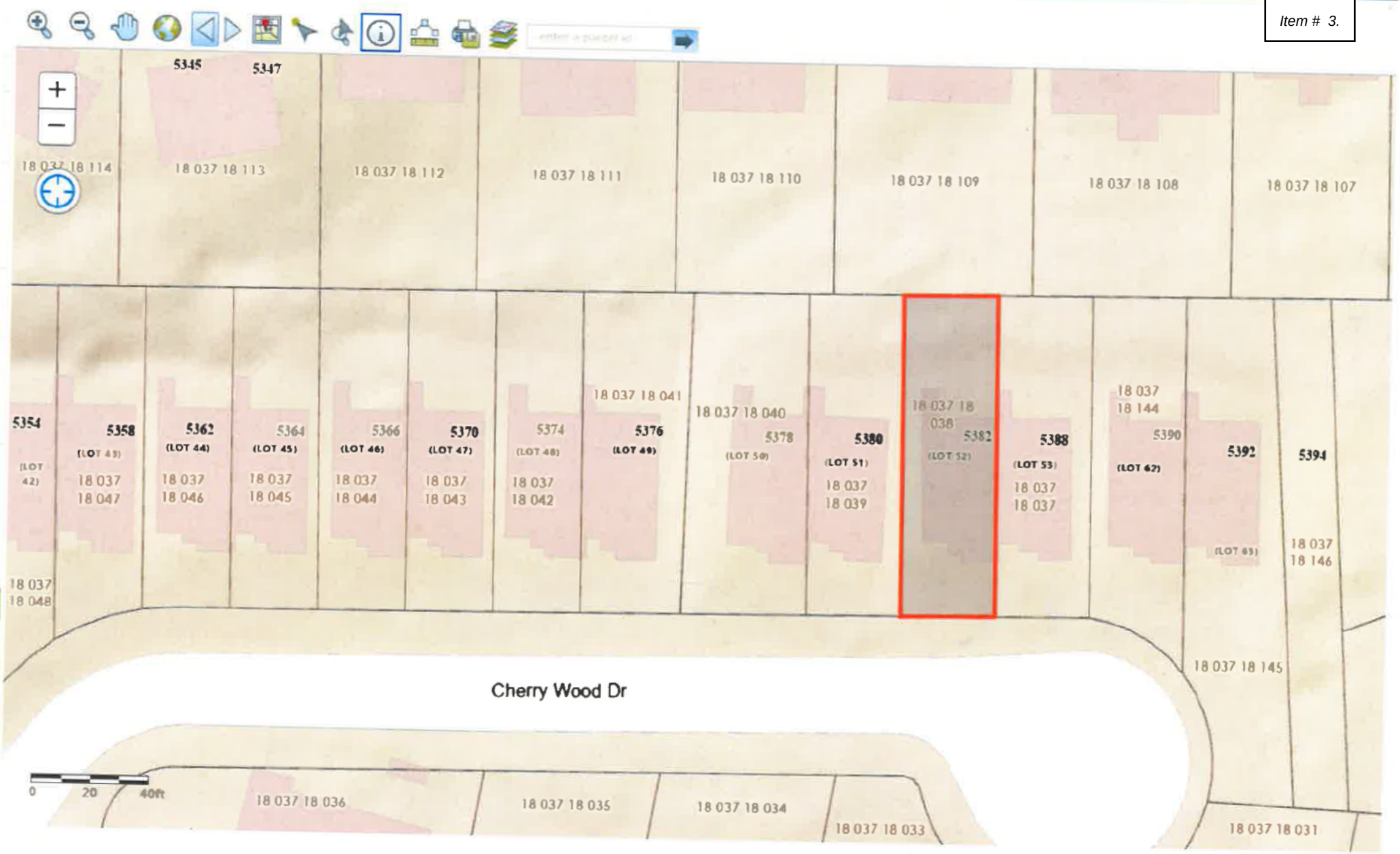


FENCED BACKYARD



PARID: 18 037 18 038

TESFAMARIAM TESFALEM WOLDERUFAEL



LETTER OF INTENT

Special Use Permit | 5382 Cherrywood Drive

October 14, 2026
City of Stone Mountain
Planning and Zoning
875 Main Street
Stone Mountain, GA 30083

Dear Planning Commission and City Council:

I respectfully request approval of a Special Use Permit to operate the existing residence at 5382 Cherrywood Drive, Stone Mountain, GA 30083, as a short-term rental vacation home facility.

The property will provide furnished accommodations for visitors while maintaining its residential appearance and respecting neighboring residents. The submitted site and floor plans describe the residence and its parking arrangements.

I propose a maximum occupancy of four people and a maximum of two guest vehicles, parked in the property's designated driveway. Parties, events, excessive noise, and parking that blocks neighboring driveways or emergency access will be prohibited.

Guests will receive written rules covering parking, noise, trash disposal, and respectful conduct. I will provide a local contact available to respond promptly to complaints or emergencies. The property will receive regular cleaning, maintenance, landscaping, and safety checks.

I will comply with applicable city requirements, inspections, licensing, taxes, and any conditions imposed with approval. Thank you for considering my application.

Sincerely,
Tesfalem Tesfamariam, Applicant

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 Co f the Pre-Appl tion Inform ion Form** w e formal application. When the applicant is prepared mit the full, co plete applic on for the d elo ent activity or zoning process, a copy of the Pre-Appli on rm is requir to be inclu d in the sub tal.

N/A

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name

Company

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

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

Address of Project

Name of Project

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

Total Project Acreage

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

N/A

Applicant Signature | Date: _____ / _____ / _____

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

Planning Commission

Meeting Date: October 19, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – Parcel 18 089 06 002 **G. Shan**

Project Information

Owner / Applicant	William Pike
Location	5313 Hamilton Street
Acreage	±. 0.6600
Parcel ID	18 089 06 002
Zoning District	Traditional Residential District (R-2)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5313 Hamilton Street Stone Mountain, GA 30083 (18 089 06 002). This application is required for properties in the Traditional residential (R-2) District, as outlined in Section 5-2.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story, ranch style residential structure constructed in 1994. The dwelling is approximately 1,600 square feet of heated space and contains three bedrooms and one and a half bathrooms. The applicant proposes a maximum occupancy of six guests and with at least six parking spaces available on-site.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified three lodging rooms, with the smallest bedroom reported at approximately 158 square feet, and a proposed maximum occupancy of six guests.

The applicant will operate as the property manager of the short-term rental vacation home, as they are also the property owner, residing in DeKalb County.

The applicant has identified six parking spaces available on-site. If needed, off-street parking is available, however it may be a safety concern for emergency vehicles to access the property due to the narrow width of Hamilton Street.

The applicant has partially addressed the life-safety requirements of Section 16-2.1(6), including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room will have a smoke alarm and where the fire extinguisher is to be located.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends **APPROVAL with conditions** of the Use Permit application PC2026 – 18 089 06 002 – 5313 Hamilton Street.

Approved Condition(s)

- Provide a floor plan that shows smoke alarms in each lodging room and a fire extinguisher that is accessible to guests, pursuant to 16-2.1(6) of Article XVI.

Attachments/Exhibits:

Attachment 1 – Use Permit Application (Special & Conditional Uses) 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.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William Pike
Name

[redacted]

PROJECT SUMMARY

5313 Hamilton Street Stone Mountain GA 30083
Address of Project

Short term rental Vacation home
Name of Project

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

.66
Total Project Acreage

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

Short term rental Vacation home

1600 Square feet living areas

William R. Pike
Applicant Signature

Date: 8 / 19 / 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: _____

APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

[redacted]

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5313 Hamilton Street Stone Mountain GA 30083

Parcel ID#: 18 089 06 002 Land Lot: 3 District: 18th Land district
84 tax district

CURRENT ZONING: residential

USE PERMIT REQUEST: Short term rental Vacation home

Name (print) William Pike

Signature: William R. Pike Date: 8/19/26

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 Pike
TYPE OR PRINT OWNER'S NAME

5313 Hamilton Street
ADDRESS

Stone Mountain GA 30083
CITY & STATE ZIP CODE

William R Pike
OWNER'S SIGNATURE

pikewr@aol.com
EMAIL ADDRESS

Sworn to and subscribed before me this the 24th Day of August 20 26

NOTARY PUBLIC

(770) 325-0715
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

BANK TRANSIT NO.	$ CHECKS	$ CASH	NET	DATE	NAME	DESCRIPTION	RECEIVED BY
		400		9/9	Pike	Special Use 5313 Hamilton	CJ

IF ENCIRCLED INDICATES CASH RETURNED FOR ADJUSTMENT TO NET AMOUNT OF ACTUAL PAYMENT

114936

INVALID WITHOUT SIGNATURE

CITY OF STONE MOUNTAIN
875 MAIN STREET
STONE MOUNTAIN, GEORGIA 30083
770—498-8984

SIGNATURE

RETAIN THIS RECEIPT FOR YOUR RECORDS

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.	NA
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	NA
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: _____ Date: _____

Staff printed name: _____

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)

SITE PLAN

Address:
5313 HAMILTON ST STONE MOUNTAIN, GA 30083

Assessor's Parcel Number:
18 089 06 002

Parcel Area:
0.66 Acres

Land Use:
Residential
Single Family Residence

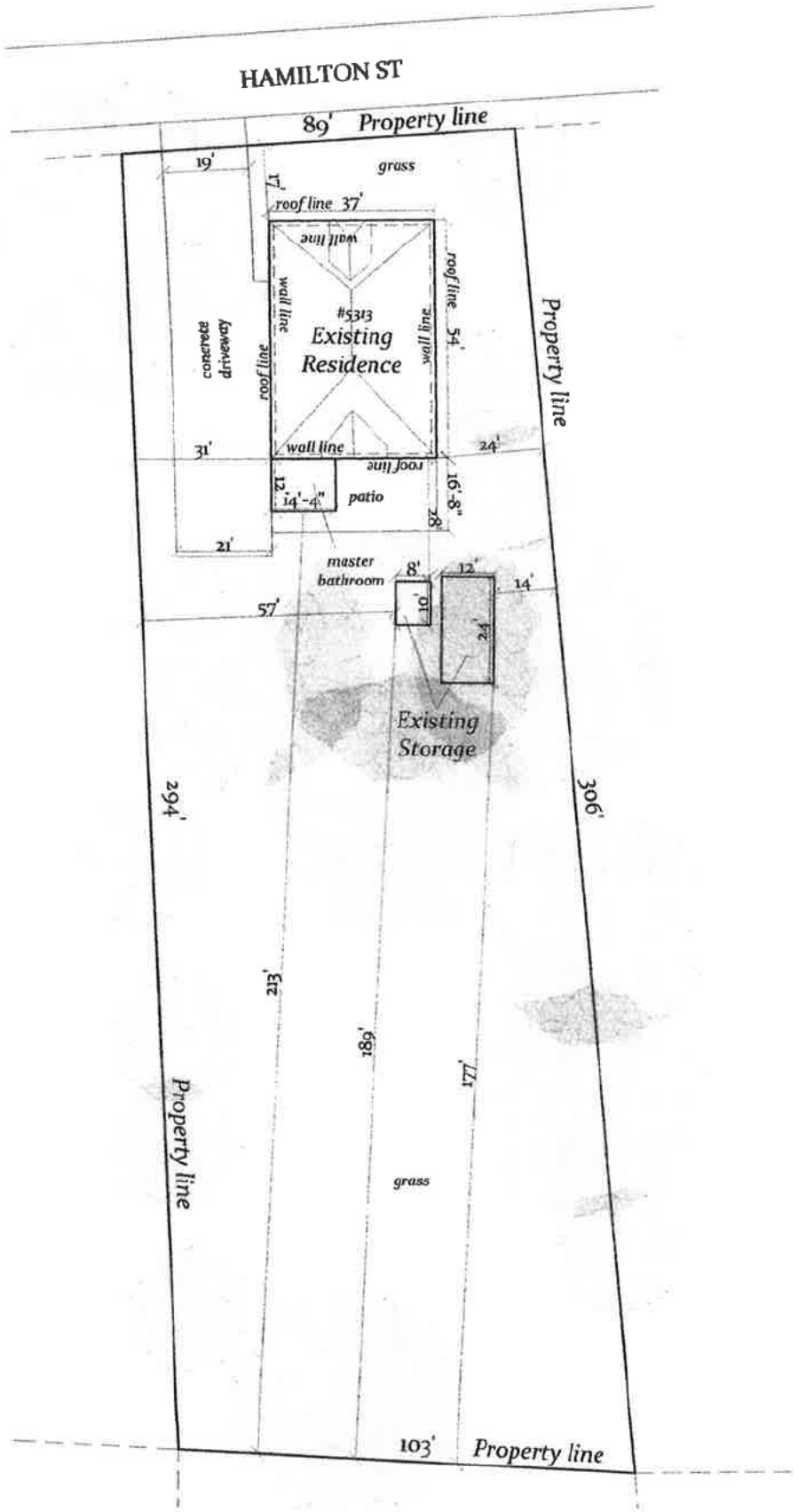
Zoning: R100

Legal Description:
/

Subdivision:
/

Owner: PIKE, WILLIAM ROBERT

Date: July, 2026



GRID NORTH

Scale:
1"=30'
Paper size
11"x 17"


$231k

FLOOR PLAN

Address:
5313 Hamilton St
Stone Mountain, GA 30083

Assessor's Parcel Number:
18 089 06 002

Parcel Area:
0.66 Acres

Land Use:
Residential
Single Family Residence

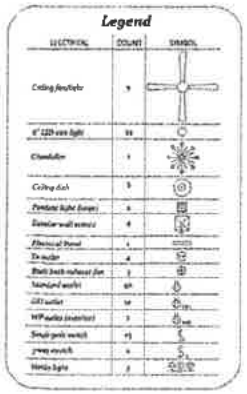
Zoning: R100

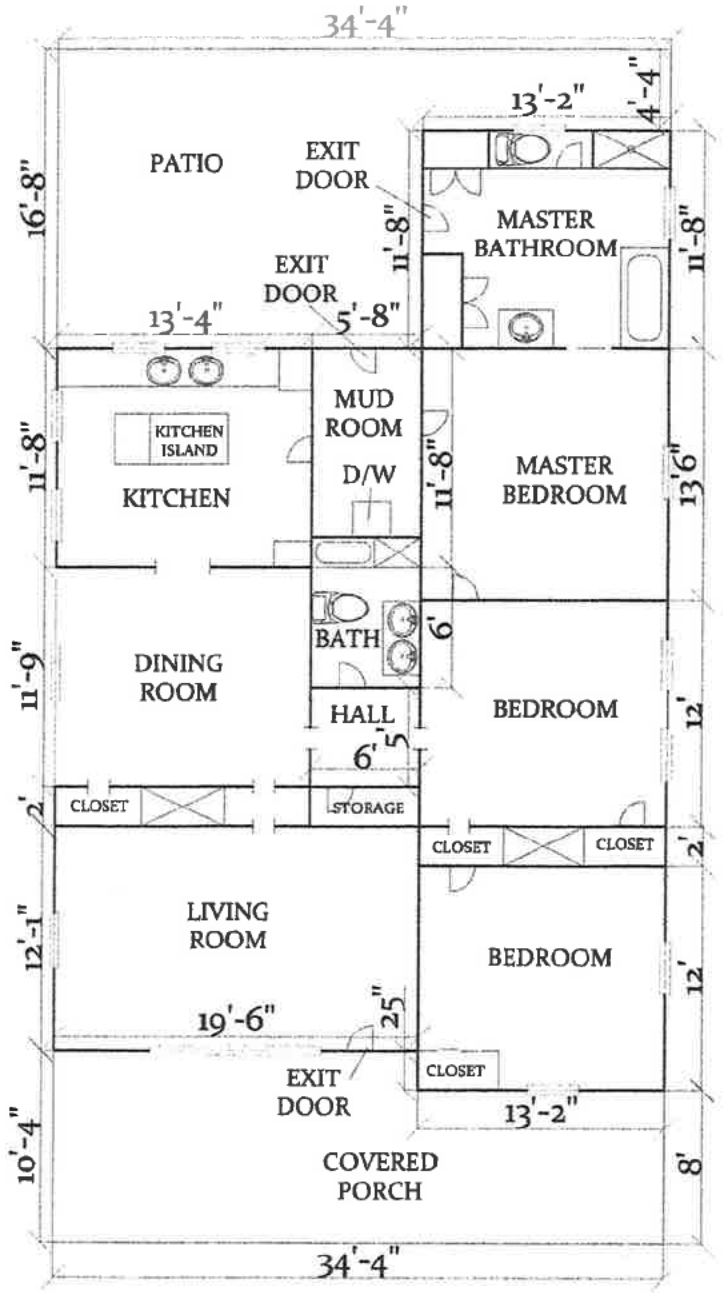
Legal Description: /

Subdivision: /

Owner: PIKE, WILLIAM ROBERT

Date: July, 2026





Disclaimer: This is not a Legal Survey, nor is it intended to be or replace one. These measurements are approximate and are for illustrative purposes only. This work product represents only generalized location of features, objects or

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 89, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the southerly right of way of Hamilton Avenue, 119.41 feet east of the southeast intersection of the right of way of Ridge Avenue and Hamilton Avenue, as measured along the southerly right of way of Hamilton Avenue (40 ft. R/W); running thence North 88 degrees 00 minutes East along said right of way a distance of 100 feet to an iron pin found; thence South 00 degrees 03 minutes 43 seconds East a distance of 302.19 feet to an iron pin set; thence North 85 degrees 25 minutes 43 seconds West a distance of 99.88 feet to an iron pin found; thence North 02 degrees 25 minutes 28 seconds West a distance of 115 feet to an iron pin set; thence North 01 degrees 21 minutes 26 seconds East a distance of 175.89 feet to an iron pin found which is the true point of beginning. Said property described according to plat of survey made by George E. Ingram R.L.S., Patterson & Dewar Engineers, Inc., for Donna Gant and Decatur Federal Savings and Loan Association, dated June 20, 1986 and revised July 23, 1986.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 5550, Page 707, DeKalb County, Georgia records.

2024018190 DEED BOOK 31310
Filed and Recorded: 2/29/2024 2:51:
Recording Fee: $25.00
Real Estate Transer Tax: $192.00
ParticipantIDs: 2289565415, 0848497841
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Campbell & Brannon
The Gates at Sugarloaf
1325 Satellite Boulevard NW, Building 1600, Suite 1604
Suwanee, GA 30024
File No.: S240052T
(Phone No.: (770)771-5725)

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID NUMBER: 18 089 06 002

LIMITED WARRANTY DEED

THIS INDENTURE, made on **29th day of February, 2024**, between

Donna B. Gant

(hereinafter referred to as "Grantor") and

William Robert Pike and Gina Lynn Pike
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.



State of Georgia, DeKalb County
The undersigned officer of DeKalb Superior Court certifies that this is a true and correct copy of the original document which is on file and of record in the Office of the Clerk of Superior Court. Witness my hand and seal of the Superior Court of DeKalb County Georgia.
This 10th day of July 2026
Signature:
Deputy Clerk, DeKalb County Superior Court
Deed BOOK 31310 PAGE 434 - 436

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Donna B. Gant

Notary Public
My Commission Expires: 9/21/24
[Attach Notary Seal]

JARYD TAMARES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA September 21, 2024

Property Manager Contact Information

Management Information

1. Name of Property Manager: William Pike
2. Business Name (if applicable):
3. [redacted]
4.

Property Information

1. Property Address: 5313 Hamilton St. Stone Mountain GA 30083
2. Property Type: (Select one) (Single-Family Dwelling) Apartment, Condo, Other):
3. Other: _____
4. Number of Units: _____

In The Event Of An Emergency

1. Who should we [redacted]
2. Relationship to
3. Phone Number:
4. Email Address:

I hereby certify the accuracy of the information provided. I grant consent to the City of Stone Mountain to contact the Emergency contact if the Property Manager is unavailable within a reasonable timeframe.

William R. Pike — William R Pike
(Print.Property.Owner.Name) (Sign.Property.Owner)

William R. Pike — William R. Pike
(Print.Property.Manager.Name) (Sign.Property.Manager)

Sworn and subscribed before me this 8th day of July 2026

Corey Eaton — 8/14/29
Notary Signature — My Commission Expires

Notary Stamp:

COREY EATON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 14, 2029

William R. Pike

1032 Sheppard Road

Stone Mountain, GA 30083

(404) 955-4546 email: pikewr@aol.com

September 8, 2026

City of Stone Mountain

Planning and Zoning Department

922 Main Street

Stone Mountain, GA 30083

RE: Letter of Intent for Short-Term Vacation Rental Special Use Permit Application

Property Address: 5313 Hamilton Street, Stone Mountain, GA 30083

Dear Members of the Planning and Zoning Department,

Please accept this Letter of Intent as part of my formal application to register and operate the residential property located at **5313 Hamilton Street, Stone Mountain, GA 30083** as a **short-term vacation rental**. As the legal owner of this single-family residence, I am committed to managing this property responsibly while providing high-quality lodging for visitors to the historic City of Stone Mountain. I am also committed to the highest standards of safety, cleanliness, and community compatibility.

Property Characteristics & Specifications

- **Property Type:** Single residential dwelling unit
- **Total Structure Size: 1,600 square feet**
- **Total Heated Space: 1,600 square feet**
- **Number of Bedrooms: 3 bedrooms**
- **Lot Size: .66 acre**
- **Zoning District: R1**
- **On-Site Parking: Full onsite driveway** that can comfortably accommodate **6 or more cars**, ensuring all guest vehicles remain strictly off-street.

Operational Standards & Neighborhood Compliance

I am fully dedicated to preserving the quiet character and safety of our neighborhood. To ensure seamless compliance with the City of Stone Mountain's local regulations, the property will operate under the following parameters:

- **Maximum Occupancy:** The overnight guest limit will be strictly capped at a **maximum of 6 occupants**.
- **Property Management:** We will **manage the property ourselves** as owner-operators. As the primary operators, we will remain directly accountable for guest screening, property maintenance, and immediate problem resolution.
- **24-Hour Contact Availability:** As self-managers, we will serve as the designated local contacts and will be available **24 hours a day, 7 days a week** to respond immediately to any municipal inquiries, emergency situations, or neighbor concerns.
- **Parking Management:** Off-street parking is available in the driveway for up to 6+ vehicles, ensuring no congestion on the public street.
- **Noise and Nuisance Prevention:** Guests will be explicitly informed of city quiet hours. No outdoor amplified sound, large gathering, or disruptive behavior will be permitted on the premises.
- **Refuse & Safety Standards:** Trash and recycling will be managed via screened municipal bins and brought out strictly on scheduled collection days. The home's interior is equipped with operable smoke detectors, carbon monoxide alarms, and fully charged fire extinguishers in accordance with standard safety codes.
- **Taxes and Compliance:** I will fully comply with all local and state lodging tax collection and licensing requirements.

Granting this permit allows me to make productive use of my property while contributing positively to the local tourism economy. The proposed short-term rental use is harmonious with the surrounding residential neighborhood and will be managed responsibly. Thank you for your time, consideration, and review of this application. I look forward to presenting the proposal at the upcoming public hearing.

Sincerely,

Signed: 

William R. Pike Property Owner & Operator

USE PERMIT CONSIDERATIONS

Applicant: William Pike

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? This will bring people to the city and increase revenue.

2. What is the extent to which property values are diminished by their particular zoning restrictions? This will not diminish 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? This will not diminish property values and is more likely to increase values.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? No harm to the public; property will have excellent maintenance by the owner.

5. What is the suitability of the subject property for the zoning proposed? Very Suitable as property is located on a residential Street

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? Prior to our purchase in 2024, the property was vacant for over 20 years.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? It is Suitable as nearby and adjacent properties are residential.

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

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?

None

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?

None

13. What is the impact upon the appearance of the city? This will bring people to the businesses in the city.

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

None

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

None

16. What is the anticipated impact upon thoroughfare congestion and traffic safety None

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

Owner maintains property

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 Pike

Signature: William R. Pike Date: 8/19/26

Planning Commission

Meeting Date: October 19, 2026

SUBJECT: Application to rezone the property located at 5305 West Mountain Street of approximately ±3.02 acres.

PC2026 –18 089 03 001 **T. Hart**

Project Information

Owner / Applicant	City of Stone Mountain
Location	5305 West Mountain Street, Stone Mountain, GA
Acreage	±3.02
Parcel ID	18 089 03 001
Existing Zoning District	Green Space (GS)
Proposed Zoning District	Village Center Mixed- Use (VCM)

SUMMARY:

The subject application is a request to approve the rezoning of the City owned property located at 5305 West Mountain Street, Stone Mountain GA, 30083 from the Green Space (GS) zoning district to the Village Center Mixed-use (VCM) zoning district. The proposed scope of work of this project includes:

ANALYSIS:

At their February 8, 2025, Special Called Meeting, the Mayor and City Council of the City of Stone Mountain directed staff to move forward with an application to rezone the property located at 5305 West Mountain Street from Green Space to Village Center Mixed-Use (VCM). Due to recent turnover within the city Department of Community Development, this application was never brought forward for Planning Commission and Mayor and City Council consideration.

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. In addition, Section 2-1.5 outlines standards that should be used in all zoning proposal reviews:

1. The extent to which property values are diminished by their particular zoning restrictions;
   - *Property values are not expected to diminish as a result of the subject request.*

2. The extent to which the possible reduction of property values of the subject property promotes the health, safety, morals or general welfare of the public;
   - *No reduction of property values is anticipated.*
3. The relative harm to the public as compared to the hardship imposed upon the individual property owner;
   - *The rezoning of the subject property will increase the permitted density allowed on the parcel while the owner will receive greater property rights.*
4. The suitability of the subject property for the zoning proposed;
   - *The subject property is located within the heart of the downtown VCM district. The district is designed to be one of the densest areas of the city where most commercial use takes place.*
5. 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;
   - *The piece of property was purchased by the city in 2023 and no work has been done since the time of purchase.*
6. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
   - *The development of the site with uses permitted in the VCM district will provide additional compatible uses with surrounding uses and create attractive destinations for those in the area.*
7. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
   - *There are not any anticipated adverse effects of the existing use of the property.*
8. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
   - *The property currently has limited economic uses as Green Space (GS). The change in zoning is requested to allow for more reasonable economic uses to be allowed.*
9. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;
   - *Additional use is expected, however, not a point that would cause a reduction in service.*
10. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map;

- *Based on recent discussion and the proposed amendments to the comprehensive plan the rezoning is consistent with the vision for the downtown area*.

11. Whether there are 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*.
12. The impact upon the appearance of the city;
    - *The change in zones will provide for additional development in the downtown corridor of the city and any development will be required to abide by the design characteristics of the historic district*.
13. The impact upon the provision of water, sewage, transportation and other urban services;
    Additional use is expected however, and the demand would depend largely on the use proposed.
14. The impact upon population density and the potential for overcrowding and urban sprawl;
    - *The designation of the land for more development would allow for greater density and less sprawl*.
15. The impact upon thoroughfare congestion and traffic safety; and
    - *Additional Traffic could result with development proposed on site, however, the extent of this impact would depend largely on the type of use proposed*.
16. The protection of property against blight and depreciation.
    - *The allowance of greater development rights on the property incentivizes development*.

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.

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 West Mountain Street.

Attachments: Attachment 1 – Current and Future Zoning Map

Attachment 2 – Application

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 should include 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: 10/15/2026

REZONING PERMIT#: PC2026-180890300 1
(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:

SECTION 1 REZONING REQUEST

Office use only:
REZONING CASE # PC 2026-180890300 1

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

770 [illegible]
PHONE NUMBER

CAROLYN JEWELL NOTARY PUBLIC DEKALB COUNTY, GA MY COMMISSION EXPIRES 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: City of Stone Mountain.

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? The subject parcel is adjacent to property already zoned as VCM, As such the proposed change in zoning is consistant with surrounding property uses.
2. What is the extent to which property values are diminished by their particular zoning restrictions? The property will be upzoned and granted additional property rights not less
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? There are no reductions in property values expected.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? The rezoning of ther property will create greater density down town whereas the owner will receive greater property rights.
5. What is the suitability of the subject property for the zoning proposed? The project site is located in the heart of downtown which is where the proposed zoning district was intended to be located.
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?
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? The development of the site with uses permited 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 adversely affect the existing use or usability of adjacent or nearby prop
There are no adverse affects of the existing use of nearby properties anticipated.

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
The property current has limited uses as GS as it is designed to preserve the land undeveloped in perpetuity.

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? Additional use is expected however not to a detriment of effective service.

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map? Bassed on recent discussions and the proposed amendments to the Comprehensive plan, the rezoning is consistant

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.

13. What is the impact upon the appearance of the city? The change in zoning will provide for additional development in the downtown coorridoor of the city.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services? Additional use is expected however the demand would not be extraordinary.

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl? The designation of this land for more development would allow for greater density and less Sprawl.

16. What is the anticipated impact upon thoroughfare congestion and traffic safety Again, additional trafffic could result with development on the sight.

17. What measures are being taken to protect the property against blight and depreciation? The allowance of greater development rights on the property insentivise development and reduce chance of blight.

DISCLOSURE REPORT

Office use only:
REZONING PETITION #: PC 2026-1808903001 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

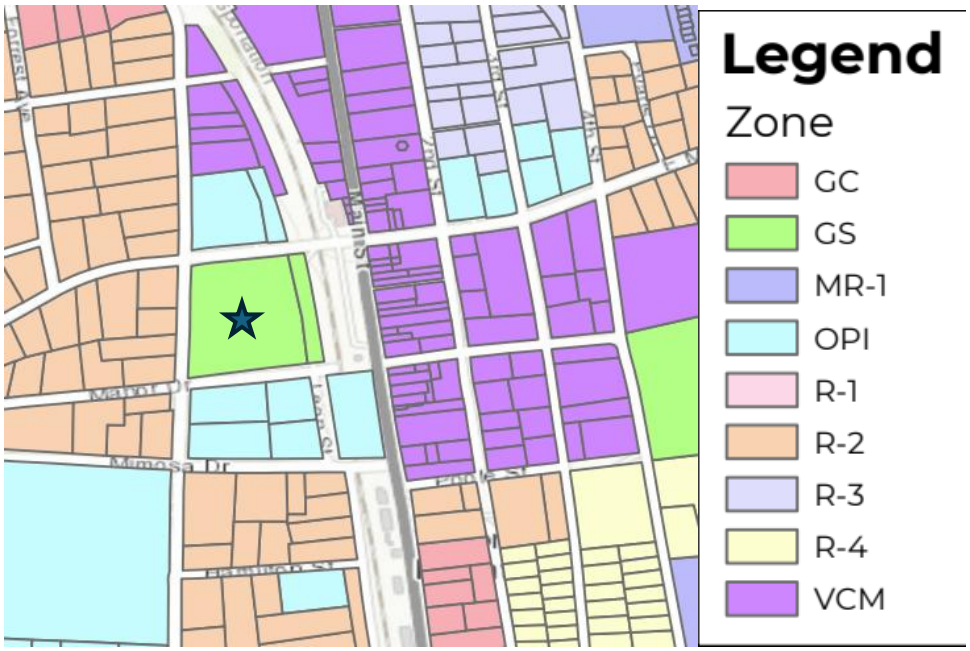
4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Mirlena Dimov

Signature: M Dimov Date: 10/15/2026

Attachment 1: Current and Future Zoning Maps

Current Zoning



Proposed Zoning

