



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

STAFF ANALYSIS AND REPORT

CASE #: REZONE2026-1803712007

OWNER: KKR Sons LLC

APPLICANT: KKR Sons LLC

LOCATION: 5444 Rockbridge Road

PARCEL: 18 037 12 007

CURRENT ZONING: Single Family Residential (R-1)

REQUEST: Rezone from R-1 to General Commercial (GC)

ZONING/ADJACENT LAND USE:

North	Single Family Residential (R-1)
South	Unincorporated Dekalb County
West	Single Family Residential (R-1)
East	Single Family Residential (R-1)

COMPREHENSIVE PLAN:

Future Land Use Designation: Commercial

MEETING INFORMATION:

Planning & Zoning Commission:	4/20/2026 – 6:30 P.M.
1 st Read City Council:	5/19/2026 – 6:30 P.M.
City Council Public Hearing:	6/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

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I. SUMMARY

The applicant is requesting to rezone the property located at 5444 Rockbridge Road (Parcel ID 18 037 12 007) from R-1 Single Family Residential to General Commercial (GC). This property is currently under consideration for two simultaneous conditional use permits: one for a laundromat and another for a nail salon. The zoning application aims to correct the existing zoning classification, as the property has intermittently operated as a commercial district since 1980. It is believed that the adoption of the 2008 Zoning Map first designated the property as residential or R-1. The objective of this rezoning request is to ensure that the City can enforce the appropriate zoning regulations for the property, aligning with the parcels' current use.

II. ZONING REQUIREMENTS

The subject property is zoned Single Family Residential (R-1). Per Section 5-1.1 the intent of the zoning district is to:

- Establish low density residential district communities
- Encourage clustering of development and provision of location, environmental and development amenities
- Provide low density residential development in cul-de-sac neighborhoods, community areas, and urban areas
- Enhance the community's character through the promotion of high-quality design.
- Protect established areas from incompatible development.

III. ZONING HISTORY

The subject property encompasses approximately 1.14 acres. On December 2, 2008, the City of Stone Mountain adopted its Official Zoning Map, establishing the parcel's Zoning District as R-1 Single Family Residential. On March 4, 2025, the City Council granted a conditional use permit for a laundromat. This approval was specific to the property, allowing the use to be established within one year of the City Council's decision or expire on or after March 4, 2026, if not fully utilized. However, the property owner did not commence operations by this date, resulting in the expiration of the conditional use permit. Subsequently, a corrective measure was proposed by the City Council on May 7, 2024, and June 4, 2024, to facilitate the rezoning of the subject property to Commercial through a city-initiated map adoption.

The proposal to adopt a revised Zoning Map was tabled on both May 7, 2024, and June 4, 2024. According to City Code, Section 1-1.1, because no zoning map was signed in 2024, the zoning map adopted by the Council on December 2, 2008, and signed by the City Clerk, remains the authoritative legal zoning map. Consequently, the subject property still retains the classification as R-1 Single Family Residential, as the proposed map containing the correction from May and June of 2024 was not duly signed or adopted. According to the DeKalb County Property Appraiser's database, the subject property was constructed in 1980. Property Appraiser Records (see appendix) provide aerial imagery of the property from 2003 to the present, indicating that the structure remained vacant from 2015 to 2024, with intermittent improvements and renovations occurring during this timeframe. No records were located establishing the site was zoned Commercial or was annexed into the City from Dekalb County as a Commercial Zoning.

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IV. EXISTING SITE CONDITIONS

The primary building is a commercial structure encompassing a total area of 10,068 square feet. The DeKalb County Property Appraiser categorizes this property under Class C3 – Commercial Class. The site is delineated by a fence along the rear, effectively separating the parking area and commercial operations from adjacent residential properties to the north. Additionally, a vegetative buffer behind the existing fencing adds additional site separation from adjacent residential properties. Parking facilities are located at the front of the property, with existing lighting, while dumpsters and loading areas are situated at the rear. Although earlier site plans from 2024 indicate the existence of eight (8) commercial units, virtual site inspections viewing photos confirm that there are currently five (5) commercial entrances of which two appear occupied.

The property is characterized by a gentle slope beginning at the primary structure, which is positioned at an elevation of 1,007 feet, and gradually descends toward the eastern property line, resulting in a nominal elevation decrease of 1 foot. According to the FEMA Flood Map Service Center, this property is not situated within a flood zone. The relevant flood map number is 13089C0091K, which became effective on December 8, 2016. The structure faces Rockbridge Road, a minor arterial roadway, which recorded an Annual Average Daily Traffic of 12,100 in the year 2024.

IV. ZONING AND DEVELOPMENT STANDARDS

The proposal has been evaluated per the applicable code references to determine compliance with zoning and development standards.

Table 1. General Commercial (GC) Development Standards (5-7.5)

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Minimum Lot Size	None	49,601 SF	49,601 SF	YES
Minimum Lot Width	40 Feet	216 Feet	216 Feet	YES
Minimum Road Frontage	40 Feet	216 Feet	216 Feet	YES
Minimum Setback to a Public Street	50 Feet	75 Feet	75 Feet	YES
Minimum Rear Yard	15 Feet 25 if abutting residential	30 Feet	30 Feet	YES
Maximum Height	30 Feet	30 Feet	30 Feet	YES

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Minimum Heated Floor Area	2000 SF	10,068 SF	10,068 SF	YES
Maximum Floor Area	10,000 SF	10,068 SF	10,068 SF	NO
Minimum Buffer Area Btw Adjacent/ Dissimilar	50 Feet Residential /15 Feet Non-Residential	NONE	NONE	NO
Minimum Separation Between Buildings on Same Lot	20 Feet	Not Applicable	Not Applicable	NA
Maximum Building Height	30 Feet	30 Feet	30 Feet	YES
Maximum Lot Coverage	70 Percent	97 Percent 48,143 SF Building/Parking 49,601 SF Lot Area (PA)	97 Percent 48,143 SF Building/Parking 49,601 SF Lot Area (PA)	NO

The maximum floor area, buffer between adjacent/dissimilar land uses, and maximum lot coverage are not in compliance with the GC Development Standards.

5-7.6 Additional District Development Regulations (5-7.6)

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Site and Landscaping Plan	Planter/Screening Shrubs	NP	NP	NO
Landscape Buffers	Planters/Raised Curbing	NP	NP	NO
Lighting	Dark Sky Compliant	NOT PROVIDED	NOT PROVIDED	NO
Trash Disposal	Screen per 5-7.6(4)	NOT SCREENED	NOT SCREENED	NO
Connectivity and Site Design	Per 5-7.6(5)	NOT PROVIDED	NOT PROVIDED	NO
Streetscape Requirements	Per 5-7.8	NO CLEAR ZONE	NO CLEAR ZONE	NO
Parking Requirements	5-7.7 & Article VII	NOT FULLY MET	NOT FULLY MET	NO

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The comprehensive review of the site affirms the presence of landscaping, lighting, connectivity, streetscape requirements, and parking on site. However, additional information will be required from the applicant to ensure the standards established under the General Commercial (GC) Zoning District requirements have been met. This implementation should occur in a staged manner, if the approvals are obtained by City Council to rezone the property to commercial, and consider any associated costs when applying conditions intended to meet current standards.

**Table 3. 5-7.7 Minimum Parking Requirements (District)
5-7.8 Streetscape and Article VII Off Street Parking and Loading**

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Off Street Loading	Per Article VII	NONE	NONE	NO
Decorative Separation for Surface Parking	Fences, Walls, Plantings, Berms to Screen Street visibility	NONE	NONE	NO
Surface Lot	Located in Rear	NONE	NONE	NO
General Business Parking	For 50k SF or Less 1 Space per 200 SF $10,068/200= 50$ Spaces	41	41	NO
ADA*	26 to 50 Spaces = 2 ADA Spaces	1	1	NO

According to the zoning district regulations, surface parking should be located at the rear of the property and have appropriate screening. However, the structure was reconstructed under the R-1 Zoning District, and the parking requirements for General Commercial (GC) use were not evaluated or implemented by the city. Major construction of the site is not required to meet standards, according to section 6.1 of the Code of Ordinances, but steps can be taken to install alternative noninvasive screening, that may be reasonable in cost to support buffers and better separation between commercial and residential uses. The parking regulations outlined in section 7-2.1(13) state that for general business, commercial, personal service establishments, or shopping centers and developments, one parking space is required for every 200 square feet of gross leasable area (GLA) for buildings 50,000 square feet or less. Based on virtual site visits, the site offers 41 potential parking spaces where 50 is required by regulation, with no physically delineated/ painted off-street loading area. Additionally, the Americans with Disabilities Act (ADA) requirements, as stated in section 7-2.2(E), indicate that sites with 26 to 50 parking spaces must provide 2 ADA-compliant spaces. The site plans do not specify whether the parking spaces and interior driveways meet the required dimensions, but visual photos provided on site (see Section V. Photos) indicate that the driveways do not support adequate distance for vehicle circulation. Where physical limitations exist to meet parking requirements, the applicant should apply for an

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administrative parking review to determine where the requirement per code can be met, in the most non-invasive manner possible.

IV. ANALYSIS PURSUANT TO ZONING ORDINANCE

Pursuant to **Article II of the City of Stone Mountain Zoning Ordinance**, staff have reviewed the special use permit application in accordance with the following review criteria per 2-1.5 Review Standards for Zoning Proposals. The conclusion of the review is as follows:

1. The existing uses and zoning of nearby property;

The current zoning of the subject property is R-1, which designates the lot for Single Family Residential use. The surrounding areas to the north, east, and west are also zoned R-1 Single Family Residential, while unincorporated DeKalb County lies to the south. The subject parcel borders the existing Stonebush subdivision, which received approval for its plat in 1983, as documented in the DeKalb County Clerk of Superior Court records (Plat Book 77, page 53).

2. The extent to which property values are diminished by their particular zoning restrictions;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The current zoning restrictions, which are meant for residential land uses, do not apply to commercial development. The property, when originally built in 1980 – according to property records, was always visually perceived to be intended for commercial use. If the property retains the Single-Family Residential Zoning designation, the property is not in compliance with current zoning regulations and abutting residential properties are not able to receive protections inherent to commercial zoning, to establish adequate separation between uses.

3. 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;

The property, when originally built in 1980, was always visually perceived to be intended for commercial use and has persisted in functioning as a commercial shopping building from 1980 to 2016, intermittently undergoing improvements that discontinued the use from 2016 to 2025. During that period, there is no evidence, at the time this report was written, that property values for surrounding parcels were reduced as a result or experienced. Therefore, there is no perceived reduction in property values of the subject property through the zoning change to General Commercial. If the property retains the Single-Family Residential Zoning designation, the property is not in compliance with current zoning regulations and abutting residential properties are not able to receive protections inherent to commercial zoning, to establish adequate separation between uses.

4. The relative harm to the public as compared to the hardship imposed upon the individual property owner;

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At the time this report was written, there is no evidence of relative harm imposed upon the individual property owner or public. However, the current residential zoning for the subject parcel does not include regulations that require a buffer between residential and adjacent commercial properties. Allowing the subject property to remain zoned as R-1 prevents the requirements of separation of uses, lighting requirements, ADA, parking, and trash disposal areas screened from public view, associated with commercial uses from being adequately applied to the subject parcel.

5. The suitability of the subject property for the zoning proposed;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The property, when originally built in 1980, was always visually perceived to be intended for commercial use. The parcel, functioning as a commercial use, abuts a residential district, currently zoned R-1. The proposed zoning is seeking to apply the correct land use and associated standards to the subject parcel and allow the appropriate zoning restrictions to apply where feasible. Therefore, the proposed use for the zoning proposed is suitable and more reflective of actual conditions.

6. 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 potentially been vacant from 2015 to 2025, where a reconstruction permit was issued by the City of Stone Mountain per property appraiser records. The site has been occupied from 2025 to present.

7. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The properties adjacent to the subject parcel to the west and east exhibit commercial uses but are also zoned R-1, according to the 2008 Zoning Map. These properties include U-Wash, located at 5434 Rockbridge Road, and Childtime Day Care center, located at 501 Ridge Avenue. These properties have a clear commercial zoning history from 1983 (Childtime) and 2005 (Car Wash). Properties to the north are residential – single family homes and are also zoned R-1.

8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No unintended consequences are expected as a result of the zoning proposal for the properties to the east and west of the subject parcel. However, failing to rezone the subject parcel to General Commercial imposes regulations that do not apply to the existing parcel as it currently exists. The GC zoning district includes inherent protections that require better separation between commercial uses and surrounding residential areas. If the property remains zoned as R-1, those protections would not be in place, making it difficult to ensure the necessary separation or to mitigate the impact of commercial activities for nearby single-family residences.

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9. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned;

The current property as zoned would not have the same reasonable economic use with a R-1 Zoning Designation, as the property is decidedly functioning as commercial, and would be required to engage in considerable costs to meet R-1 Zoning requirements.

10. 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;

For the rezoning to General Commercial, there is no anticipated impact on transportation or utilities (see Appendix for GDOT Traffic and Watershed Capacity). The conditional use permits for the laundromat and nail salon, moving forward under a separate application have not yet been evaluated for impacts on the sewer system, and are currently under review by Planning Commission and Zoning, but reports were not available at the time of this report. Commercial facilities do not impact schools.

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

The future land use map designates this property as commercial. Therefore, the proposal is in conformance with the future land use element of the comprehensive plan.

12. 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;

The property does incorporate some separation or buffers at the rear of the lot, which is adjacent to residential lots. However, these buffers do not comply with the requirements of the General Commercial District. Furthermore, the commercial property exceeds floor area restrictions and does not meet standards for lot coverage, trash disposal, lighting, landscaping, or connectivity. Further, per 5-7.6(1), a site plan review, must be approved by Planning Commission.

13. The impact upon the appearance of the city;

Not applicable.

14. The impact upon the provision of water, sewage, transportation and other urban services;

See item #10

15. The impact upon population density and the potential for overcrowding and urban sprawl;

Not applicable.

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16. The impact upon thoroughfare congestion and traffic safety; and

Not applicable.

17. The protection of property against blight and depreciation.

Not applicable.

V. ANALYSIS PURSUANT TO ZONING ORDINANCE

Per § 36-67-3 Zoning proposal review standards (Zoning Procedures Law) in any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each zoning proposal investigate and **make** a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations, and this record shall be a public record. Pursuant to **Zoning Procedures Law**, staff have reviewed the Rezoning application in accordance with the following review criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The property, when originally built in 1980, was always visually perceived to be intended for commercial use. The parcel, functioning as a commercial use shares its northern property line with a residential district, its western property line with commercially zoned properties, and to the east are also commercial properties – zoned R-1 residential. Approving the rezoning to GC will permit a use that is suitable in view of the use and development of adjacent and nearby property to the east and west.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Allowing the R-1 zoning to persist limits the City’s ability to effectively regulate land use, as the property currently functions as commercial not residential.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The current property as zoned would not have the same reasonable economic use with a R-1 Zoning Designation.

4. 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;

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For the rezoning to General Commercial, there is no anticipated impact on transportation or utilities (see Appendix for GDOT Traffic and Watershed Capacity). The conditional use permits for the laundromat and nail salon have not been evaluated for impacts on the sewer system. A review from Watershed was not completed at the time this report was completed. Commercial facilities do not impact on the schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The future land use map designates this property as commercial. Therefore, the proposal is in conformance with the future land use element of the comprehensive plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The property as zoned incorrectly reflects the existing conditions and landuse exhibited on the parcel.

VI. STAFF RECCOMENDATION

Staff recommend **APPROVAL** of the rezoning with the following conditions:

- A. The property must obtain zoning approval for the General Zoning District designation before a conditional use permit can be granted for the subject parcel.
- B. Hours of operation are permitted from 7 a.m. to 11p.m
- C. Dumpster locations designated for use by any commercial unit on-site must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.
- D. The applicant must submit a variance application for maximum lot coverage where the exceedance occurs above the required General Commercial requirements, no later than 6 months following any rezoning approval to General Commercial by the City Council.
- E. The applicant must submit a variance for Maximum Floor Area exceedances no later than six months after any rezoning approved by the City Council.
- F. The applicant must submit a landscape plan and site plan to the Planning Commission for review and approval to comply with General Commercial Zoning requirements within six months of the City Council's approval of any rezoning. The plan should include adequate buffer provisions of no less than 40 feet between adjoining residential uses and meet clear zone requirements along Rockbridge Road. Separation may be non-invasive, such as planters containing vegetation approved by the Planning and Zoning Department, or an 8' fence, or related separation to improve the distinctive division between residential and commercial uses.
- G. Submit parking plan that establishes the lot is in conformance with General Commercial Zoning District Minimum Parking requirements (5-7.7) and Article VII of the Zoning Ordinance, within six months of City Council approval of the rezoning application.

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V. SITE PHOTOS

FRONT OF PROPERTY FACING ROCKBRIDGE ROAD



SIDE OF PROPERTY FRONTING RIDGE AVENUE



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REAR OF PROPERTY FROM RIDGE AVENUE



DRIVEWAYS WITHIN PARKING AREA

