Planning Commission

Meeting Date: November 16, 2026

SUBJECT: Conditional use permit request for sober transitional housing

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

Project Information

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

SUMMARY:

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

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

ANALYSIS:

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

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

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

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

D. Property Suitability and Economic Use
   a. Whether the subject property is suitable for the proposed use, considering its vacancy history, surrounding development, and whether the property has a reasonable economic use under its existing zoning.
      i. The proposed use appears to be suitable for the property as it does not drastically deviate from the current use as a multifamily apartment complex.

E. Infrastructure, Public Services, and Transportation
   a. Whether the proposed use would create excessive or burdensome demands on existing streets, transportation facilities, utilities, schools, or other public services, including potential impacts on traffic congestion, safety, population density, and urban sprawl.
      i. The proposed use does not appear to create excessive or burdensome demands on existing streets, transportation facilities, utilities, schools, or other public services, including potential impacts on traffic congestion, safety, population density, and urban sprawl.

F. Comprehensive Plan and Community Development
   a. Whether the proposed use is consistent with the City's Comprehensive Plan and Future Development Map, and whether it supports the City's community development objectives and the overall appearance of the City.
      i. The subject properties are located within the Traditional Neighborhood character area as described in the 2026 Comprehensive Plan. The proposed use of sober transitional housing does not appear to conflict with the primary land uses.

CONCLUSION:

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

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

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

STAFF RECOMMENDATION:

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

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

Attachments/Exhibits: LIST ANY ATTACHMENTS

Attachment 1 – Conditional Use Permit Application

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