APPLICATION FOR REZONING

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

Date Received: 10/15/2026

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

APPLICANT INFORMATION

Applicant Name: City of Stone Mountain

Address: 875 Main Street, Stone Mountain, GA 30083

Phone: 770-498-8984 Cell: — Fax: —

Email Address: _____

OWNER INFORMATION (If different from Applicant)

Owner Name: City of Stone Mountain.

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5305 West Mountain Street Stone Mountain, GA 30083

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

SECTION I REZONING REQUEST

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

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

CURRENT ZONING: Green Space (GS)

ZONING REQUEST: Village Center Mixed-use (VCM)

SECTION II — OWNER/PETITIONER

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

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

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

City of Stone Mountain
TYPE OR PRINT OWNER'S NAME

875 Main St.
ADDRESS

Stone Mountain, Georgia 30083
CITY & STATE ZIP CODE

MDimov
OWNER'S SIGNATURE

mdimov@stonemountaincity.org
EMAIL ADDRESS

Sworn to and subscribed before me this the

15 Day of OCT 2026

NOTARY PUBLIC

770 [illegible] 8989
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

DISCLOSURE REPORT

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

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

CHECK ONE: ☐ YES ☒ NO

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

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

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) Miglena Dimov

Signature: M Dimov Date: 10/15/2026

SITE PLAN CHECKLIST

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

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

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

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

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

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

Zoning Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- None.

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

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

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

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

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

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

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

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

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

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