NOV 9 2026 PM 1:44

REZONING APPLICATION

Rev. 07.25.25

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: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

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

Addres[redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address [redacted]

PROPERTY INFORMATION

Address: 1204 Ridge Avenue, Stone Mountain, GA 30083

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

SECTION I **REZONING REQUEST**

Office use only:
REZONING CASE # _____

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

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

ZONING REQUEST: City of Stone Mountain - R2

SECTION II **OWNER/PETITIONER**

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

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

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

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

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

Sworn to and subscribed before me this the

Day of 2026

NOTARY PUBLIC

[redacted]
PHONE NUMBER

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

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V **ATTORNEY / AGENT**

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

no

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

yes

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

no development planned

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

none

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

no change

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

no change

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

no change

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

no change

DISCLOSURE REPORT

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

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

CHECK ONE: ☐ YES ☑ NO

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

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

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2026

SITE PLAN CHECKLIST

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

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

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

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

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

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

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

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

Company

[redacted] Stone Mountain, GA 30083

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

[redacted]

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

1204 Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

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

3.0

Total Project Acreage

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

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

Applicant Signature

Date: 11 / 09 / 2026

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

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOV 8 2025 PM 1:43

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: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

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

Address [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

PROPERTY INFORMATION

Address: 1184 Ridge Avenue, Stone Mountain, GA 30083

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

SECTION I **REZONING REQUEST**

Office use only:
REZONING CASE # _____

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

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II **OWNER/PETITIONER**

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

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

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

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

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

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

NOTARY PUBLIC

[redacted]
PHONE NUMBER

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

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

_____Day of_____20_____

NOTARY PUBLIC

PHONE NUMBER

SECTION V **ATTORNEY / AGENT**

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

no

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

yes

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

no development planned

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

none

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

no change

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

no change

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

no change

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

no change

DISCLOSURE REPORT

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

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

CHECK ONE: ☐ YES ☑ NO

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

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

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

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

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

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

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

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

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

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

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

Company

[redacted] Stone Mountain, GA 30083

Suite/Apt. # City, State Zip Code

[redacted] [redacted]

Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

1184 Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

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

.57

Total Project Acreage

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

1,102 square foot single family home built in 1948

Applicant Signature Date: 11 / 09 / 2024

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

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

NOV 3 2026 PM 1:44

REZONING APPLICATION

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: _____

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address: [redacted]

OWNER INFORMATION (If different from Applicant)

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

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address [redacted]

PROPERTY INFORMATION

Address: 1188 Ridge Avenue, Stone Mountain, GA 30083

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

SECTION I **REZONING REQUEST**

Office use only:
REZONING CASE # _____

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

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II **OWNER/PETITIONER**

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

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

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

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

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

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

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

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

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

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

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

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

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

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

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

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

no

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

yes

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

no development planned

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

none

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

no change

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

no change

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

no change

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

no change

DISCLOSURE REPORT

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

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

CHECK ONE: ☐ YES ☑ NO

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

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

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

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

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

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

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

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

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

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

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

[redacted] Stone Mountain, GA 30083

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

[redacted] [redacted]

Primary Phone # Alternate Phone # E-mail

PROJECT SUMMARY

1188 Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

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

.53

Total Project Acreage

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

1,238 square foot single family home built in 1952

Applicant Signature Date: 11 / 09 / 2026

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

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____



NOV 9 2026 PM 1:44

REZONING APPLICATION

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

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

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

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

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

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

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

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

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

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

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

REZONING PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: William R. Hillis, President

Address: [redacted]

Phone: _____ Cell: [redacted] Fax: _____

Email Address [redacted]

OWNER INFORMATION (If different from Applicant)

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

Address: [redacted]

Phone: _____ Ce [redacted] Fax: _____

Email Address: [redacted]

PROPERTY INFORMATION

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

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

SECTION I REZONING REQUEST

Office use only:
REZONING CASE # _____

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

CURRENT ZONING: Dekalb County - R-75 SF Residential

ZONING REQUEST: City of Stone Mountain - R2

SECTION II **OWNER/PETITIONER**

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

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

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

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

[redacted]
ADDRESS

Stone Mountain, GA 30083
CITY & STATE ZIP CODE

OWNER'S SIGNATURE

[redacted]
EMAIL ADDRESS

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

[redacted]
PHONE NUMBER

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

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

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIIONER'S SIGNATURE

EMAIL ADDRESS

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

PHONE NUMBER

SECTION V **ATTORNEY / AGENT**

Check One: [_____] Attorney [_____] Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

ZONING CONSIDERATIONS

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

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

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

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

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

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

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

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

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

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

no

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

yes

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

no development planned

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

none

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

no change

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

no change

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

no change

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

no change

DISCLOSURE REPORT

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

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

CHECK ONE: ☐ YES ☑ NO

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

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

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

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

3. CAMPAIGN CONTRIBUTIONS:

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

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

Name (print) William R. Hillis

Signature: _____ Date: 11/09/2024

SITE PLAN CHECKLIST

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

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

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

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

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

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

DO NOT EMAIL PAYMENT AUTHORIZATION FORMS TO THE CITY.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William R. Hillis, President

Name

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

Company

[redacted] Stone Mountain, GA 30083

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

[redacted] [redacted]

Primary Phone # | Alternate Phone # | E-mail

PROJECT SUMMARY

1238 W. Ridge Avenue, Stone Mountain, GA 30083

Address of Project

Name of Project

Annexation Zoning

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

.39

Total Project Acreage

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

to remain vacant land upon annexation and re-zoning.

W Ridley

Applicant Signature

Date: 11 / 09 / 2026

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

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____