Planning Commission

Meeting Date: November 16, 2026

SUBJECT: Application to rezone four properties owned by the Fraternal Order of Police.

PC2026 – 18 125 04 018; 18 125 04 017; 18 125 04 016; and 18 125 02 017 **T. Hart**

Project Information

Owner / Applicant	Fraternal Order of Police
Location	1204,1184, and 1188 Ridge Avenue and 1232 W. Ridge Avenue, Stone Mountain 30083
Acreage	±3.00 acres; ±.57 acres; ±.53 acres; and ±.39 acres
Parcel ID	18 125 04 018; 18 125 04 017; 18 125 04 016; and 18 125 02 017
Existing Zoning District	R-75; OI (DeKalb County)
Proposed Zoning District	Traditional Residential (R-2) (City of Stone Mountain)

SUMMARY:

The subject application has been submitted in conjunction with the annexation applications for the subject properties listed above. After consultation with the City Attorney, staff determined that a rezoning application and action by the Mayor and City council is required after the subject applications are annexed into the Cities boundary.

ANALYSIS:

The subject properties are currently owned by the Fraternal Order of Police for DeKalb County (FOP) and they are looking to be annexed into the City of Stone Mountain. In accordance with good planning principles to ensure that all parcels have compatible land use, the subject applications to assign the four parcels of land a Traditional Residential (R-2) designation have been submitted. Based on surrounding parcels of land and in accordance with the newly adopted comprehensive plan. The R-2 zoning district is the most consistent zoning designation and thus has been recommended by staff. Two of the four parcels currently have single family detached homes located on the lots, one is vacant, and the remaining parcel that abuts Memorial Drive to the south currently has a commercial style structure and use on the site. After consulting the City attorney, and in an effort to prevent spot zoning, placing the City is legal jeopardy, this property is also proposed to be zoned as R-2. As such, the existing use on the site will be grandfathered in

as the use is not expressly permitted within the proposed zoning district. Until such time the existing use is removed or modified beyond 50 percent of its current use, it shall be permitted to continue operation on the site. Per Section 2-1.4, a rezoning application is a zoning decision that required the Recommendation of the Planning Commission followed by the Approval of the Mayor and City Council. Due to the fact that the City cannot assign a zoning designation to a parcel of land that is not within its jurisdiction, the subject rezoning application will receive a final vote once the concurrent application for annexation has been approved.

CONCLUSIONS:

In conclusion, the subject application is in response to the application to annex the four subject parcels into the City of Stone Mountain and is needed to establish a land use designation once it is incorporated as a part of the City.

STAFF RECOMENDATION:

Staff recommends **APPROVAL** for the proposed rezoning of the four subject proprieties to R-2 zoning district consistent with the properties around them.

Attachments:

Attachment 1 – Application and Supporting Files

Attachment 2 - Current and Future Zoning