Planning Commission

Meeting Date: November 16, 2026

SUBJECT: Application to rezone the properties located at 5305 and 5327 West Mountain Street of approximately ±3.45 acres.

PC2026 – 18 089 03 001 & 18 089 03 002 **T. Hart**

Project Information

Owner / Applicant	City of Stone Mountain
Location	5305 and 5327 West Mountain Street, Stone Mountain, GA
Acreage	±3.45 acres
Parcel ID	18 089 03 001 and 18 089 03 002
Existing Zoning District	Green Space (GS)
Proposed Zoning District	Village Center Mixed-Use (VCM)

SUMMARY:

The subject application is a City-initiated request to rezone the City owned property located at 5305 and 5327 West Mountain Street, Stone Mountain GA, 30083, from the Green Space (GS) zoning district to the Village Center Mixed-use (VCM) zoning district.

HISTORY:

Staff worked with the Stone Mountain Historical Society to gather information on the history of the subject property to provide a more complete picture of the site. Based on this additional information, it appears that the subject property hosted several different uses on the site until the primary structures were destroyed by a fire in 1975. Uses up until this point included the University School for Boys, gymnasium, and hotel (See Attachment 1). In recent history, the property was under the ownership of the First Baptist Church of Stone Mountain until the City of Stone Mountain purchased the property from the church in 2023. As it stands today, there is currently one pole barn, a partial driveway, and a shed located on the site.

ANALYSIS:

At the Mayor City Council Special Called Meeting dated February 8, 2025, the minutes (Attachment 2) reflect the consideration of an action on a request to designate the use of the Lawn on Main as Village Center Mixed Use (VCM), however, the City Attorney at the time

stated that in order to effectively change the zoning of the property, adequate public hearings will need to be had in order to follow the correct process. However, the Attorney then informed the Mayor and City Council that the City themselves can use the property, however they decide as the title owner. As a result, the Mayor and City council voted and approved to use the subject property for mixed use purposes by a (4-3) vote. Due to the zoning on the parcels not allowing uses that fit this desired use, in order to take actionable steps to achieve this council direction, a change in zoning is required. Staff turnover resulted in no steps being taken to implement this approved direction until this point.

In February of 2026, the City of Stone Mountain commissioned a report on the property by POND and Company to conduct a site analysis that was a component of the Livable Cities Initiative (LCI) study. The report that was commissioned allowed for community feedback to be incorporated starting from 2024. This process discussed potential layout options for the site and allowed participants to provide input on these concepts. The full report has been included as a part of this application and can be viewed as Attachment 3. In July of 2026, the city hired Jones Lang LaSalle (JLL) to take the POND study and used it as a starting point for a feasibility study to find the best use for the site (See Attachment 4).

Per Section 2-1, the process for rezoning a property within the city requires a recommendation of approval by the Planning commission followed by approval by the Mayor and City Council. City code Section 2-1.5 outlines standards that should be used in all zoning proposal reviews. Responses to these questions can be viewed within Attachment 5.

CONCLUSIONS:

In conclusion, the approval of the subject application would result in the rezoning of the subject property from Green Space (GS) to Village Center Mixed use (VCM) as requested by the Mayor and City Council Direction.

The subject application is solely for the property's rezoning. All subject site details will need to be addressed during development approval. Questions regarding the impact of the site and specific site design details would be premature considering the answer to those questions would depend on the use that is placed on the site.

STAFF RECOMENDATION:

Staff recommends **APPROVAL** for the proposed rezoning from Green Space (GS) to Village Center Mixed Use (VCM) at the property located at 5305 and 5327 West Mountain Street.

5305 and 5327 West Mountain Street
REZONING APPLCIAITON
Staff Report
Attachments:

Attachment 1 – February 8, 2025, minutes

Attachment 2 – Historic Photos and dates of Site

Attachment 3 – POND Report

Attachment 4 – JLL Study

Attachment 5 - Zoning Considerations

Attachment 6 - Current and Future Zoning Map