



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Robbie Terry-Washington

LOCATION: 6804 JBR Memorial Drive
(Parcel ID: 18 126 07 012)

CURRENT ZONING/USE: R-2: Home Occupation/Tax Office

PROPOSED ZONING/USE: R-2: Single-Family Vacation Home Facility

REQUEST: Special Use Permit to allow for short-term lodging,
vacation home facility.

ZONING/ADJACENT LAND USE:

North	R-2: Single-Family Residential
South	MR-1: Proposed MR-1 Townhomes
West	R-2: Single-Family Residential
East	R-2: Stone Mountain Memorial Association

MEETING INFORMATION:

Planning & Zoning Commission:	04/21/2025 – 6:30 P.M.
Mayor & City Council Public Hearing:	07/15/2025 – 6:30 P.M.

RECOMMENDATION: Approval with conditions.

BACKGROUND:

Background:

A vacation home facility is defined as: “a residential type establishment, with commercial enterprise, offering whole house rental with no more than four lodging rooms for temporary occupancy for a fee that does not offer food to guest.” The occupancy of the guest shall not exceed 14 consecutive days during any 90-day period.

The existing home was constructed in 1949. The home is 1,220 square feet, containing 2 bedrooms and 1 bathroom.

Analysis: Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the special use permit request in accordance with the required review criteria.

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The existing building is a single-family home, which is currently used as office space. This request would reduce the number of available long-term rentals for citizens in the City of Stone Mountain but would return the building to a residential use. There are no significant adverse effects anticipated on the neighborhood or area with the proposed staff conditions.

B. Whether or not the use is compatible with the neighborhood.

The proposed use is compatible with the neighborhood. This is an existing single-family home primarily surrounded by low-intensity or residential uses.

C. Whether or not the proposed use will constitute a nuisance as defined by state law.

It is not anticipated that the proposed use will constitute a nuisance.

D. Whether or not property values of surrounding property will be adversely affected.

Adjacent property values are not anticipated to be adversely affected through the establishment of the requested use.

E. Whether or not adequate provisions are made for parking and traffic considerations.

It is not anticipated that the proposed use will cause a burden on traffic. This is an existing single-family home with an established driveway/parking area.

F. Whether or not the site or intensity of the use is appropriate.

The proposed vacation home facilities within the home does appear to be appropriate if accompanied by staff recommended conditions.

G. The location or proximity of other similar uses (whether conforming or non-conforming).

There is a Short-Term Rental – Homestay located on Poplar Springs Road; this similar use location is not significantly close to the requested use's location.

H. Whether or not adequate controls and limits are placed upon commercial deliveries.

It is not anticipated that any commercial deliveries will be required.

I. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.

The proposed use is for an existing single-family lot that has existing landscaping and tree cover.

J. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

The subject property is located along a corridor that has primarily single-family residential homes that serve as the entry to Stone Mountain Park property. The proposed use is not anticipated to produce adverse impacts on the public health, safety, and welfare of surrounding neighborhoods. There will not be an undue strain on resources (i.e.: schools, transportation, water) based on the characteristics of the proposed use.

K. Whether it is consistent with the Comprehensive Plan.

The property falls within the Single-Family Residential designation on the Future Land Use Map, which calls for single-family residential uses. The property also falls within the Park Edge Character Area, which does not expressly call for residential land uses, but the proposed use is a continuation of the existing residential character and development pattern for the area. Generally, this request is consistent with the Comprehensive Plan.

Recommendation:

Staff recommends approval of the Special Use Permit with the following conditions:

1. The applicant shall apply for a Short-Term Rental Permit and Business License annually.
2. Provide no more than three lodging (guest) rooms with a minimum of 70 square feet per room.
3. Occupancy of a lodging room shall require at least 40 square feet per individual.
4. Occupancy by guest(s) shall not exceed 14 consecutive days during any 90-day period.
5. Vacation home facilities shall be required to have a smoke alarm in each lodging room (guest room) and a fire extinguisher visible and accessible to guests. The facilities are subject to at least one annual inspection at the time of initial licensing and during renewal of the same.
6. There shall be no on-street parking allowed for guests.
7. No business and advertising signs shall be permitted.

The Planning Commission voted to **recommend approval** of the request, with a vote of 6-0.



APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT #: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Robbie Terry-Washington c/o RTW Xxact Enterprises, LLC
Address: 6804 JBR Memorial Drive
Phone: 470-441-5140 Cell: 216-533-6586 Fax: 678-785-1623
Email Address: info@rtwxxact.com

OWNER INFORMATION (If different from Applicant)

Owner Name: _____
Address: _____
Phone: _____ Cell: _____ Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 6804 JBR Memorial Drive, Stone Mountain, GA30083
Parcel ID#: 18 126 07 012 Land Lot: _____ District: TSMI
STMTN CTYTAD

CURRENT ZONING: Office Professional

USE PERMIT REQUEST: Resi dent iaAirBNB

Name (print) Robbie Terry-Washington

Signature: [Handwritten Signature] Date: February 24, 2025

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.

Robbie Terry Washington
TYPE OR PRINT OWNER'S NAME
6804 JBR Memorial Drive
ADDRESS
Stone Mountain, GA 30083
CITY & STATE ZIP CODE
[Signature]
OWNER'S SIGNATURE
info@rtwxxxact.com
EMAIL ADDRESS

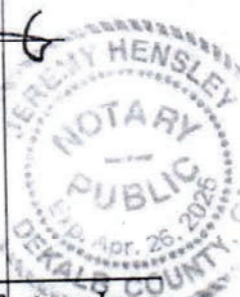
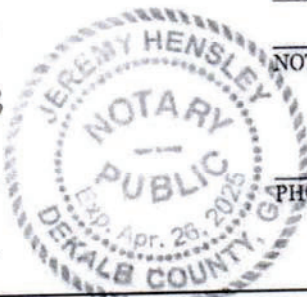
Sworn to and subscribed before me this the

24 Day of Feb 2025

[Signature]
NOTARY PUBLIC

678-736-1598

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

PETITIONER'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



USE PERMIT CONSIDERATIONS

Applicant: Robbie Terry-Washington

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? no change
2. What is the extent to which property values are diminished by their particular zoning restrictions? 2025 no change
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? perfect
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? none - currently in use
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 - residential property
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?
NONE
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?
NONE
15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
NONE
16. What is the anticipated impact upon thoroughfare congestion and traffic safety
NONE
17. What measures are being taken to protect the property against blight and depreciation?
Maintenance and repairs

REAR
ENTRANCE

BATH
RM

ASSEMBLY/CLASS
ROOM

KITCHEN

CONFERENCE
ROOM

OFFICE

BATH
ROOM

OFFICE

FRONT DESK/
MAIN ENTRANCE AREA

FRONT
ENTRANCE

6804 JAMES B. RIVERS MEMORIAL

DRIVE, STONE MNT, GA 30083

**'EXTERNAL'RE: 6804 JBR - Special Use Permit Request**

From Robbie Terry-Washington <info@RTWXXACT.COM>

Date Thu 4/17/2025 1:45 PM

To Elizabeth Mitchem <emitchem@stonemountaincity.org>

Cc Tammy Moore <tmoore@RTWXXACT.COM>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Perfect. Yes ma'am AirBNB to Professionals (like traveling nurses) and Corporate Executives. The house has been quiet and we want it to remain that way. My planned new office is 1012 Main Street which is right around the corner. However, I have to sign a lease agreement starting May and need my license transferred from this location to my new office on Main Street in order to operate legally. How do I get this accomplished?

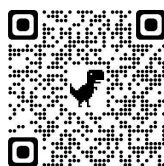
Of course, the AirBnb will be effective was all approvals are executed.

[RTW Client Portal](#) *click here to upload files and domain is **rtwxxact***

[RTW Contact](#) Click here for contact information



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scan code or click on link



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Your donations are tax deductible.

Office phone: 470-441-5140
Office email: buz@rtwxxact.com
Office fax: 678-785-1623

Office Locations:

4600 Carnegie, Cleveland, OH 44103, 2nd FL
6804 JBR Memorial Dr, Stone Mountain, GA 30083 (300 yards from historical Stone Mtn Park)

Mail all correspondence to: 1544 Wellborn Rd, PO Box 73, Redan, GA 30074

PLEASE LIKE AND FOLLOW US AT: <https://www.facebook.com/RTWXxact/>.

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"REFERRALS ARE APPRECIATED"



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From: Elizabeth Mitchem <emitchem@stonemountaincity.org>
Sent: Thursday, April 17, 2025 1:40 PM
To: Robbie Terry-Washington <info@RTWXXACT.COM>
Cc: Tammy Moore <tmoore@RTWXXACT.COM>
Subject: Re: 6804 JBR - Special Use Permit Request

Hi Ms. Terry-Washington,

As I am finalizing the Planning Commission agenda, here is the request I am recording:

Request — Special Use Permit to allow for a short-term lodging, vacation home facility.

The property is zoned R-2, so there will be no need to rezone it for a residential use, but an "AirBnB" will require a special use permit (which is the permit application you submitted). Can you confirm that this is your request? Thank you in advance!

Elizabeth Mitchem

Proposal to Implement Development Impact Fees in Stone Mountain, Georgia

Submitted to the Planning Board, City Council, and City of Stone Mountain Administrators

Introduction

Dear Members of the Planning Board and City Council,

As Stone Mountain continues to experience growth and revitalization, it is imperative to consider sustainable strategies that ensure our infrastructure and public services keep pace with development. Implementing development impact fees is a prudent approach to achieve this balance, ensuring that new developments contribute fairly to the costs of the infrastructure they necessitate. We have safeguards in place to protect the aesthetic of our historic area but there is a great need to protect and rebuild our infrastructure. Relying on SPLOST funds is simply not enough.

The Case for Impact Fees

1. Equitable Funding for Infrastructure

Impact fees ensure that the financial burden of expanding infrastructure—such as roads, parks, and public safety facilities—is shared by those who directly contribute to the need for such expansions. This approach prevents existing residents from shouldering disproportionate costs associated with new developments.

2. Supporting a Thriving Tourism Economy

Stone Mountain's appeal as a cultural and historical destination parallels cities like Savannah, which hosted 9.7 million overnight visitors and generated over \$4.4 billion in visitor spending in 2022. As tourism increases, so does the demand for enhanced infrastructure and services, which impact fees can help fund. For a more comparable example, consider **Blue Ridge, Georgia**, which has a population of around 1,300 and a strong tourism economy. Blue Ridge has implemented development impact fees to fund infrastructure improvements necessitated by tourism and growth.

- **Blue Ridge, Georgia:** Despite its small size, Blue Ridge has successfully utilized impact fees to support infrastructure projects, demonstrating that such fees can be effective in smaller municipalities with tourism-driven economies.

- **Tourism Impact:** Blue Ridge's experience shows that even small towns can experience infrastructure strain due to tourism, making impact fees a valuable tool for maintaining public services and facilities.

Implementing development impact fees in Stone Mountain could similarly provide a sustainable funding source for infrastructure improvements, ensuring that the town can accommodate both residents and visitors effectively.

3. Learning from Peer Municipalities

It's clear that cities both small and large have successfully implemented impact fees, presenting a valuable opportunity for Stone Mountain to take a proactive step forward and join this forward-thinking approach.

Several Georgia municipalities have successfully implemented impact fees:

- **Alpharetta:** This city imposes a single-family impact fee of \$6,689.53, generating over \$2 million in revenue in fiscal year 2021. The funds have been instrumental in supporting infrastructure projects in a rapidly growing suburban environment. [Georgia Public Policy Foundation](#).
- **Cherokee County:** With combined city and county impact fees reaching up to \$5,954.39 for single-family homes, Cherokee County has effectively utilized these funds to support infrastructure in rapidly growing areas like Canton and Woodstock.
- **Bryan County:** Implemented an impact fee of \$3,241 for single-family homes, generating significant revenue for transportation and park services.

4. Fiscal Responsibility and Transparency

Impact fees provide a transparent mechanism for funding infrastructure projects, allowing for better planning and allocation of resources. This approach aligns with responsible fiscal management and ensures that funds are directed toward areas of greatest need. It does not require waiting on grants.

Addressing Potential Concerns

While concerns about the potential impact on housing affordability are valid, it's important to note that:

- **Phased Implementation:** Savannah's approach of phasing in impact fees—starting at 50% and increasing to 75% in the second year—provides a model for gradual

implementation, allowing developers to adjust accordingly.

- **Affordable Housing Considerations:** Savannah also approved a 25% reduction in impact fees for affordable housing projects, demonstrating a commitment to balancing development needs with housing affordability.
- Impact fees are a standard practice that developers are familiar with. The cost of doing business should not be shouldered off onto current residents, but be the responsibility of those who aim to develop the City of Stone Mountain.

Conclusion

Implementing development impact fees in Stone Mountain is a strategic move to ensure that growth is managed responsibly, infrastructure is adequately funded, and the quality of life for residents is maintained. By learning from the experiences of similar municipalities, we can tailor an approach that meets our unique needs while promoting sustainable development.

I urge the Planning Board and City Council to vote in favor of adopting development impact fees, setting Stone Mountain on a path toward equitable and sustainable growth.

Pertinent information:

Georgia Public Policy Foundation. (2022). *Development impact fees: Trends and impact on the community*.

<https://www.georgiapolicy.org/publications/development-impact-fees-trends-and-impact-on-the-community/>

Georgia Public Policy Foundation. <https://www.georgiapolicy.org/publications/impact-fees/>

Savannah Agenda. (2024, February 2). *Exclusive: City's impact fees reach \$5.6 million with SCAD dorm project topping list*.

<https://savannahagenda.com/exclusive-citys-impact-fees-reach-5-6-million-with-scad-dorm-project-topping-list/>

Visit Savannah. (2023, May 9). *Savannah's visitor economy thrives, generating \$4.4 billion in 2022*.

<https://visitsavannah.com/press/press-release/savannahs-visitor-economy-thrives-generating-44-billion-2022>

Warm Regards,

Grace Kelly

Resident and Vice-Chair of the Planning Commission



Residential Development Impact Fees

Housing Type	Proposed Impact Fee
Single-Family Detached Home	\$3,500
Townhouse or Duplex	\$3,000
Multi-Family Unit (per unit)	\$2,500



Commercial Development Impact Fees

Commercial Type	Proposed Impact Fee (per 1,000 sq ft)
Retail	\$1,750
Office Space	\$1,500
Industrial / Warehouse <small>*highest commercial fee due to lack of industrial zones in the city and excessive amount of wear n tear that comes with industrial activities</small>	\$2,500



Contextual Data

Category	Data
Population (2023 est.)	~6,553

Median Household Income	\$49,661
Median Home Value	~\$190,700
Number of Housing Units	~2,854
Unique Offerings of City of Stone Mountain that add value	Walkability, public transit, frequent events, proximity to natural recreation areas and highways
Source	U.S. Census Bureau (QuickFacts, 2023)
Fee Schedule Reference	https://www.dca.ga.gov/local-government-assistance/planning/local-planning/development-impact-fees