



Agenda Item

Meeting Date: October 21, 2025

SUBJECT: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 6804 JAMES B. RIVERS MEMORIAL DRIVE SPECIAL USE PERMIT (SUP) TO ALLOW A SHORT-TERM LODGING, VACATION HOME FACILITY (PARCEL ID: 18 126 07 012) WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

Item: Consent Agenda – First Read

Department: Planning and Zoning

Presented By: Tamaya Huff, Planning Manager

Summary:

This is an Ordinance (this "Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia (the "City") enacted by the City to its authority under the laws of Georgia Zoning Procedures Law O.C.G.A. Title 36, Chapter 66. Per the 2-1.19 Stone Mountain Code of Ordinances, Special use permits shall be processed pursuant to other zoning decisions in 2-1.3 (procedure for amending the zoning ordinance).

On April 21, 2025, the City of Stone Mountain Planning Commission (PC) unanimously voted 6-0 to recommend approval, with conditions, for a special use permit request to allow short term lodging in a vacation home facility located at 6804 James B. Rivers Memorial Drive (Parcel ID: 18 126 07 012). On July 15, 2025, the City Council held a public hearing and voted 5-1 to allow short term lodging in a vacation home facility

Resource Impact: None.

Attachments/Exhibits:

- Ordinance for Special Use Permit (SUP)
 - Staff Report
-

Requested Action: None.

ORDINANCE 2025-08

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 6804 JAMES B. RIVERS MEMORIAL DRIVE SPECIAL USE PERMIT (SUP) TO ALLOW A SHORT- TERM LODGING, VACATION HOME FACILITY (PARCEL ID: 18 126 07 012) WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

This is an Ordinance (this “Ordinance”) to amend Appendix A Zoning Code of Ordinances (“Code”) of the City of Stone Mountain, Georgia (the “City”), enacted by the City to its authority under the laws of Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**;

WHEREAS, the Planning Commission (“Commission”) considered and recommended approval with conditions a petition for a special use permit (“SUP”) on **April 21, 2025** to allow a short-term lodging, vacation home facility at 6804 James B Rivers Memorial Drive (Parcel ID 18 126 07 012) filed with the Commission requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, the Mayor and City Council (“Council”) considered and approved with conditions a petition for a SUP on **July 15, 2025** to allow short-term lodging, and a vacation home facility at 6804 James B Rivers Memorial Drive (Parcel ID 18 126 07 012) filed with the Council requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, a public meeting was held on **April 21, 2025**, before the Planning Commission, where a recommendation of approval with conditions for the SUP was provided to the Mayor and City Council for consideration in accordance with Section 2-1.3; and,

WHEREAS, a public hearing was held on **July 15, 2025**, before the Mayor and Council, where approval of the SUP with conditions was established in accordance with Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**; and Section 2-4.4 of the Code; and,

WHEREAS Council is subject to the provisions of the Code Section 2-1 concerning any action on this request; and;

NOW, THEREFORE, BE IT RESOLVED, that the Council meeting in regular session, that the Code and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance

1. 6804 James B Rivers Memorial Drive (Parcel ID 18 126 07 012) will be governed by the provisions and conditions of this SUP and ordinance except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will prevail.
2. The subject property will continue to be governed by the provisions of the underlying zoning district or Traditional Residential (R-2), except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will

prevail.

3. The Mayor and City Council (“Council”) considered and approved the SUP in accordance with the following conditions:
- A) The applicant shall apply for a Short-Term Rental Permit and Business License annually.
 - B) Provide no more than three lodging (guest) rooms with a minimum of 70 square feet per room.
 - C) Occupancy of a lodging room shall require at least 40 square feet per individual.
 - D) Occupancy by guest(s) shall not exceed 14 consecutive days during any 90 days.
 - E) 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.
 - F) There shall be no on-street parking allowed for guests.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption, this **day of** 2025.

CITY OF STONE MOUNTAIN, GEORGIA

Approved: _____
Dr. Beverly Jones, Mayor

Attest:

Shavala Ames, City Clerk

Approved as to Form:

Angela Couch, City Attorney

EXHIBIT A



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.

APPROVAL HISTORY:

Planning Commission: Approval with Conditions on June 16, 2025

- 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.

Mayor and City Council: Approval with Conditions on August 5, 2025

Acceptance of Planning Commission 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.