



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Richard Edwards, AICP – Planning Director

LOCATION: 1031 Ridge Avenue (18 089 02 004)

CURRENT ZONING/USE: VCM: Village Center Mixed-Use

PROPOSED ZONING/USE: R-2: Traditional Residential

REQUEST: Request to rezone 1031 Ridge Avenue (18 089 02 004) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

ZONING/ADJACENT LAND USE:

North	R-2: Traditional Residential & GC: General Commercial
South	OPI: Office/Professional/Institutional
West	R-2: Traditional Residential
East	CSX Railroad Tracks

Comprehensive Plan:
Future Land Use Designation: Single-Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	01/27/2025 – 6:30 P.M.
City Council 1st Read:	02/18/2025 – 6:30 P.M.
City Council Public Hearing:	03/04/2025 – 6:30 P.M.

RECOMMENDATION: Approval

BACKGROUND:

March 4, 2025

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, AICP

Subject: Request to rezoned 1031 Ridge Avenue (18 089 02 004) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

Background: The existing site is 0.49 acres and contains an existing single-family home. This property is zoned Village Center Mixed-Use (VCM), which requires commercial uses on the first floor and all residential to be above the commercial space. The zoning designation does not align with the existing use of the property as single-family residential.

The future land use map designates this site as Single-Family Residential, which best aligns with the residential zoning districts (R-1, R-2, R-3, and R-4). The adjacent residential properties are zoned Traditional Residential (R-2), which appears to be the most suitable zoning for the subject property too.

These properties are subject to Section 6-1 – Nonconforming Uses. There cannot be any enlargements or alterations in a way that would increase the nonconformity. All nonconforming structures cannot be repaired, rebuilt, or altered if damages exceed 50% of its replacement value.

The Dekalb County Tax Assessor's website has the following information on the properties for tax purposes:

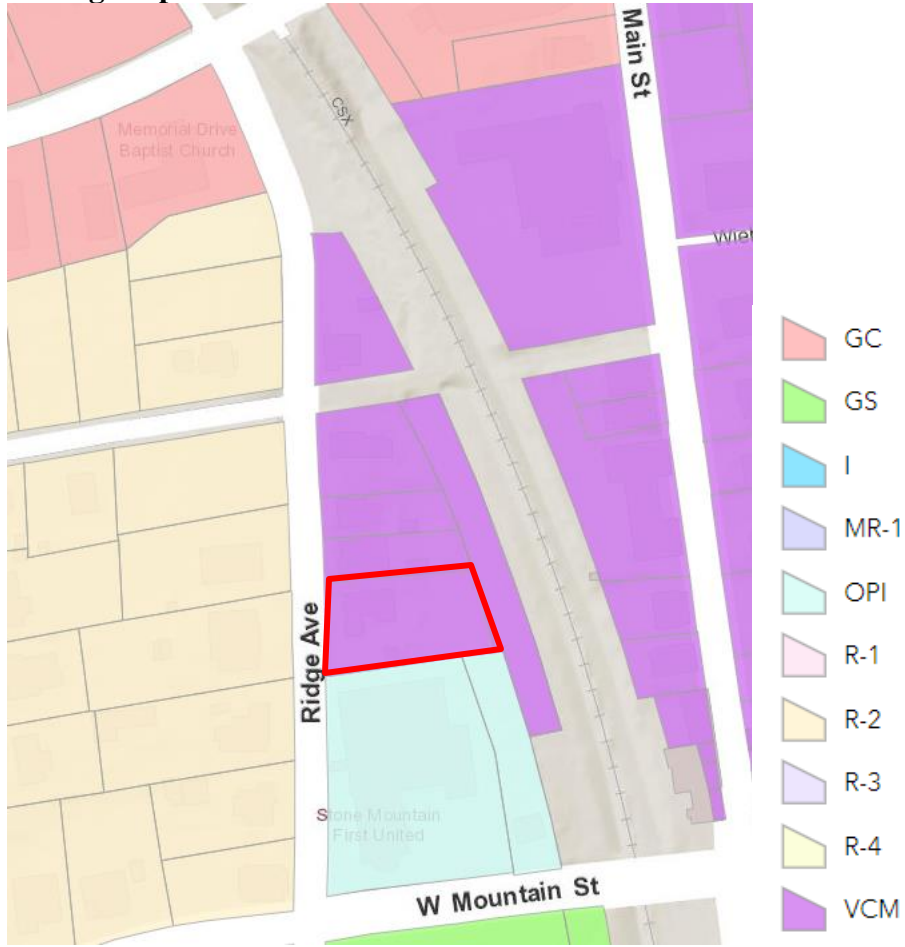
Class: R3 – Residential Lot

Land Use Code: 101 – Residential 1 Family

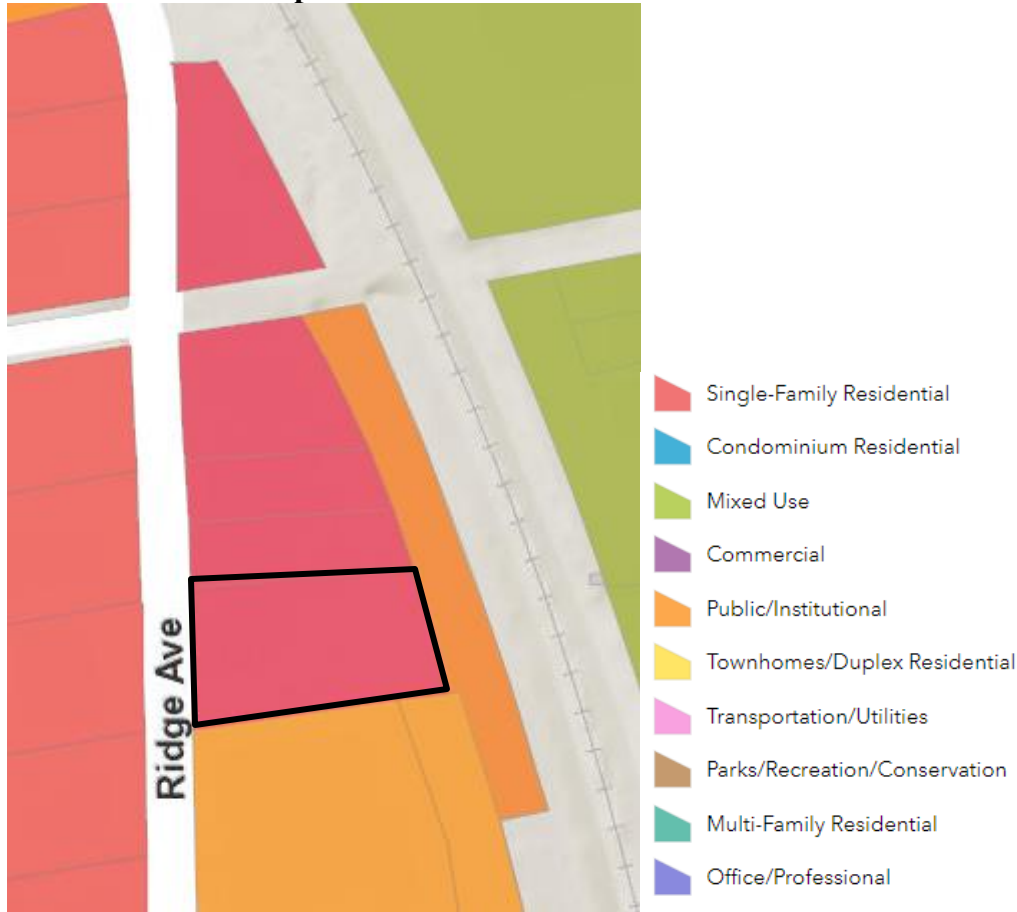
Zoning Code: R100 – Single Family Residential

These are codes and classifications that the tax assessor's office completes to inform their assessment decisions.

Zoning Map



Future Land Use Map



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

1. The existing uses and zoning of nearby property;

North: CSX Railroad Tracks

South: OPI: Office/Professional/Institutional – Stone Mountain First United Methodist Church

East: CSX Railroad Tracks

West: R-2: Single-Family Residential

2. The extent to which property values are diminished by their particular zoning restriction;

The current zoning has a higher property value zoned as VCM. However, this is not aligned with the future land use map nor the current use of the properties. This zoning change could reduce the property taxes for the owners.

3. The extent to which the possible reduction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

This proposal better aligns the existing use of the properties with the zoning code and comprehensive plan.

4. The suitability of the subject property for the zoning proposed;

The R-2 zoning district has similar setback requirements that this lot appear to meet, which would allow for future expansion within the R-2 code requirements. Being that this is an existing lot, staff does not anticipate any issues with the nonconforming lot size.

5. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The adjacent and nearby properties are low density residential homes zoned R-2 with a church to the south. The R-2 zoning proposal appears to be consistent with the adjacent and nearby development patterns.

6. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Single-family residential use is not anticipated to cause any adverse effects on adjacent or nearby properties.

7. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject property does have a reasonable economic use as currently zoned. However, the existing zoning is not aligned with the neighborhood nor the Comprehensive Plan.

8. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

There are no anticipated burdens on existing streets, transportation facilities, utilities, nor schools.

9. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map;

The Comprehensive Plan future land use designation for the subject properties is Single-Family Residential, which calls for a variety of single-family housing options.

The proposal would bring this parcel into compliance with the Comprehensive Plan and Future Land Use Map.

STAFF RECOMMENDATION:

Staff recommends approval of the rezoning from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

The Planning Commission unanimously voted to recommend the rezoning from VCM to R-2.



Dear Members of the Planning Commission and Stone Mountain City Council,

I am writing to formally request the rezoning of my property located at 1031 Ridge Avenue, Stone Mountain, Ga 30083 from Village Center Mixed-Use (VCM) to R-2 (Single-Family Residential). This historic home, built around 1920, holds significant architectural and cultural value, and I believe this change in zoning designation is essential to preserve its integrity and maintain its historical relevance. I'm also concerned about potential tax and insurance issues due to the current zoning. The city initiated the original rezone request, and I am asking to opt in.

Here are the primary reasons supporting this rezoning request:

1. **Historical Preservation:** The property is an important part of Stone Mountain's history, showcasing the architectural style of the initial quarry days. Rezoning to R-2 would provide the necessary protections to ensure that the home remains a single-family residence, consistent with its original use and design. This would help prevent modifications or developments that could compromise its historic character.
2. **Community Character:** The surrounding area is predominantly residential, with well-maintained single-family homes that contribute to the charm and appeal of Stone Mountain. Allowing this property to revert to R-2 zoning would align it with the existing neighborhood fabric and reinforce the sense of community.
3. **Unsuitability for Mixed-Use Development:** Due to its age and historical significance, the home is not well-suited for the types of commercial or mixed-use developments typically encouraged under the Village Center Mixed-Use zoning designation. Structural modifications required for such uses could irreversibly alter its historical features and diminish its value to the community.
4. **Owner Intent and Stewardship:** As the current owner, my intent is to maintain the home as a single-family residence and ensure its preservation for future generations. Rezoning to R-2 would provide the stability and clarity needed to achieve this goal.

Please do not hesitate to contact me at this email if further information is needed.

Thank you for initiating and considering this request. I appreciate your commitment to preserving the unique character and history of Stone Mountain.

Sincerely,

Grace Kelly

Sole owner of 1031 Ridge Avenue, Stone Mountain, Ga 30083.