



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

---

---

## STAFF ANALYSIS AND REPORT

**To:** City of Stone Mountain Mayor & City Council

**From:** Richard Edwards, AICP

**Subject:** Request to extend the zoning entitlements for 6803 James B Rivers Memorial Drive for six (6) months.

**Date:** March 4, 2025

**Purpose:**

The purpose of this staff report and analysis is to present the applicant's request to extend the zoning entitlements for 6803 James B Rivers Drive for six (6) months.

**Background:**

City Council approved a rezoning from Traditional Residential (R-2) to Multi-Family Residential (MR-1) with conditions for 6803 James B Rivers Memorial Drive on March 5, 2024. Condition #17 stated that the zoning entitlements would expire in 12-months, if the applicant did not have a land disturbance permit (LDP) issued.

The applicant, Christopher Hunt, has not submitted any documents to the city pertaining to the LDP nor any other permit. He is requesting that the City Council approve an extension of the zoning entitlements so that he can still apply for the LDP within six (6) months. This would make the deadline September 4, 2025.

If City Council wishes to grant this extension the zoning conditions from the March 5, 2024 approval would carry over for the extended period of time granted to the applicant. However, if the City Council does not wish to grant the extension, the property would remain zoned MR-1 and all requirements of the current zoning ordinance would have to be met.



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

---

March 6, 2024

Christopher Hunt  
5456 Peachtree Blvd, Ste 410  
Chamblee, GA 30341

Re: 6803 James B Rivers Memorial Drive

Dear Mr. Hunt,

On March 5, 2024, City Council APPROVED your request for a rezoning from Traditional Residential (R-2) to MR-1 (Multi-family Residential) at 6803 James B Rivers Memorial Drive with the following conditions:

- 1. The development shall be limited to 16 residential units and three (3) office commercial spaces.*
- 2. The commercial space shall not exceed 2,000 square feet.*
- 3. The property shall be developed in substantial conformity with the site plan labeled "EXHIBIT A." Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Adjustments to the site plan are authorized to meet the requirements of the ordinances and these conditions of zoning, pursuant to the Zoning Administrator.*
- 4. The property shall be developed in substantial conformity with the elevations labeled "EXHIBIT B" related to general architectural style, accents, massing, and materials. Exterior materials shall be brick, stone, or cementitious material or as alternatively approved by the Historic Preservation Commission. Vinyl shall be prohibited except for fascia and soffits.*
- 5. The exterior parking that encroaches into the 75-foot impervious buffer shall be constructed of pervious material that shall be approved by the City Engineer.*



6. *A Homeowner Association (HOA) shall be required. The developer shall execute, record, and maintain documents for the HOA which establish dues, fees, and responsibilities related to maintenance of units and common facilities. The HOA bylaws shall be reviewed and approved by the Zoning Administrator prior to being recorded with the DeKalb County Superior Court.*
7. *Vehicular access to the site shall be limited to one (1) ingress and one (1) egress.*
8. *The developer shall install at least one (1) bicycle rack.*
9. *All utilities shall be installed underground throughout the development.*
10. *The developer shall work with the Public Works Director and the Georgia Department of Transportation (GDOT) to install a crosswalk or traffic calming device across James B Rivers Memorial Drive or pay a fee-in-lieu to the City prior to the issuance of a Certificate of Occupancy.*
11. *The developer shall work with the City Engineer to establish Best Management Practices (BMP) to address water quality and mitigation measures to address the impacts of the buffer encroachment other than the proposed green roof.*
12. *Drive-through facilities shall be prohibited but walk-up services windows may be permitted.*
13. *No variances, conditional uses, nor special uses from the Zoning Ordinance of the City of Stone Mountain, Georgia are granted unless they have been explicitly requested and approved as part of this application.*
14. *A \$100,000 bond shall be provided to address any deficiencies in water quality and mitigation efforts.*
15. *An updated engineer's certification shall be provided prior to the issuance of a Land Disturbance Permit, which shall be reviewed and approved by the City Engineer.*
16. *The average size of all the residential units shall be 2,000 square feet or less.*
17. *The applicant shall have a Land Disturbance Permit issued within 12-months (March 5, 2025) of this approval or the zoning entitlements shall expire. The applicant may petition the City Council for an extension if the applicant can prove progress on permitting.*
18. *The applicant shall have the foundation permit approved by the Building Official within 18-months (September 5, 2025) of this approval or the zoning entitlements shall expire. The applicant may petition City Council for an extension if the applicant can prove progress on permitting.*

On March 5, 2024, City Council APPROVED your request for a concurrent variance request from Section 5-6.5(A)(9)(a) to increase the maximum floor area for residential units from 2,000 square feet to 2,700 square feet with the following conditions:



1. *The property shall be developed in substantial conformity with the site plan labeled "EXHIBIT A." Said site plan is conceptual only and must meet or exceed the requirements of the City's ordinances prior to the approval of a Land Disturbance Permit. Adjustments to the site plan are authorized to meet the requirements of the ordinances and these conditions of zoning, pursuant to the Zoning Administrator.*
2. *The average size of all the residential units shall be 2,000 square feet or less.*

Please include this letter on your updated site plans. Your next step will be to start the Land Disturbance Permitting process. This is a joint review with the City of Stone Mountain and DeKalb County, as they manage the water, sewer, and addressing for the City. Once you have plans ready to submit, the City will first review the plans and once we have determined compliance with all City requirements, we will provide a routing sheet for DeKalb County's review.

We look forward to working with you through this process. Please reach out if you have any questions or concerns. Please call City Hall at 770-498-8984 with any questions you may have regarding permits and code compliance.

Respectfully,

Richard Edwards, AICP  
[redwards@stonemountaincity.org](mailto:redwards@stonemountaincity.org)  
470-860-7994



City Council of Stone Mountain  
875 Main St  
Stone Mountain GA 30083

17 February, 2025

RE: Six Months Extension Zoning MR-1 For LDP  
6803 JBR Memorial Drive Stone Mountain GA 30083

Dear City Council,

Thank you for your wise approval of current zoning. It is now proven more appropriate and prudent by many of best cities across USA. The legally allowed reason for extension is to be able to get the new survey and engineering work for LDP.

After the approved zoning I immediately started communicating with local Stone Mountain survey company. They were coordinating with previous engineering company. The previous engineering company had gone through a nasty lawsuit with one partner in jail. The original files were lost and unavailable. The new management refused to update seals on the previous work without doing all the field work again. This was a serious unexpected setback.

I put a pause on JBR project while focusing on the already ongoing projects thinking they would be approved and then I would pay for all new work on Sereneesee™ on JBR Stone Mountain with new surveys or when a family \$Ms property sold that was to net me \$500,000+.

Regrettably there were problems with the projects from unethical owner breaching a contract, an illegal denied zoning as commissioners covered for their liability of failing to repair a horrific detention pond failure impacting property I was zoning despite no neighborhood opposition and only support, an HOA member and past planner sabotaging a deal by stressing the seller who had cancer and just wanted peace with neighbors, and then a county engineering department changing positions four times from septic to sewer, to septic, to sewer, back to septic to then demanding newly available sewer causing a loss of deal I had invested. All of this with questionable economy and lenders resistant to funding anything until after the elections in fears of a recession and interest rates due to inflation, and our family real estate deal failed to close despite seller forfeiting \$100,000+ earnest money.

I am now contracting local surveyors and engineers to get the LDP. But cannot make the deadline. I have lenders and money aligned and am focused priority determined to make Sereneesee™ JBR Stone Mountain my priority focus through completion in 2025.

Sincerely

*Christopher M. Hunt, Sr. Ph.D.*  
Green Community Development, LLC  
5456 Peachtree Blvd 410 Chamblee GA 30341 770-457-3300 [cmh@GreenCommunityDev.com](mailto:cmh@GreenCommunityDev.com)