



Historic Planning Commission

Meeting Date: September 16, 2026

SUBJECT: Application for a Certificate of Appropriateness (COA) to install a trailer in the back yard of the property located at 729 Main Street.

HPC2026 - 18 074 10 020

G. Shan

Project Information

Owner / Applicant	Roshonda Smith
Location	729 Main Street
Acreage	±.29 acres
Parcel ID	18 074 10 020
Zoning District	General Commercial (GC)

SUMMARY:

The applicant has submitted a request for the installation of a trailer on the property as a portable classroom to expand the capacity of the currently existing day care facility. The proposed modification to the site would result in a material change in the appearance of the historic property within the Historic Preservation District, requiring approval by the Historic Preservation Commission (HPC).

ANALYSIS:

The subject property is located within the General Commercial (GC) Zoning District and includes a main residential house and storage building on site. The property owner has received a Commercial Business Tax Receipt for the existing business from the City since 2017 and is now looking to expand the use of the property with the installation of the portable structure. Per Section 6-7 of the City Code, such portable structures are not permitted to be used for any Commercial, Office, or Residential use. As such, the proposed structure is not a permitted addition as it is inconsistent with the zoning code of the city. Section 6-7 entitled “*Portable Structure*” is listed below:

Trailers, converted mobile homes or other portable wheeled structures (whether on wheels or with wheels removed and placed on a foundation) that can be towed by their own chassis shall not be used for any commercial, office or residential use, except:

729 Main Street

Certificate of Appropriateness – Trailer installation

Staff Report

When used as a temporary building during construction of a permanent building or buildings on the same lot, or

When used as a temporary concession stand in a recreational facility.

Restricted use of trailers, convertible mobile homes or other portable wheeled structures shall be subject to mayor and council approval.

In addition, the proposed addition does not meet the required setbacks of the General Commercial District (GC) and if placed on the site removes access to the required parking spaces for the use.

It should also be noted that the most applicable use category for the current use of the site per section 5-7, would be “Day nurseries and kindergartens” which is listed as a special use, requiring a recommendation from the Planning Commission and approval from the Mayor and City Council. Due to the existing nature of the use, it may continue operation, however, if the owner would like to pursue expansion of the use, a special use permit would be required.

HISTORIC AND ARCHITECTURAL SIGNIFICANCE:

The residential structure is located at 729 Main Street Stone Mountain, GA 30083 (18 074 10 020) within the General Commercial (GC) Zoning District. Constructed in 1935, the property reflects the Bungalow building type of 1900 – 1930s. Architecturally, the building exhibits the Craftsman style of the 1910s – 1930s.

CONCLUSIONS

The proposed installation of a portable structure is not permitted for any commercial, office, or residential use in the City of Stone Mountain per [Section 6-7. - Portable structures](#) Stone Mountain Code of Ordinances (UDO) and the proposed use would need to receive a special use permit in order to expand its current operations.

Staff Recommendation:

Staff recommends **DENIAL** for the proposed addition of a trailer as a portable classroom on the property located at 729 Main Street (Parcel 18 074 10 020) due to the reasons outlined in the analysis section of the report.

Attachments/Exhibits:

Attachment 1 – Certificate of Appropriateness Application and supporting documents