



**City of Stone Mountain Historic Preservation Commission
Regular Meeting
July 29, 2026, at 6:30 p.m.
City Hall – 875 Main Street, Stone Mountain, GA 30083**

- A. Call to Order**
- B. Determination of Quorum**
- C. Approval of Agenda**
- D. Approval of Meeting Minutes**
 - 1. April 2026
- E. Commission Announcements**
 - 1. Historic Resources Survey Update
 - 2. Comprehensive Plan Update

F. Certificates of Appropriateness

Case# HPC2026-1807309010 5287 Cloud Street – Anthony Alford

- **Request to construct a gazabo in rear yard**
- Case Introduction
- Applicant Statements
- Commission Questions and Remarks
- Public Comments (3 minutes each)
- Motion and Vote
- **Reminder that approved work may require zoning review and additional city permits. Do not begin work until all permits are issued.**

Case# HPC2026-1808927011 955 Main Street – Hilda Wells

- Request to replace and enlarge rear door, add ADA bathroom, and replace concrete floor
- Applicant Statements
- Commission Questions and Remarks
- Public Comments (3 minutes each)
- Motion and Vote
- **Reminder that approved work may require zoning review and additional city permits. Do not begin work until all permits are issued.**

Case# HPC2026-1807420021 5447 Still House Road – Maria Giang

- Request to add an expanded driveway with entry on Still House Rd
- Applicant Statements
- Commission Questions and Remarks
- Public Comments (3 minutes each)
- Motion and Vote
- **Reminder that approved work may require zoning review and additional city permits. Do not begin work until all permits are issued.**

Case# HPC2026-1808901001 5302 Poplar Springs – Victoria Komery

- Request to add a driveway with entry on Poplar Springs Rd
- Applicant Statements
- Commission Questions and Remarks
- Public Comments (3 minutes each)
- Motion and Vote
- **Reminder that approved work may require zoning review and additional city permits. Do not begin work until all permits are issued.**

Case# HPC2026-1808902018 976 – 978 Main Street – Elisabeth Richmond

- Request to paint the exterior, exterior lighting. Roof replacement, add 2 windows
- Applicant Statements
- Commission Questions and Remarks
- Public Comments (3 minutes each)
- Motion and Vote
- **Reminder that approved work may require zoning review and additional city permits. Do not begin work until all permits are issued.**

New Business

- i. List of Blighted Properties in Historic District
- ii. **Maintenance/No Review**
 1. No cases

G. **Public Comments** (on any topic – 5 minutes each)

H. **Adjournment**

The HPC reserves the right to extend or limit the length of public comments based on: 1) the issue under discussion; 2) the number of items on the agenda; and 3) the extent to which the speaker remains constructive in their comments and questions. **II.** The public may not directly confront the applicant but must direct all comments and questions to the HPC. **III.** Public harassment of, or confrontation with the applicant will not be tolerated. **Members of the public violating tenets two or three will be asked to sit down or leave the premises.**

ATTENDANCE AT PUBLIC HEARINGS ARE REQUIRED FOR THE APPLICANT. IF YOU ARE THE APPLICANT AND UNABLE TO ATTEND, PLEASE CONTACT 770-498-8984 or EMAIL NLOVINGOOD@STONEMOUNTAINCITY.ORG SEVEN (7) BUSINESS DAYS BEFORE THE HEARING DATE.



REVIEW OF JOURNAL

		HPC Meeting Date:	July 29, 2026
Goal:	Planning –	Department:	Planning
Agenda Title:	Certificate of Appropriateness HPC2026 - 1807309010		

Workplan Goal Details: Governance
Economic Development:
Agenda Item Description (Background/History/Details):
5287 Cloud Street. Construct a gazebo in the rear yard

Staff Recommendations (Motion):
Approval of request as submitted

Mayor's Signature Required:		NO
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Budgeted Yes/No		City Manager's Initials



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

**STAFF ANALYSIS AND REPORT
CERTIFICATE OF APPROPRIATENESS APPLICATION**

OWNER(S): Anthony Alford

APPLICANT: Anthony Alford

CASE: **HPC2026-1807309010**

LOCATION: 5287 Cloud Street (Parcel ID: 18 073 09 010)

REQUEST: **Construct a gazebo in rear of property**

RECOMMENDATION: **APPROVAL**

CURRENT ZONING: R-2 (Traditional Residential)

ZONING/ADJACENT LAND USE:

North	R-2 (Traditional Residential)
South	R-2 (Traditional Residential)
West	R-2 (Traditional Residential)
East	R-2 (Traditional Residential)

STAFF REPORT AND IMPACT STATEMENT:

I. BACKGROUND:

The property is located within the National Register of Historic Places District and Local Historic Places District according to the City of Stone Mountain GIS database.

Per the Dekalb County Property Appraiser, the existing property was constructed in 2021 as a single-family structure. The applicant is requesting to construct a gazebo in the rear of property. This residential property is in the Traditional Residential Zoning District. The property has no current code enforcement violations.

II. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS (SEC 5.38 OF THE STONE MOUNTAIN CODE OF ORDINANCES):

Per Section 5-38 of the Stone Mountain Code of Ordinances, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

Historical and Architectural value and significance. This property has no identified architectural or historic significance per the 2009 Historic Resources Survey, and GNAHRGIS.

Architectural Style. The primary structure does not have a documented historical style.

Scale, Height, and Setback. Not applicable.

Landscaping. No landscaping is being proposed by the applicant.

General design. The general design of the existing structure is a brick structure.

Impacts on the Surrounding Neighborhood. The National Register of Historic Places documents Main Street as a principal commercial corridor, and other main thoroughfares that run parallel to the rail line or cross it perpendicular to the line. The commercial area mainly consisted of continuous rows of one- and two-story commercial buildings. Some are stone, while others are brick with decorative brickwork and arcaded fronts.

III. HISTORIC DISTRICT DESIGN GUIDELINES:

The purpose of the Stone Mountain Design Guidelines is to encourage the sensitive rehabilitation of historic structures, while providing for the upgrading of safety features to meet practical safety levels to the public and surrounding property. It also provides guidance regarding appropriate

compliance alternatives, when practical, to allow the continued use of structures.

Garages and Accessory Structures

4.8.1 Garages and other historic accessory structures should be preserved as significant site elements. Rehabilitation treatments should follow the residential rehabilitation guidelines provided in this manual.

4.8.2 New accessory structures will not be discouraged provided that they are unobtrusive and do not attempt to achieve a false "historic" appearance. Carports made of non-historic materials should be placed to the rear of the property or screened from view of the road by vegetation. Swimming pools, satellite dishes and other recreation-related objects are to be well buffered from view from the public right-of-way and should create a minimum visual impact.

IV. THE SECRETARY OF THE INTERIOR'S STANDARDS REHABILITATION

The **Standards for Rehabilitation** provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying **Guidelines** apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide. The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Not applicable.

V. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The Secretary of the Interior's Standards for the Treatment of Historic Properties are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally assisted projects. Otherwise, these Guidelines are intended to provide general guidance for work on any historic building.

Not applicable

1) STAFF RECOMMENDATION

Analysis. Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. [Secretary of the Interior's "Standards for Historic Preservation Projects"](#)
2. [Secretary of the Interior's "Standards for Rehabilitation"](#)
3. [City of Stone Mountain's Historic District Design Guidelines](#)
4. [City of Stone Mountain Code of Ordinances Sec 5.38 Certificate of Appropriateness](#)

RECOMMENDATION: Approval of Application. Staff recommends approval of 5287 Cloud Street. The applicant's proposed structure will be in the rear yard of the property. The primary structure is of newer construction.

2) OTHER APPLICABLE LOCAL REGULATIONS

Zoning, Building, and Other Municipal, State, and Federal Reviews. If approved, the applicant will then be able to proceed with applying for permits in compliance with all regulations of the Stone Mountain design guidelines regarding residential rehabilitation (Stone Mountain design guidelines, Chapter 5).

Sec. 5-40. - Failure to maintain historic property. Property owners within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The preservation commission shall monitor the condition of historic properties and existing buildings, structures, sites, and works of art located in historic districts to determine if they are being allowed to deteriorate by neglect.

If the preservation commission determines that a failure to provide ordinary maintenance and repair exists for a property in a historic district, then the preservation commission will notify the property owner in writing by certified mail of the conditions of neglect which require remediation. The notice shall include a date for a hearing to allow the property owner to respond. The hearing shall be scheduled at a regular meeting of the preservation commission but not less than twenty-one (21) days from the date the notice is mailed.

Within ten (10) days after the hearing the preservation commission shall notify the property owner in writing by certified mail a statement of the conditions of neglect that must be remedied and a reasonable time period for the completion of the remediation, but not less than thirty (30) days from the date the statement is mailed.

If efforts to remediate the conditions are not begun within thirty (30) days of the date the statement is mailed then the property shall be considered in violation of this article and shall be subject to prosecution under the provisions of [Chapter 5](#), Division 4, Nuisance Abatement Procedures, of The Code of the City of Stone Mountain, Georgia.



Certificate of Appropriateness (COA) Application

Application Fee: Residential - \$50.00 Commercial - \$100.00

Permit Number: _____

Date Received: _____

Meeting Date: _____

Date Complete: _____

HPC Action Taken: _____

Date Processed: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 5287 Cloud ST, Stone MTN, GA 30083

APPLICANT CONTACT INFORMATION

Applicant Name: Anthony ALFORD Phone Number: 678 300 3000

Mailing Address: Stone MTN, GA 30083

Email Address: _____

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: SAME

Address: _____ Phone Number: _____

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. If the project makes a change in materials or appearance, then a COA is required. Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other _____

☐ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☐ Window(s) ☐ Door(s) ☐ Porch ☐ Lighting ☐ Awning ☐ Other _____

☐ **Construction**, includes but is not limited to the following:

☐ New Building ☐ Additions ☒ Accessory Building ☐ Other _____
☐ Major building restoration, rehabilitation, or remodeling

☐ **Site Changes**, include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☐ Mechanical system ☐ Walkway/Sidewalk/Driveway ☐ Other _____

☐ **Demolition or Relocation**, include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other _____

☐ **Other** _____

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary.

Adding a GAZEBO inside of the fence in my Backyard.

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- ☐ description of project
- ☐ description of construction materials
- ☐ photographs of existing building
- ☐ proposed finishes (attach samples)

Construction

- ☐ description of project
- ☐ stamped set of architectural elevations (all sides)
- ☐ stamped site plan (building, fencing, paving)
- ☐ landscaping plan (saved and proposed vegetation)
- ☐ description of construction materials
- ☐ photographs of proposed site and adjacent sites
- ☐ stamped set of architectural floor plans
- ☐ proposed finishes (attach samples)
- ☐ documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- ☐ description of project
- ☐ sketch diagram of proposed project
- ☐ site plan showing current features—buildings, paving, fencing, mature vegetation, etc.
- ☐ description of construction materials
- ☐ photographs of existing site and adjacent sites
- ☐ proposed finishes (attach samples)

Demolition or Relocation

- ☐ description of project
- ☐ site plan showing existing structures
- ☐ site plan showing proposed development
- ☐ description of construction materials
- ☐ photographs of existing site and adjacent sites
- ☐ proposed finishes (attach samples)
- ☐ landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

[Signature] 6/17/26
Signature of Owner(s) Date

[Signature] 6/17/26
Signature of Applicant Date

Signature of Authorized Agent Date



Owner Permission Affidavit

Subject Property Address: 5287 Cloud St. Stone Mtn, GA 30083

Property Owner:

Name (Person, Firm, Corporation, or Agency): Anthony ALFORD

Mailing Address: 5287 Cloud St. Stone Mtn, GA 30083

Phone: 678-595-9929

Email: alford70@yahoo.com

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): _____

Mailing Address: _____

Phone: _____

Email: _____

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: 5287 Cloud St Stone Mtn GA 30083

Type of Application: Building / Accessory Building Permit

[Signature]
Property Owner's signature

Anthony ALFORD
Property Owner's printed name

This instrument was signed before me on this date: _____

County: _____ Georgia Notary Signature: _____

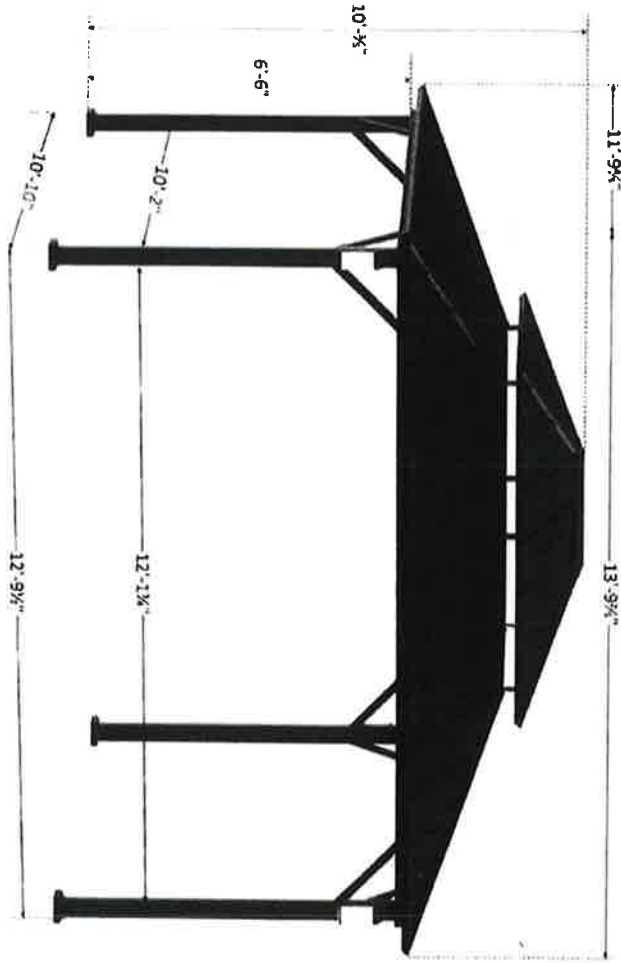
Affix seal/stamp as close to signature as possible

About the Gazebo

- **[DOUBLE ROOF & STURDY HOOKS]** The roof of this hardtop gazebo is built with fade-resistant and rust-resistant galvanized steel, which can block toxic UV rays and withstand heavy snow and rain. The double layered roof design allows air to circulate, creating a ventilation system that helps keep the gazebo cool and comfortable even on hot summer days. Equipped with "U" hooks on the top roof, it can be used to hang up the lights and fans to enrich the hard top gazebos.
- **[STURDY CONSTRUCTION]** Crafted with premium heavy-duty materials, our 12' x 14' metal gazebo's frames are sturdy, corrosion-resistant, and rust-proof. Additional expansion screws at the base provide extra reinforcement, ensuring stable installation in your backyard, patio or garden.
- **[LIGHT UP YOUR NIGHTS]** Our 12' x 14' hardtop gazebo stands out with 4 Solar powered LED lights, creating a romantic ambiance to enjoy evenings with family. Whether it is day or night, our outdoor gazebo can create a warm atmosphere.
- **[SAFE AND SECURE]** Designed for durability, our gazebo features robust concrete screws that securely anchor into concrete or decking, ensuring stability even in stormy weather. With an impressive snow load capacity of 20 lbs. per square foot and a wind rating of up to 70 mph, this all-season gazebo stands strong against hurricane season and harshest winter conditions.
- **[SPACIOUS SPACE]** Measuring 12' x 14', our hardtop gazebo offers generous space for outdoor gatherings, comfortably accommodating 10-14 guests. Perfect for family parties or friendly get-togethers, this versatile outdoor pavilion also serves as a serene spot for personal activities like painting, working, or yoga.
- **[EASY INSTALLATION]** We provide detailed instructions to facilitate your installation. The package of the outdoor gazebo contains 5 boxes, which may arrive at different times, please collect them all before installation. We recommend 2-3 people to work together to assemble the pavilions, and our excellent 24/7 customer service team is always there for you. If you have any questions, please feel free to contact us.

VIDEOS IMAGES

Product Dimensions



Hooks

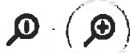


Dual Roof



Angled supports

Look with a 3000K warm white LED light, creating a romantic
ambiance to enjoy evenings with family. Whether it is day or



Modern Shade
Hardtop Gazet
4 LED Lights, f
Outdoor Gazet
Galvanized Ste
Grill Pavilion w
Color: Black with 4 LI
Size: 12'x14'



Kozyard Alexander 10' x 12' Hardtop Gazebo, Aluminum Frame with Galvanized Steel Double Roof, Outdoor Permanent Pavilion with Curtains and Netting for Patio, Backyard, Deck, Brown

\$1,207.99 ~~\$1,899.99~~



Most Recent



 John

05/01/2026

John Jones

Had this gazebo for almost two years now and absolutely love it !! 10 by 12 Alexander is the perfect size for our deck. So happy that we went with kozyard gazebo brand look at other and this one was the best. As a retired engineer I not what to look for with structures. It's the talking point every time we have friends over. About 4 of them have purchased the same gazebo.



 Mark Arcella

04/14/2026

Kozyard Alexander 10' x 12' Hardtop Gazebo, Aluminum Frame with Galvanized Steel Double Roof, Outdoor Permanent Pavilion with Curtains and Netting for Patio, Backyard, Deck, Brown



 Ron

03/18/2026

Curtains and Mosquito Nets

I live in Canada, cannot order replacement curtains and nets. Was visiting Boston and called Kozyard, talked to Leona and she sent my order to the hotel i was staying at before I arrived. The delivery happeried overnight. What a great job Leona, thank you so much for your great customer service.



 Kristan Alford

03/15/2026

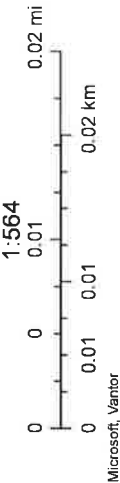
Withstands high winds


TOP

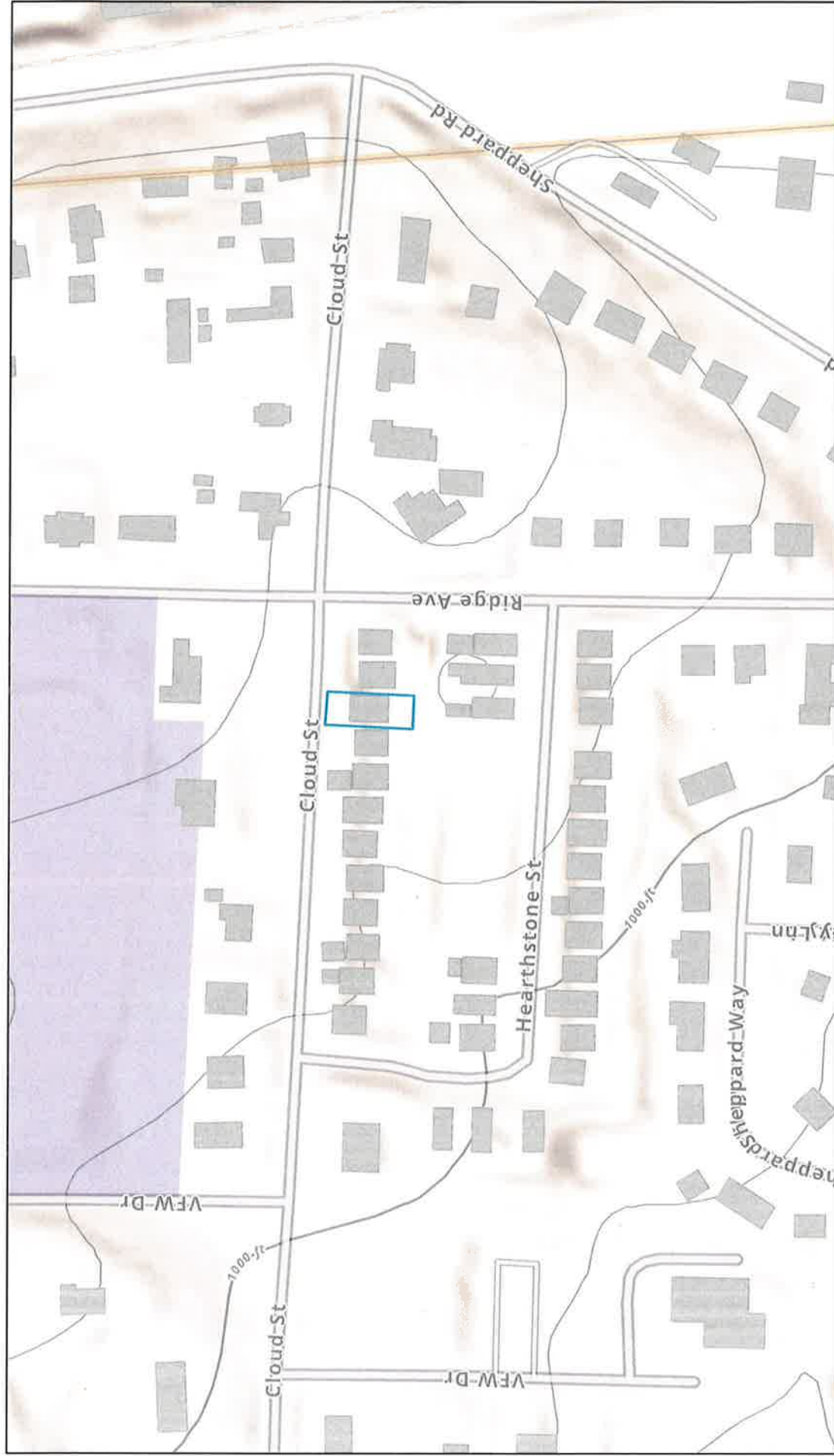
5287 Cloud Street - Aerial Map



7/13/2026, 11:55:47 AM



5287 Cloud Street - Location Map

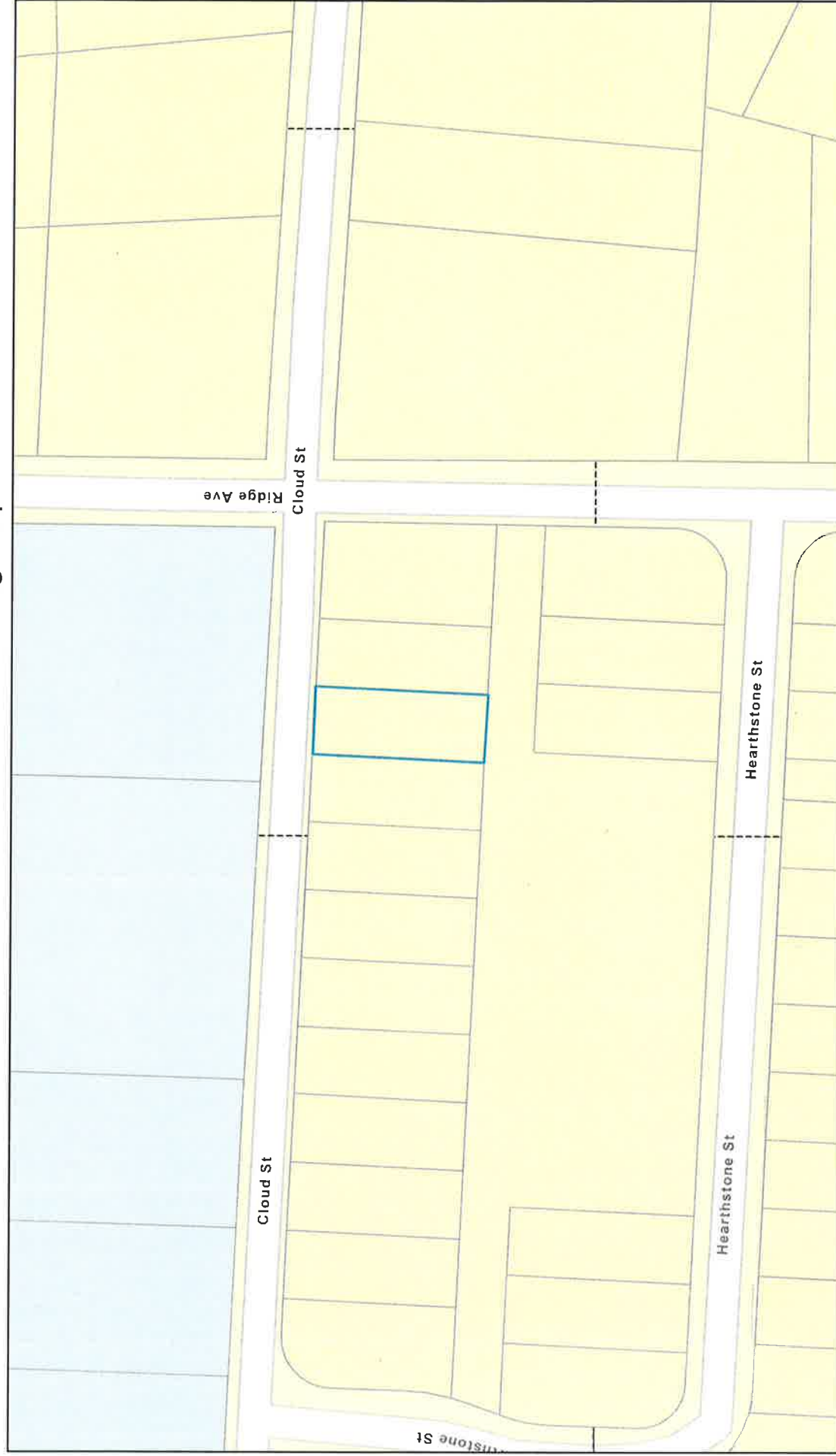


7/13/2026, 12:34:04 PM

1:2,257
0 0.01 0.03 0.05 0.06 mi
0 0.03 0.05 0.1 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, © World Wildlife Fund, Inc., Sources: Esri, Vantor,

5287 Cloud Street - Zoning Map



7/13/2026, 12:27:01 PM

Zoning R-2

OPI Municipal Boundary

1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



REVIEW OF JOURNAL

		HPC Meeting Date:	July 29, 2026
Goal:	Planning –	Department:	Planning
Agenda Title:	Certificate of Appropriateness HPC2026 - 1808927011		

Workplan Goal Details: Governance
Economic Development:
Agenda Item Description (Background/History/Details):
955 Main Street Repair and replace rear doors. Install ADA bathroom and replace concrete floor

Staff Recommendations (Motion):
Approval of request as submitted

Mayor's Signature Required:		NO
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Budgeted Yes/No		City Manager's Initials



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

**STAFF ANALYSIS AND REPORT
CERTIFICATE OF APPROPRIATENESS APPLICATION**

**STAFF ANALYSIS AND REPORT
CERTIFICATE OF APPROPRIATENESS APPLICATION**

OWNER(S): Hilda Wells

APPLICANT: Hilda Wells

CASE: **HPC2026-1808927011**

LOCATION: 955 Main Street

REQUESST: Repair and replace the rear doors, and install an ADA bathroom, and replace concrete floor

RECOMMENDATION: **APPROVAL**

CURRENT ZONING: VCM (Village Center Mixed Use)

ZONING/ADJACENT LAND USE:

North	VCM (Village Center Mixed Use)
South	VCM (Village Center Mixed Use)
West	VCM (Village Center Mixed Use)
East	VCM (Village Center Mixed Use)

STAFF REPORT AND IMPACT STATEMENT:

I. BACKGROUND:

The property is located within the National Register of Historic Places District and Local Historic Places District according to the City of Stone Mountain GIS database.

The applicant is requesting to replace the existing rear door with a double door in the rear of building. This property is in the Village Center Mixed Use Zoning District. The property has no current code enforcement violations.

Additional improvements are interior to the property. The applicant is installing an ADA compliant bathroom and pouring a new concrete floor.

II. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS (SEC 5.38 OF THE STONE MOUNTAIN CODE OF ORDINANCES):

Per Section 5-38 of the Stone Mountain Code of Ordinances, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

Historical and Architectural value and significance. This property has no identified architectural or historic significance per the 2009 Historic Resources Survey, and GNAHRGIS.

Architectural Style. The primary structure does not have a documented historical style.

Scale, Height, and Setback. Not applicable.

Landscaping. No landscaping is being proposed by the applicant.

Impacts on the Surrounding Neighborhood. The National Register of Historic Places documents Main Street as a principal commercial corridor, and other main thoroughfares that run parallel to the rail line or cross it perpendicular to the line. The commercial area mainly consisted of continuous rows of one- and two-story commercial buildings. Some are stone, while others are brick with decorative brickwork and arcaded fronts.

III. HISTORIC DISTRICT DESIGN GUIDELINES:

The purpose of the Stone Mountain Design Guidelines is to encourage the sensitive rehabilitation of historic structures, while providing for the upgrading of safety features to meet practical safety levels to the public and surrounding property. It also provides guidance regarding appropriate

compliance alternatives, when practical, to allow the continued use of structures.

Garages and Accessory Structures

4.8.1 Garages and other historic accessory structures should be preserved as significant site elements. Rehabilitation treatments should follow the residential rehabilitation guidelines provided in this manual.

IV. THE SECRETARY OF THE INTERIOR'S STANDARDS REHABILITATION

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Not applicable.

V. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The Secretary of the Interior's Standards for the Treatment of Historic Properties are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally assisted projects. Otherwise, these Guidelines are intended to provide general guidance for work on any historic building.

Not applicable

1) STAFF RECCOMENDATION

Analysis. Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. [Secretary of the Interior's "Standards for Historic Preservation Projects"](#)
2. [Secretary of the Interior's "Standards for Rehabilitation"](#)
3. [City of Stone Mountain's Historic District Design Guidelines](#)
4. [City of Stone Mountain Code of Ordinances Sec 5.38 Certificate of Appropriateness](#)

RECOMMENDATION: Approval of Application. Staff recommends approval of 955 Main Street. The applicant's proposed structure will be in the rear of the building. The other improvements consisting of an ADA compliant bathroom and new concrete on the floor are interior to the building.

2) OTHER APPLICABLE LOCAL REGULATIONS

Zoning, Building, and Other Municipal, State, and Federal Reviews. If approved, the applicant will then be able to proceed with applying for permits in compliance with all regulations of the Stone Mountain design guidelines regarding residential rehabilitation (Stone Mountain design guidelines, Chapter 5).

Sec. 5-40. - Failure to maintain historic property. Property owners within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The preservation commission shall monitor the condition of historic properties and existing buildings, structures, sites, and works of art located in historic districts to determine if they are being allowed to deteriorate by neglect.

If the preservation commission determines that a failure to provide ordinary maintenance and repair exists for a property in a historic district, then the preservation commission will notify the property owner in writing by certified mail of the conditions of neglect which require remediation. The notice shall include a date for a hearing to allow the property owner to respond. The hearing shall be scheduled at a regular meeting of the preservation commission but not less than twenty-one (21) days from the date the notice is mailed.

Within ten (10) days after the hearing the preservation commission shall notify the property owner in writing by certified mail a statement of the conditions of neglect that must be remedied and a reasonable time period for the completion of the remediation, but not less than thirty (30) days from the date the statement is mailed.

If efforts to remediate the conditions are not begun within thirty (30) days of the date the statement is mailed then the property shall be considered in violation of this article and shall be subject to prosecution under the provisions of Chapter 5, Division 4, Nuisance Abatement Procedures, of The Code of the City of Stone Mountain, Georgia.

thuff@stonemountaincity.org



Certificate of Appropriateness (COA) Application

Application Fee: Residential - \$50.00 Commercial - \$100.00

Date Received: DEC 29 2025 PM 4:20

Permit Number: _____

Date Complete: _____

Meeting Date: _____

Date Processed: _____

HPC Action Taken: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 955 MAIN Street

APPLICANT CONTACT INFORMATION

Applicant Name: Hilda K. Wells Phone Number: _____

Mailing Address: + - - - - Stone Mountain, Ga. 30083

Email Address: _____

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: Hilda K. Wells

Address: 12 - - - - - Atlanta, Phone Number: (- - - - -) - - - - -

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. If the project makes a change in materials or appearance, then a COA is required. Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other _____

☐ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:
☐ Window(s) ☐ Door(s) ☐ Porch ☐ Lighting ☐ Awning ☐ Other _____

☐ **Construction**, includes but is not limited to the following:
☐ New Building ☐ Additions ☐ Accessory Building ☐ Other _____
☐ Major building restoration, rehabilitation, or remodeling

☐ **Site Changes**, include but are not limited to the following:
☐ Fence/Wall ☐ Pool ☐ Mechanical system ☐ Walkway/Sidewalk/Driveway ☐ Other _____

☐ **Demolition or Relocation**, include but are not limited to the following:
☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other _____

☒ **Other** Container to be placed in rear of property

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary.

Shipping container to be placed in rear of property
2.5/40 feet sketch on page 1 shows place-
ment of container. container picture on page
2. Page 3 shows containers located across street
at coffee shop.

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- ☐ description of project
- ☐ description of construction materials
- ☐ photographs of existing building
- ☐ proposed finishes (attach samples)

Construction

- ☐ description of project
- ☐ stamped set of architectural elevations (all sides)
- ☐ stamped site plan (building, fencing, paving)
- ☐ landscaping plan (saved and proposed vegetation)
- ☐ description of construction materials
- ☐ photographs of proposed site and adjacent sites
- ☐ stamped set of architectural floor plans
- ☐ proposed finishes (attach samples)
- ☐ documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- ☐ description of project
- ☐ sketch diagram of proposed project
- ☐ site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- ☐ description of construction materials
- ☐ photographs of existing site and adjacent sites
- ☐ proposed finishes (attach samples)

Demolition or Relocation

- ☐ description of project
- ☐ site plan showing existing structures
- ☐ site plan showing proposed development
- ☐ description of construction materials
- ☐ photographs of existing site and adjacent sites
- ☐ proposed finishes (attach samples)
- ☐ landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

Nilda K. Wells 12/15/25
Signature of Owner(s) Date

Nilda K. Wells 12/17/25
Signature of Applicant Date

Stg S. Hill 12-19-25
Signature of Authorized Agent Date

hillhi 2012@yahoo.com
Steven Hill 6-758-6099

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

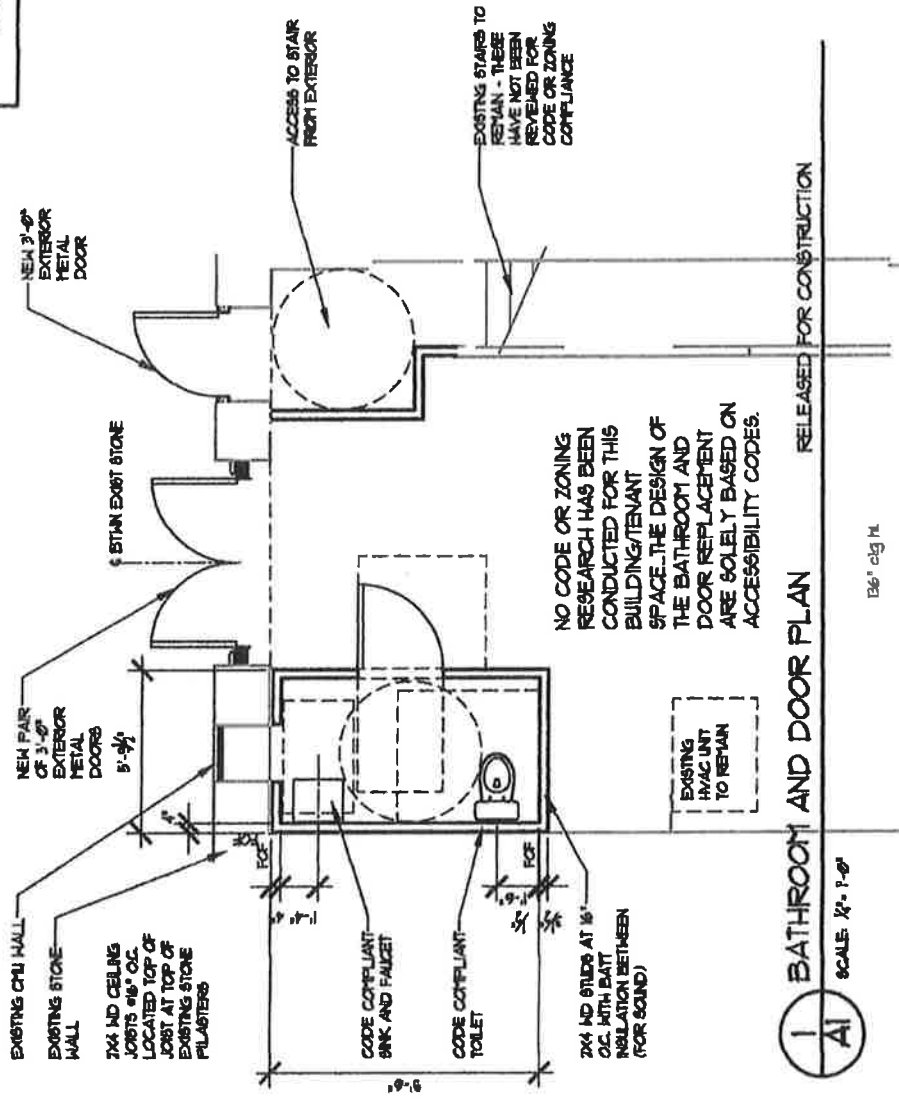
2. REFER TO PREVIOUS DRAWINGS FOR FINISHES, PORTLAND, COLOR TRANSLUCENT.

MOON BROS. INC.
 ARCHITECTS / CRAFTSMEN
 1400 BULLDOZER AVE. N.E.
 ATLANTA, GEORGIA 30307
 (404) 525-1000



Bathroom Addition
 955 Main Street
 Stone Mountain, Georgia
 30307

Partial Floor Plan
 136' x 11' H
 A1



BATHROOM AND DOOR PLAN

SCALE 1/2" = 1'-0"

136' x 11' H



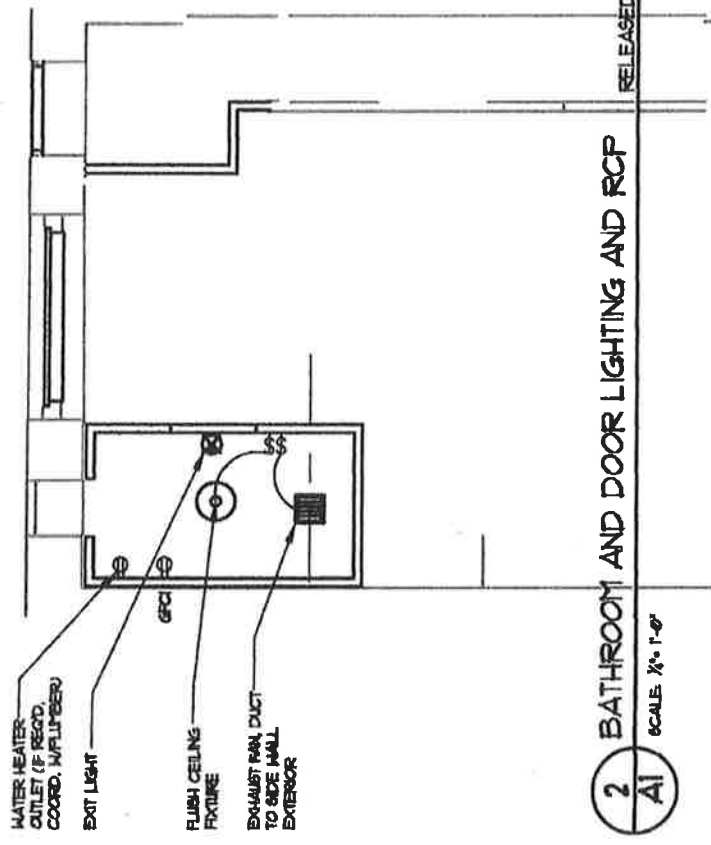
RELEASED FOR CONSTRUCTION

MOON BROS. INC.
ARCHITECTS / CRAFTSMEN
180 MADISON AVE. N.E.
ATLANTA, GEORGIA 30307
404.577.0000



Bathroom Addition
955 Main Street
Stone Mountain, Georgia
30307

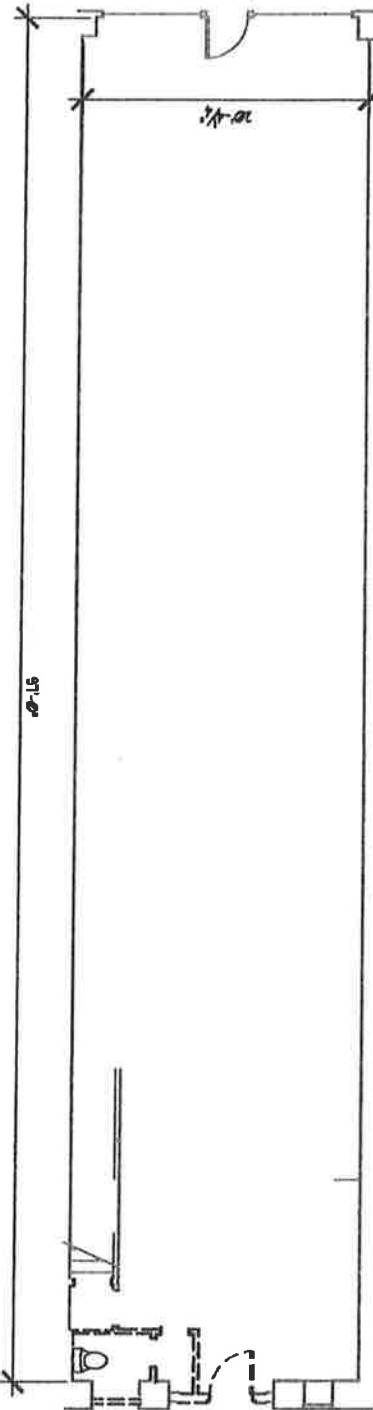
Partial Lighting
and RCP
Sheet A2
A2



2 BATHROOM AND DOOR LIGHTING AND RCP
A1 SCALE 1/8" = 1'-0"

RELEASED FOR CONSTRUCTION

⊕
D1
EXISTING FLOOR PLAN W/DEMOLITION
SCALE 1/4" = 1'-0"



RELINQUISHED FOR CONSTRUCTION

RELINQUISHED FOR CONSTRUCTION

REVISION	DATE	BY	DESCRIPTION
1	01/12/2016		Demolition Plan
2	01/12/2016		Demolition Plan
3	01/12/2016		Demolition Plan
4	01/12/2016		Demolition Plan
5	01/12/2016		Demolition Plan
6	01/12/2016		Demolition Plan
7	01/12/2016		Demolition Plan
8	01/12/2016		Demolition Plan
9	01/12/2016		Demolition Plan
10	01/12/2016		Demolition Plan

Bathroom Addition
955 Main Street
Stone Mountain, Georgia
30307



MOON BROS. INC.
ARCHITECTS / CRAFTSMEN

180 HILSDEN AVE. S.W.
ATLANTA, GEORGIA 30317





Owner Permission Affidavit

Subject Property Address: 955 MAIN Street

Property Owner:

Name (Person, Firm, Corporation, or Agency): Hilda K. Wells

Mailing Address: 1243 Park Dr. Stone Mountain, GA 30083

Phone: 678-906-7178

Email: lynnwells2017@gmail.com

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): Steve Hill

Mailing Address: 5266 Cloud Street

Stone Mountain, GA 30083
Steve Hill

Phone: 678-758-6089

Email: hillhi2012@yahoo.com

I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: 955 MAIN Street

Type of Application: _____

Hilda K. Wells
Property Owner's signature

Hilda K. Wells
Property Owner's printed name

This instrument was signed before me on this date: June 25th 2026

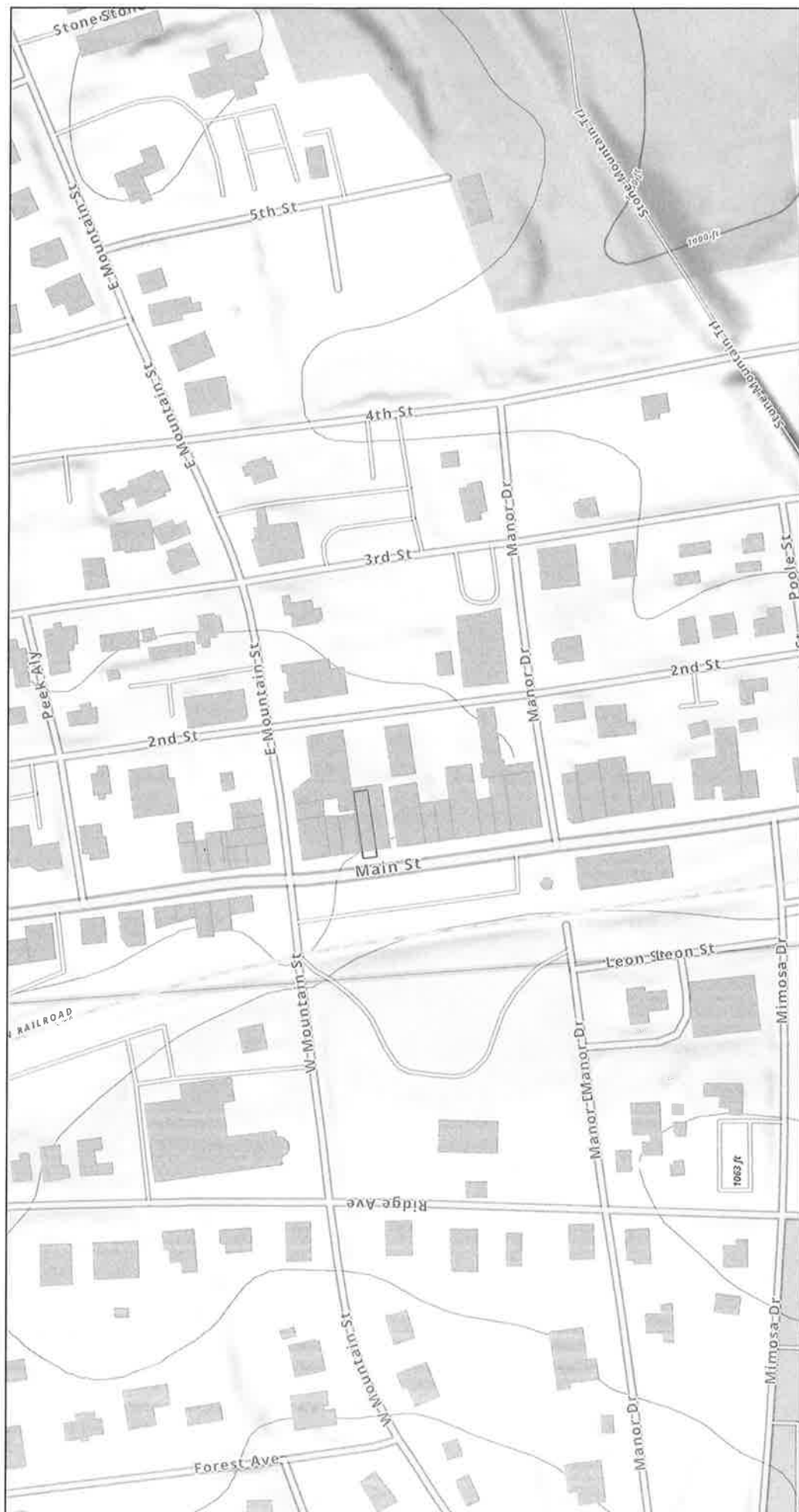
County: Watten CS
Florida

Georgia Notary Signature: Chris C. Dance

Affix seal/stamp as close to signature as possible



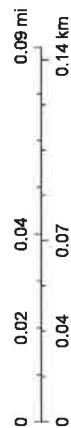
955 Main Street - Location Map



7/20/2026, 12:40:47 PM

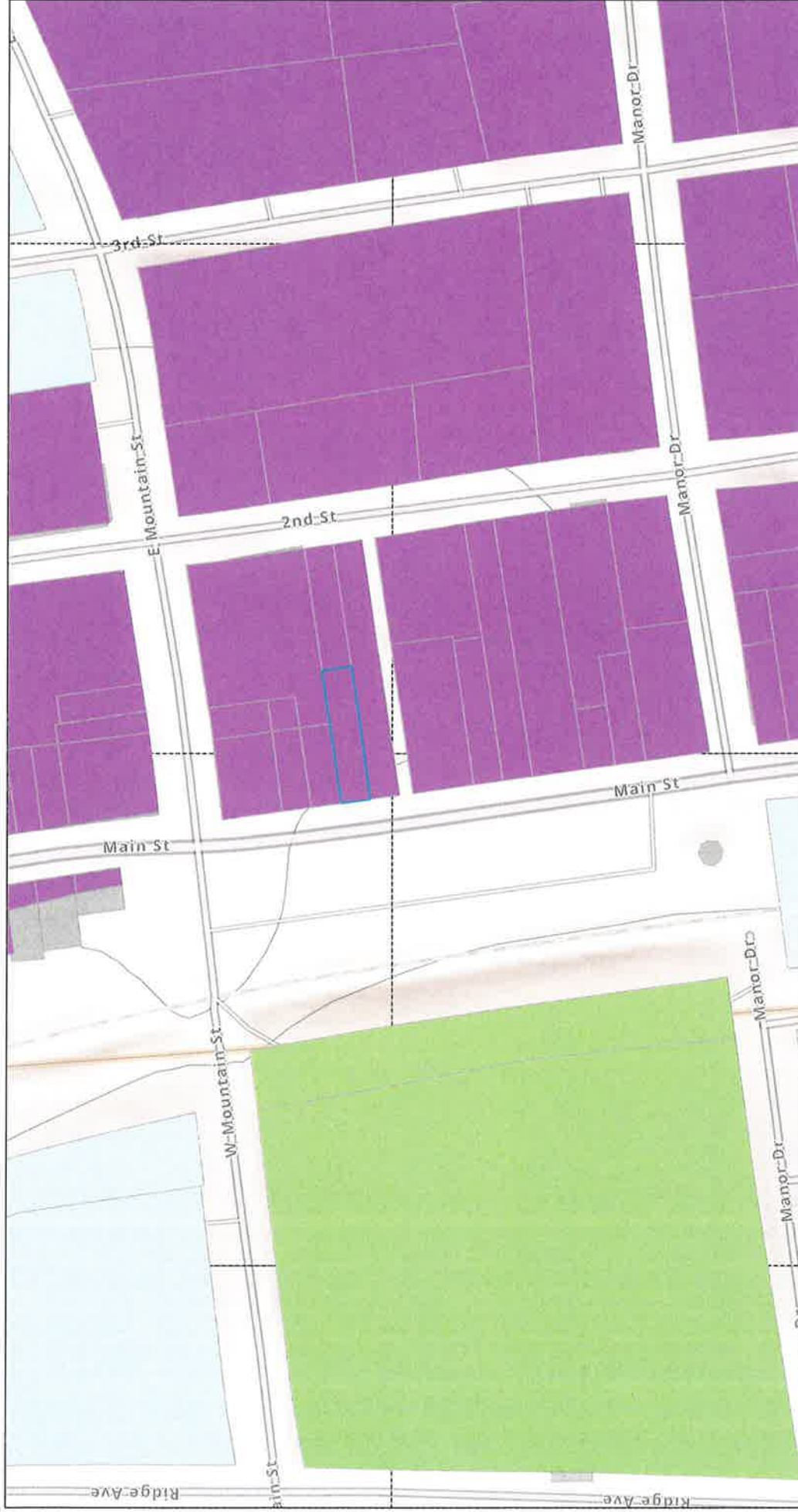
Municipal Boundary

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, © World Wildlife

955 Main Street - Zoning Map



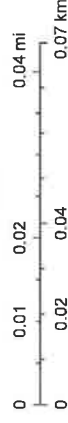
7/20/2026, 12:42:05 PM

Zoning

- GS
- OPI
- VCM

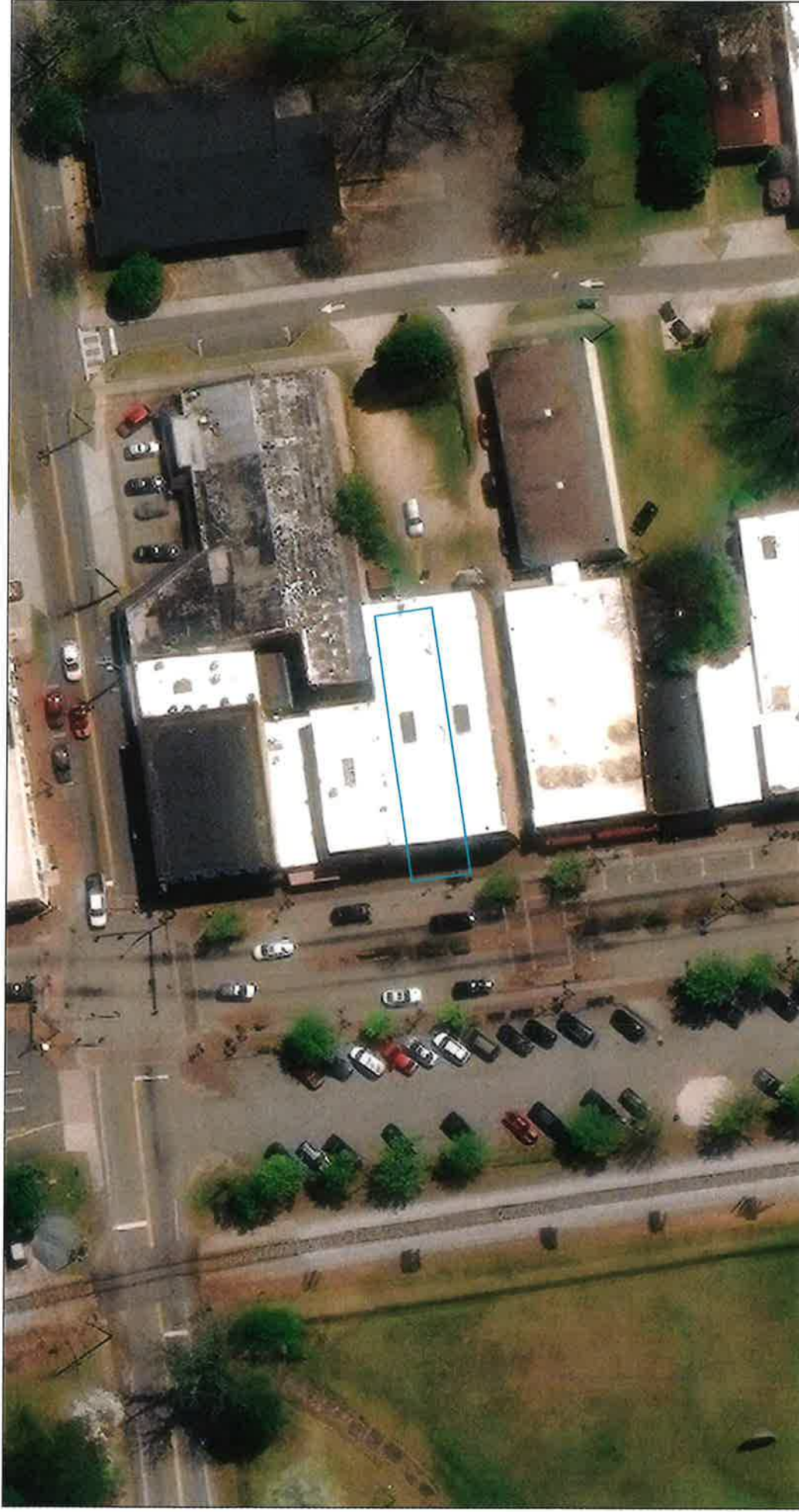
Municipal Boundary

1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, © World Wildlife

955 Main Street - Aerial Map



7/20/2026, 12:39:21 PM

Municipal Boundary

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Microsoft, Vantor



REVIEW OF JOURNAL

		HPC Meeting Date:	July 29, 2026
Goal:	Planning –	Department:	Planning
Agenda Title:	Certificate of Appropriateness HPC2026 - 1807420021		

Workplan Goal Details: Governance
Economic Development:
Agenda Item Description (Background/History/Details):
5447 Still House Rd. Add a concrete pad adjacent to house

Staff Recommendations (Motion):
Denial of request as submitted. Approval of alternative location on lot

Mayor's Signature Required:		NO
------------------------------------	--	----

Budgeted Yes/No		Still House RdCity Manager's Initials



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

**STAFF ANALYSIS AND REPORT
CERTIFICATE OF APPROPRIATENESS APPLICATION**

OWNER(S): David and Maria Giang

APPLICANT: Maria Giang

CASE: **HPC2026-1807420021**

LOCATION: 5447 Still House Road

REQUEST: Add a concrete parking pad adjacent to the house on Still House Road

RECOMMENDATION **DENIAL of REQUEST AS SUBMITTED
APPROVAL OF ALTERNATIVE LOCATION**

CURRENT ZONING: R-4 (Shermantown Residential)

ZONING/ADJACENT LAND USE:

North	R-4 (Shermantown Residential)
South	R-4 (Shermantown Residential)
West	R-4 (Shermantown Residential)
East	R-4 (Shermantown Residential)

I. BACKGROUND:

The parcel is in the City of Stone Mountain, according to the DeKalb County Property Appraiser records. The property is located within the National Register of Historic Places District and Local Historic Places District according to the City of Stone Mountain GIS database. The subject property is a through lot, with street frontage on both Still House Road and Mason Lane. The lot contains two single-family houses: one fronting Mason Lane, and the other where the scope of work is proposed fronting Still House Road.

The applicant is requesting to add a concrete parking pad off of Still House Road in the northwest corner of the lot. This will require creating a new curb cut where there is an existing, low retaining wall within City right-of-way along Still House Road. The property is in the R-4 Shermantown Residential Zoning District. The property has no current code enforcement violations.

The parking pad is proposed to be 16 feet wide by 20 feet long and is proposed to accommodate two cars. A survey of what is existing, and a site plan of what is proposed, are included in this report.

A photo of the area where the curb cut is proposed to accommodate the parking pad is shown below. There is a low, approximately 2-foot tall retaining wall with a chain link fence. It appears that to install the parking pad would require removal of the wall.



The applicant had previously been accessing the site by car from a curb cut off of Mason Lane located on the adjacent property to the east. Staff notes that there is sufficient space for the applicant to install a new driveway and parking pad on the Mason Lane side of the subject property, in the area between the east lot line and the foundation of a previously-existing structure, provided a utility pole guy wire could be relocated.



II. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS (SEC 5.38 OF THE STONE MOUNTAIN CODE OF ORDINANCES):

Per Section 5-38 of the Stone Mountain Code of Ordinances, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

Analysis. Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. [Secretary of the Interior's "Standards for Historic Preservation Projects"](#)
2. [Secretary of the Interior's "Standards for Rehabilitation"](#)

III. HISTORIC DISTRICT DESIGN GUIDELINES:

The purpose of the Stone Mountain Design Guidelines is to encourage the sensitive rehabilitation of historic structures, while providing for the upgrading of safety features to meet practical safety levels to the public and surrounding property. It also provides guidance regarding appropriate compliance alternatives, when practical, to allow the continued use of structures.

No changes to the building are being proposed. There is only a request to add the concrete parking pad, and an associated walkway that is 2 feet wide by 25 feet long. Changes to an existing, low retaining wall and chain link fence are also proposed.

1) OTHER APPLICABLE LOCAL REGULATIONS

Zoning, Building, and Other Municipal, State, and Federal Reviews. If approved, the applicant will then be able to proceed with applying for permits in compliance with all regulations of the Stone Mountain design guidelines regarding residential rehabilitation (Stone Mountain design guidelines, Chapter 5).

Sec. 5-40. - Failure to maintain historic property. Property owners within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The preservation commission shall monitor the condition of historic properties and existing buildings, structures, sites, and works of art located in historic districts to determine if they are being allowed to deteriorate by neglect.

If the preservation commission determines that a failure to provide ordinary maintenance and repair exists for a property in a historic district, then the preservation commission will notify the property owner in writing by certified mail of the conditions of neglect which require remediation. The notice shall include a date for a hearing to allow the property owner to respond. The hearing shall be scheduled at a regular meeting of the preservation commission but not less than twenty-one (21) days from the date the notice is mailed.

Within ten (10) days after the hearing the preservation commission shall notify the property owner in writing by certified mail a statement of the conditions of neglect that must be remedied and a reasonable time period for the completion of the remediation, but not less than thirty (30) days from the date the statement is mailed.

If efforts to remediate the conditions are not begun within thirty (30) days of the date the statement is mailed then the property shall be considered in violation of this article and shall be subject to prosecution under the provisions of [Chapter 5](#), Division 4, Nuisance Abatement Procedures, of The Code of the City of Stone Mountain, Georgia.

7-1.3 Design standards. The following design requirements shall apply to all off-street parking spaces, driveways, and loading spaces.

A. Parking spaces.

1. **Required dimensions for each parking space:** Each full-size automobile parking space shall be not less than nine feet wide and 20 feet in length. Parking spaces for compact and sub-compact cars shall not be less than eight feet wide and 17 feet in length. Adequate interior driveways shall connect each parking space with a public right-of-way.

They are proposing to have 2 parking spaces. The spaces are required to be a min of 9' wide

and 20' in length. The spaces have to be on private property. This section references "adequate interior driveways". Whether a 20' long driveway is required or not, the pad is too narrow for 2 spaces. It is required to be at least 18 ft wide, and the spaces are located partially in the ROW. At a minimum, "adequate interior driveway" would be interpreted to mean long enough so that the entire parking pad is located on private property.

STAFF RECCOMENDATION:

Staff recommends **DENIAL** of the parking pad and access along Still House Rd.

This denial is based on the requirement in Sec. 5-4.7 to provide a driveway that is 20 ft long from the ROW. And the spaces must be on private property, not in the right-of-way. Spaces must meet the size requirements of the regulations.

As an alternative, Staff recommends **APPROVAL OF THE ADDITION OF A DRIVEWAY AND ACCESS from Mason Lane.**

This would require the applicant to install a new driveway and parking pad on the Mason Lane side of the subject property. This would be in the area between the east lot line and the foundation of a previously-existing structure, provided a utility pole guy wire could be relocated.



thuff@STONEMOUNTAINCITY.ORG

Certificate of Appropriateness (COA) Application

Application Fee: Residential - \$50.00 Commercial - \$100.00

Routine Maintenance does not require an application fee.

Permit Number: _____

Meeting Date: _____

HPC Action Taken: _____

Date Received: _____

Date Complete: _____

Date Processed: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 5447 Stillhouse Rd, Stone Mountain, GA 30083

APPLICANT CONTACT INFORMATION

Applicant Name: David and Maria Giang Phone Number: 770-555-1121

Mailing Address: 2017

Email Address: concepcion_maria@yahoo.com

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: David and Maria Giang

Address: _____ Phone Number: _____

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. **If the project makes a change in materials or appearance, then a COA is required.** Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other _____

☐ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☐ Window(s) ☐ Door(s) ☐ Porch ☐ Lighting ☐ Awning ☐ Other _____

☐ **Construction**, includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other _____
☐ Major building restoration, rehabilitation, or remodeling

☒ **Site Changes**, include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☐ Mechanical system ☒ Walkway/Sidewalk/Driveway ☐ Other _____

☐ **Demolition or Relocation**, include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other _____

☐ **Other** _____

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. The Driveway will be 16' wide by 20' Long on Left side front of The house.
Drive way will be made up of concrete.
To be able to park up to Two cars, No drive way at this moment.

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- ☐ description of project
- ☐ description of construction materials
- ☐ photographs of existing building
- ☐ proposed finishes (attach samples)

Construction

- ☐ description of project
- ☐ stamped set of architectural elevations (all sides)
- ☐ stamped site plan (building, fencing, paving)
- ☐ landscaping plan (saved and proposed vegetation)
- ☐ description of construction materials
- ☐ photographs of proposed site and adjacent sites
- ☐ stamped set of architectural floor plans
- ☐ proposed finishes (attach samples)
- ☐ documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- ☒ description of project
- ☒ sketch diagram of proposed project
- ☐ site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- ☒ description of construction materials
- ☒ photographs of existing site and adjacent sites
- ☒ proposed finishes (attach samples)

Demolition or Relocation

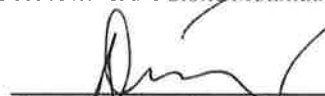
- ☐ description of project
- ☐ site plan showing existing structures
- ☐ site plan showing proposed development
- ☐ description of construction materials
- ☐ photographs of existing site and adjacent sites
- ☐ proposed finishes (attach samples)
- ☐ landscaping plan (saved and proposed vegetation)

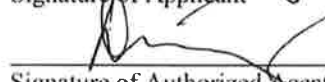
AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

 9/25/25
Signature of Owner(s) Date

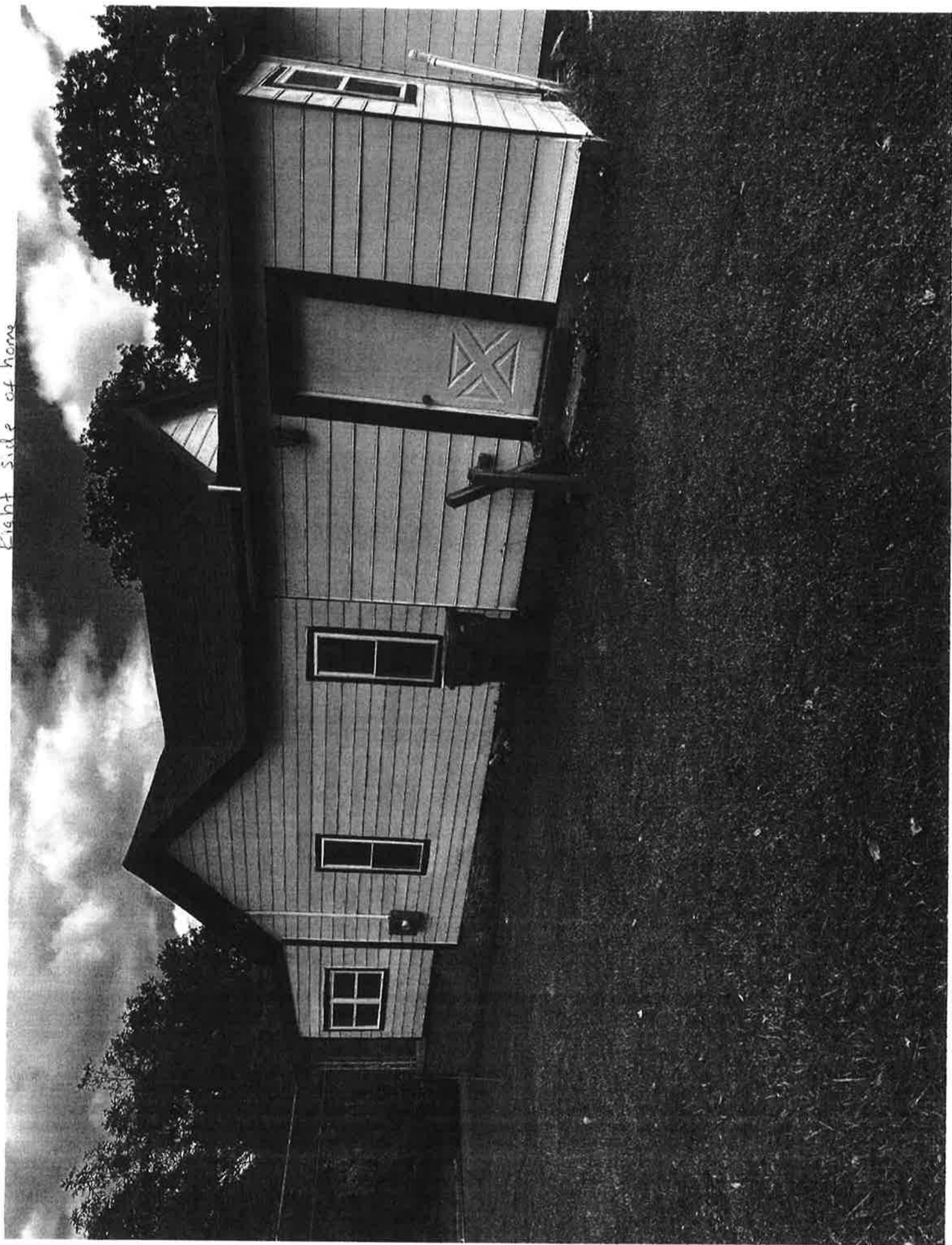
Nhair Giang 9/25/25

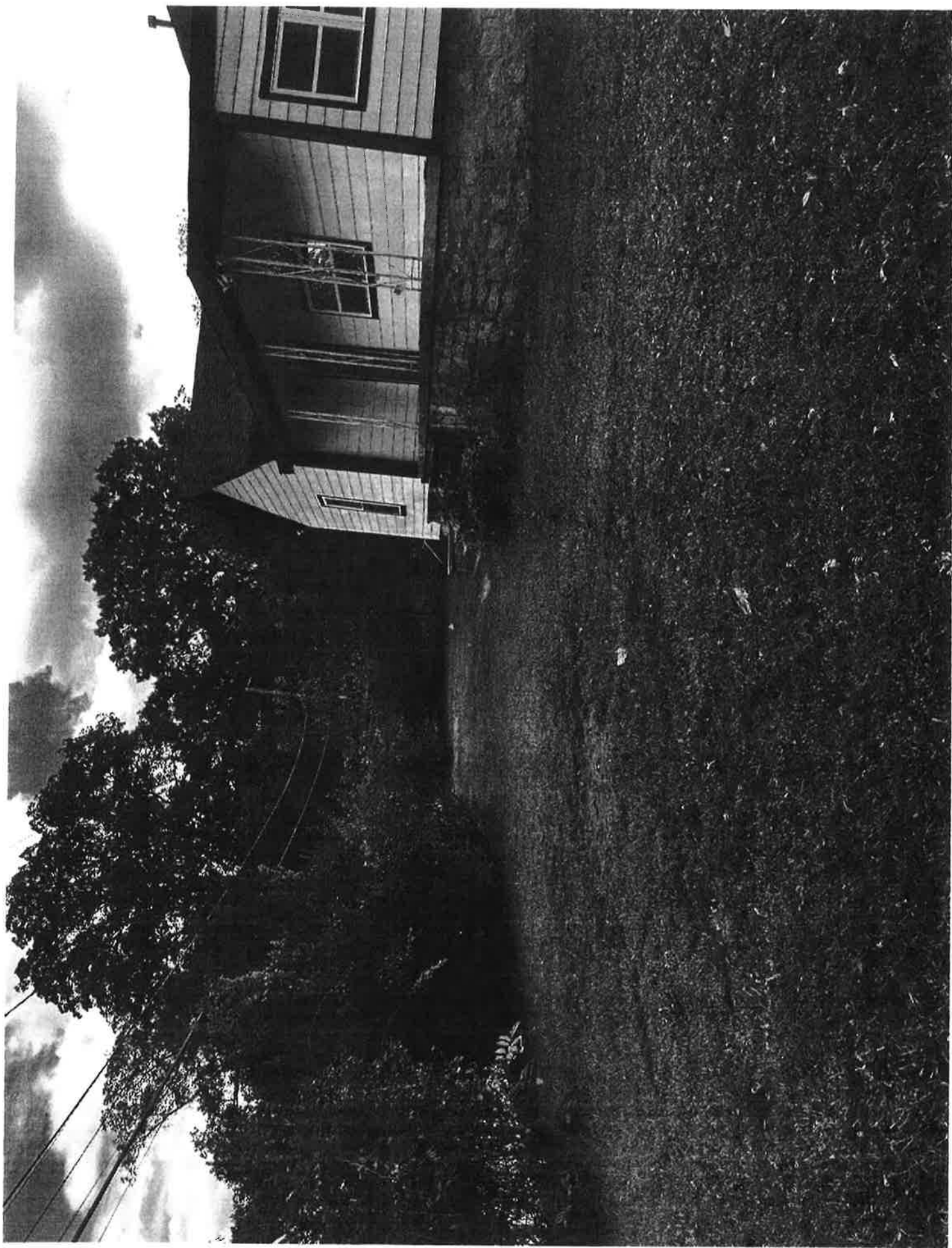
 9/25/25
Signature of Applicant Date

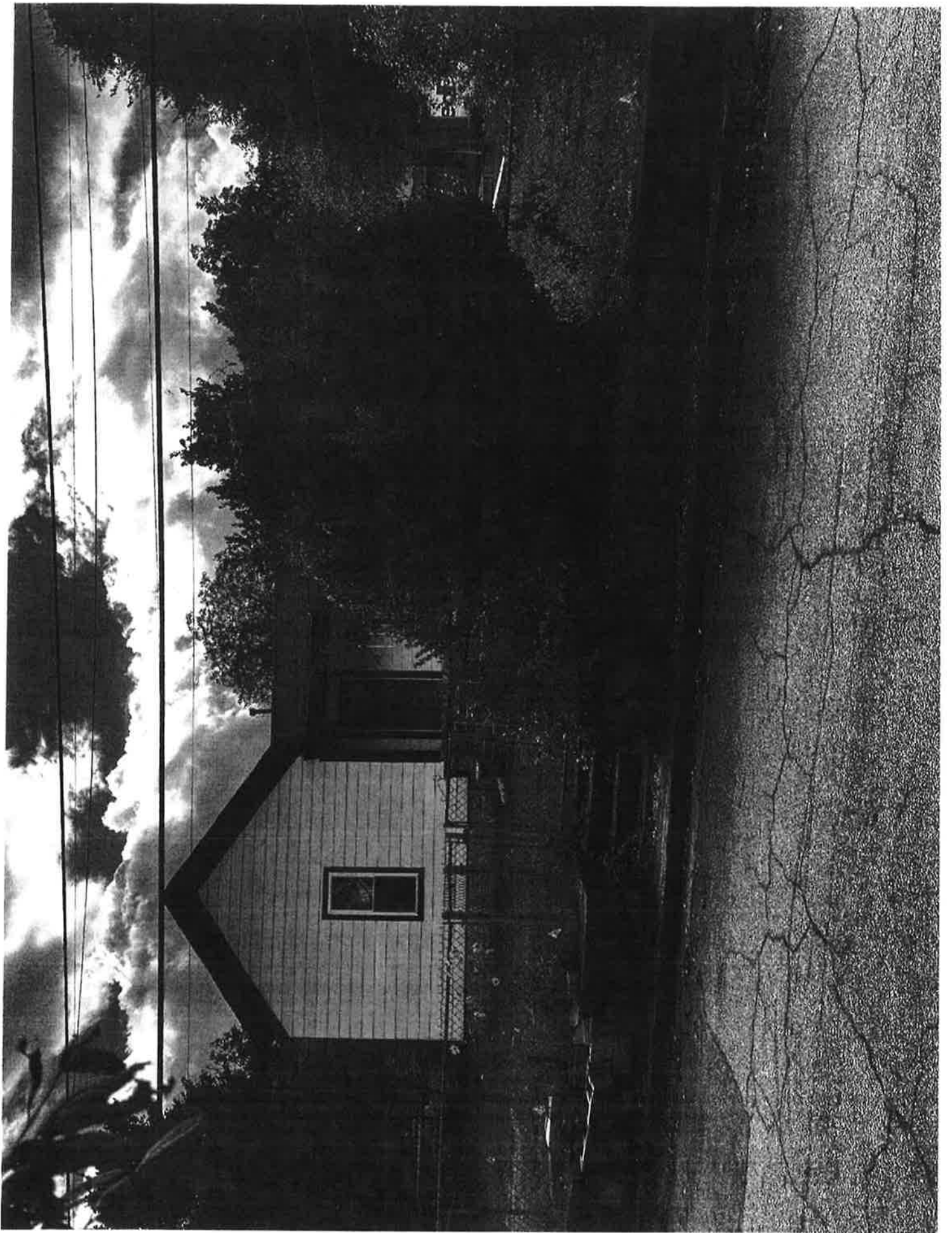
 9/25/25
Signature of Authorized Agent Date

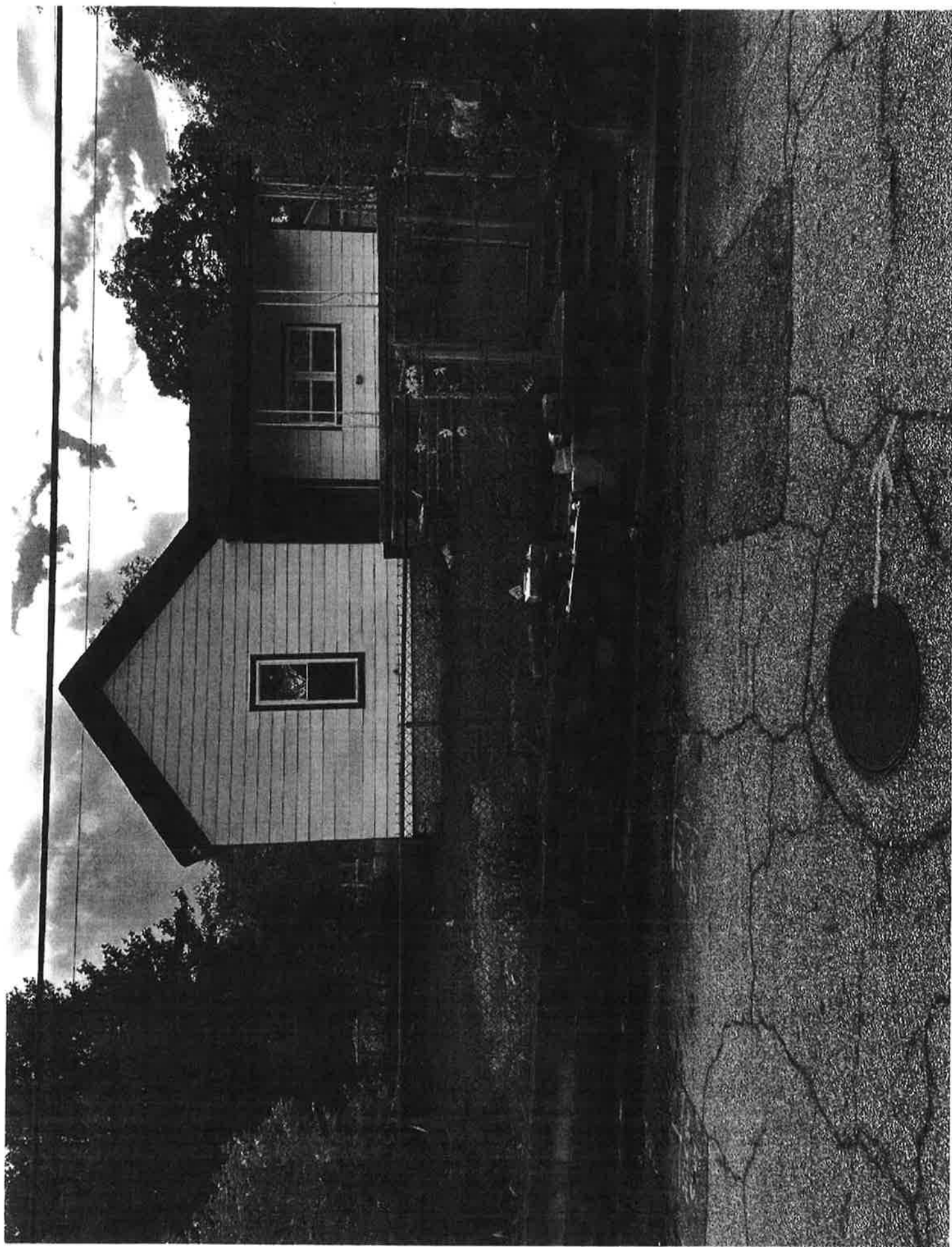
NHARA GIANG - Owner

Eight side of home

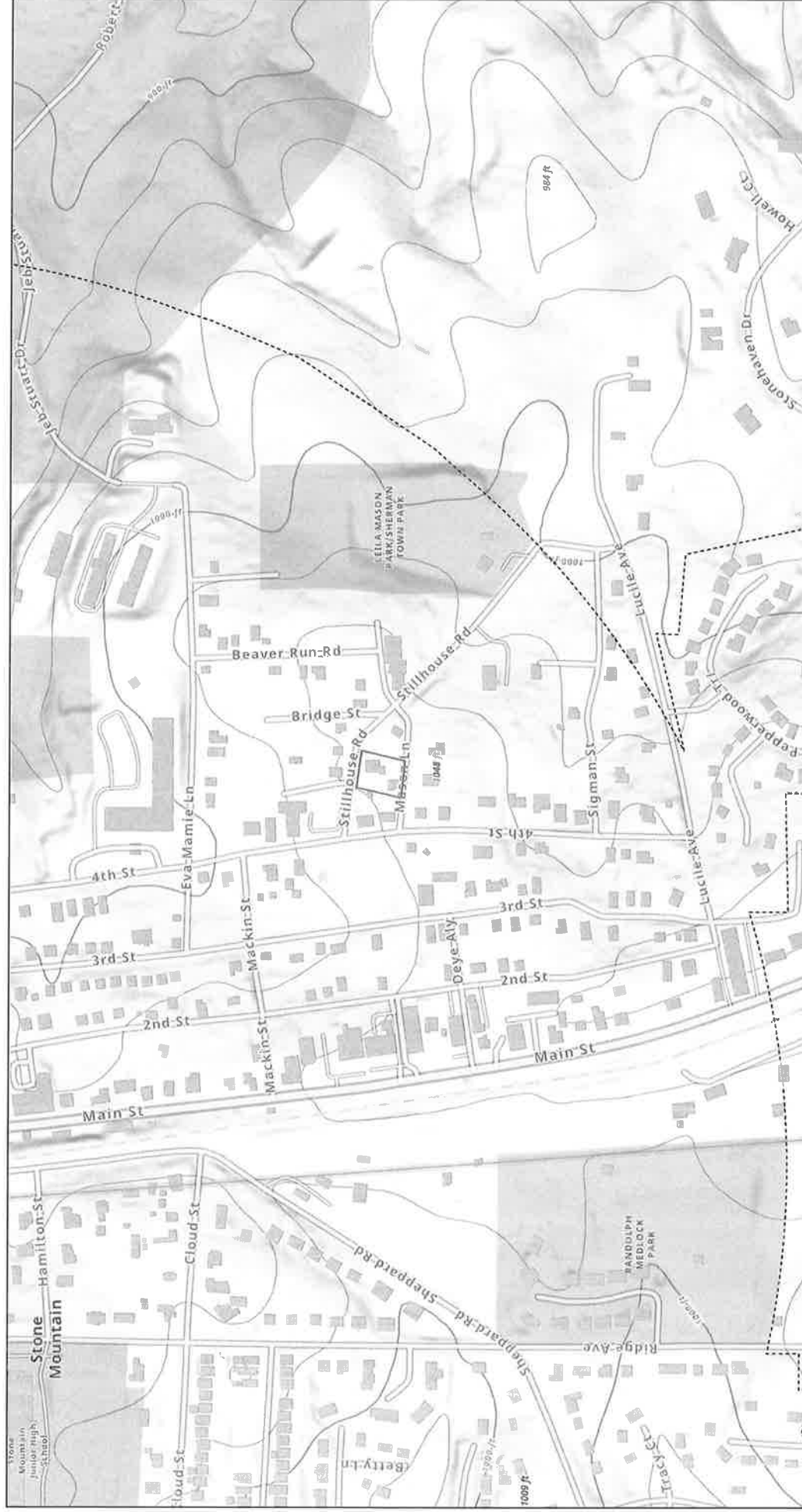








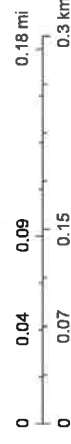
5447 Still House Road - Location Map



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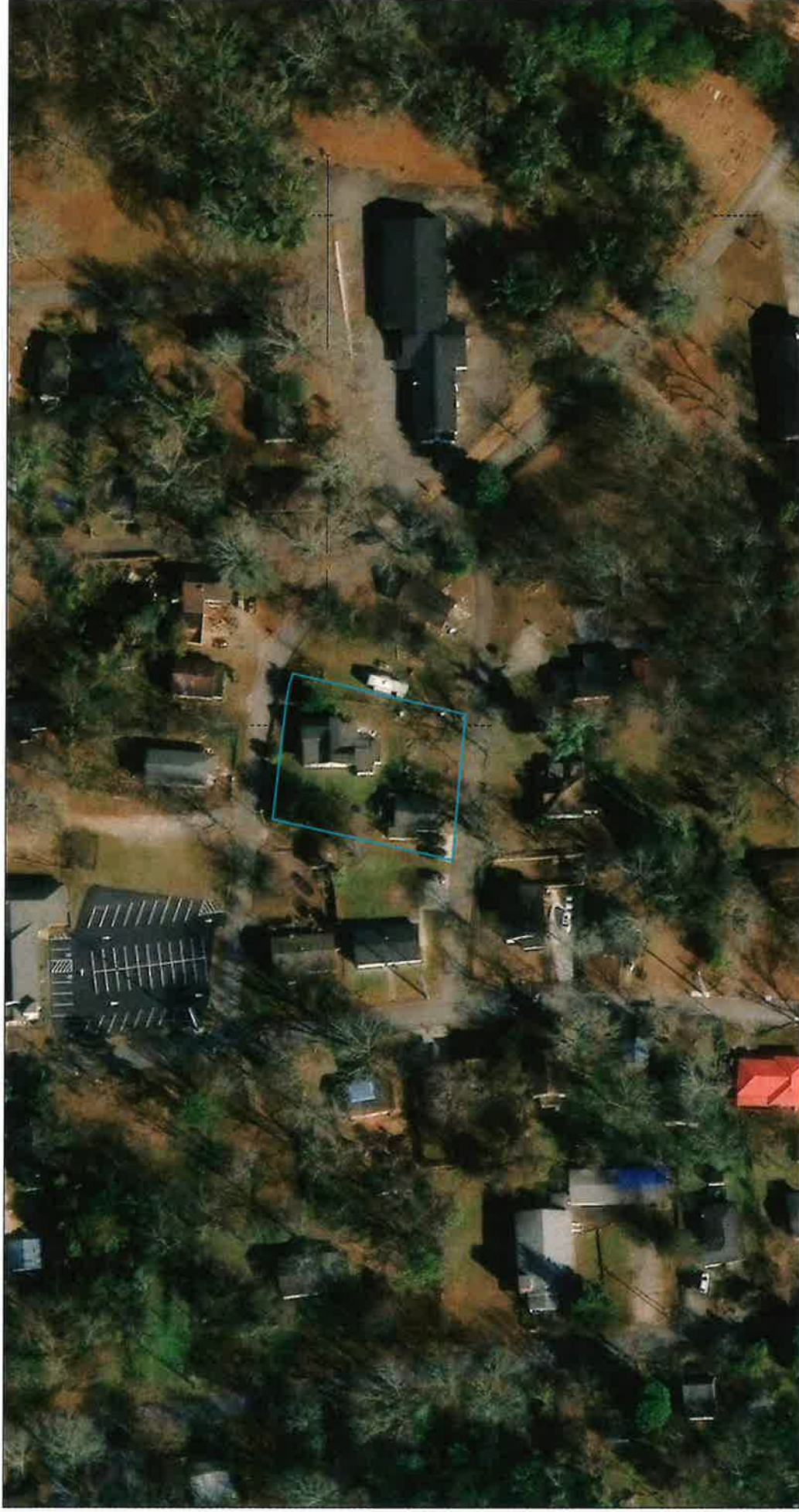
Municipal Boundary

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, © World Wildlife

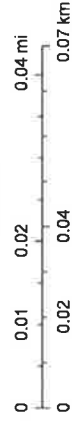
5447 Still House Road - Aerial Map



7/20/2026, 12:51:38 PM

▭ Municipal Boundary

1:1,128



Microsoft, Vantor

5447 Still House Road - Zoning Map



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- Zoning
- GC
- R-2
- GS
- R-4
- OPI
- Municipal Boundary

1:2,257

0 0.02 0.04 0.07 0.09 mi
0 0.04 0.07 0.14 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, © World Wildlife



REVIEW OF JOURNAL

		HPC Meeting Date:	July 29, 2026
Goal:	Planning –	Department:	Planning
Agenda Title:	Certificate of Appropriateness HPC2026 - 1808901001		

Workplan Goal Details: Governance
Economic Development:
Agenda Item Description (Background/History/Details):
5302 Poplar Springs RD

Staff Recommendations (Motion):
Approval of request as submitted

Mayor's Signature Required:		NO
------------------------------------	--	----

Budgeted Yes/No		City Manager's Initials



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

**STAFF ANALYSIS AND REPORT
CERTIFICATE OF APPROPRIATENESS APPLICATION**

OWNER(S): Victoria Komery

APPLICANT: Victoria Komery

CASE: **HPC2026-1808901001**

LOCATION: 5302 Poplar Springs Rd

REQUEST: Add a driveway with an entry on Poplar Springs Rd

RECOMMENDATION **APPROVAL**

CURRENT ZONING: VCM (Village Center Mixed Use)

ZONING/ADJACENT LAND USE:

North	VCM (Village Center Mixed Use)
South	VCM (Village Center Mixed Use)
West	R-2 (Traditional Residential District)
East	VCM (Village Center Mixed Use)

I. BACKGROUND:

The parcel is in the City of Stone Mountain, according to the DeKalb County Property Appraiser records. The property is located within the National Register of Historic Places District and Local Historic Places District according to the City of Stone Mountain GIS database.

The applicant is requesting to add a driveway with an entry on Poplar Springs Rd. This property is in the Village Center Mixed Use Zoning District. The property has no current code enforcement violations.

Description of the driveway is that it will be 12 feet wide along the street expanding to 24 feet wide at the end. This will accommodate 2 cars to park. It will be 35 feet long. Applicant proposes to use recycled asphalt millings for the top layer. An alternative material is standard concrete for the driveway. Pictures are included in this report.

II. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS (SEC 5.38 OF THE STONE MOUNTAIN CODE OF ORDINANCES):

Per Section 5-38 of the Stone Mountain Code of Ordinances, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

III. HISTORIC DISTRICT DESIGN GUIDELINES:

The purpose of the Stone Mountain Design Guidelines is to encourage the sensitive rehabilitation of historic structures, while providing for the upgrading of safety features to meet practical safety levels to the public and surrounding property. It also provides guidance regarding appropriate compliance alternatives, when practical, to allow the continued use of structures.

No changes to the building is being proposed. There is only a request to add a driveway and use asphalt millings. If this is not approved by the Commission, the applicant will utilize concrete.

1) STAFF RECOMMENDATION

Analysis. Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. Secretary of the Interior's "Standards for Historic Preservation Projects"
2. Secretary of the Interior's "Standards for Rehabilitation"

3. [City of Stone Mountain's Historic District Design Guidelines](#)
4. [City of Stone Mountain Code of Ordinances Sec 5.38 Certificate of Appropriateness](#)

Recommendation: ***Approval of Application.***

2) OTHER APPLICABLE LOCAL REGULATIONS

Zoning, Building, and Other Municipal, State, and Federal Reviews. If approved, the applicant will then be able to proceed with applying for permits in compliance with all regulations of the Stone Mountain design guidelines regarding residential rehabilitation (Stone Mountain design guidelines, Chapter 5).

Sec. 5-40. - Failure to maintain historic property. Property owners within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The preservation commission shall monitor the condition of historic properties and existing buildings, structures, sites, and works of art located in historic districts to determine if they are being allowed to deteriorate by neglect.

If the preservation commission determines that a failure to provide ordinary maintenance and repair exists for a property in a historic district, then the preservation commission will notify the property owner in writing by certified mail of the conditions of neglect which require remediation. The notice shall include a date for a hearing to allow the property owner to respond. The hearing shall be scheduled at a regular meeting of the preservation commission but not less than twenty-one (21) days from the date the notice is mailed.

Within ten (10) days after the hearing the preservation commission shall notify the property owner in writing by certified mail a statement of the conditions of neglect that must be remedied and a reasonable time period for the completion of the remediation, but not less than thirty (30) days from the date the statement is mailed.

If efforts to remediate the conditions are not begun within thirty (30) days of the date the statement is mailed then the property shall be considered in violation of this article and shall be subject to prosecution under the provisions of [Chapter 5](#), Division 4, Nuisance Abatement Procedures, of The Code of the City of Stone Mountain, Georgia.



Certificate of Appropriateness (COA) Application

Application Fee: Residential - \$50.00 Commercial - \$100.00

Permit Number: _____ Date Received: _____
Meeting Date: _____ Date Complete: _____
HPC Action Taken: _____ Date Processed: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 5302 POPLAR SPRINGS RD STONE MOUNTAIN, GA 30083

APPLICANT CONTACT INFORMATION

Applicant Name: VICTORIA KOMERY Phone Number: _____
Mailing Address: 5302 POPLAR SPRINGS RD STONE MOUNTAIN, GA 30083
Email Address: VICKOMERY@GMAIL.COM

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: _____
Address: _____ Phone Number: _____

PROJECT DESCRIPTION

☐ **Routine Maintenance or Repair** Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. If the project makes a change in materials or appearance, then a COA is required. Routine maintenance includes but is not limited to the following:

☐ Re-roofing (shingles) ☐ Wood repair (only a portion of siding, porch, fence, etc.) ☐ Windows (repair) ☐ Doors (repair) ☐ Other _____

☐ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:

☐ Window(s) ☐ Door(s) ☐ Porch ☐ Lighting ☐ Awning ☐ Other _____

☐ **Construction**, includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other _____
☐ Major building restoration, rehabilitation, or remodeling

☒ **Site Changes**, include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☐ Mechanical system ☒ Walkway/Sidewalk/Driveway ☐ Other _____

☐ **Demolition or Relocation**, include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other _____

☐ **Other** _____

Certificate of Appropriateness (COA) Application

Describe the proposed project in detail, including the materials, finishes, and measurements. Additional pages may be attached if necessary. ADD A GRAVEL DRIVEWAY WITH A ENTRY ON POPLAR SPRINGS RD. ROUGH MEASUREMENTS ARE 12' AT STREET X 35' LONG X 24' WIDE AT END TO ACCOMMODATE 2 CARS. WILL HAVE A RECYCLED ASPHALT MILLINGS TOP LAYER. ALTERNATE OPTION IS STANDARD PAVED CONCRETE IF GRAVEL OPTION IS NOT APPROVED.

SEE ATTACHED PAGES FOR MORE DETAILS AND REQUIRED MATERIALS CHECKLIST ITEMS

REQUIRED MATERIALS CHECKLISTS

Depending on your project, the following materials are the minimum required by the HPC in order to have a complete application. **Incomplete applications will not be reviewed by the HPC until all information is submitted.**

Exterior Changes

- ☐ description of project
- ☐ description of construction materials
- ☐ photographs of existing building
- ☐ proposed finishes (attach samples)

Construction

- ☐ description of project
- ☐ stamped set of architectural elevations (all sides)
- ☐ stamped site plan (building, fencing, paving)
- ☐ landscaping plan (saved and proposed vegetation)
- ☐ description of construction materials
- ☐ photographs of proposed site and adjacent sites
- ☐ stamped set of architectural floor plans
- ☐ proposed finishes (attach samples)
- ☐ documentation of earlier historic appearance (restoration, rehabilitation, or remodeling only)

Site Changes

- ☒ description of project
- ☒ sketch diagram of proposed project
- ☒ site plan showing current features---buildings, paving, fencing, mature vegetation, etc.
- ☐ description of construction materials
- ☒ photographs of existing site and adjacent sites
- ☒ proposed finishes (attach samples)

Demolition or Relocation

- ☐ description of project
- ☐ site plan showing existing structures
- ☐ site plan showing proposed development
- ☐ description of construction materials
- ☐ photographs of existing site and adjacent sites
- ☐ proposed finishes (attach samples)
- ☐ landscaping plan (saved and proposed vegetation)

AUTHORIZATIONS

I HEREBY CERTIFY that I am the owner(s) of the property or that the proposed work is authorized by the owner of record and I have been authorized by the owner to make this application as his/her authorized agent. Furthermore, I certify I have read and understand the procedures and guidelines set forth in the *Stone Mountain Design Guidelines for Historic Preservation*.

Y. L. King
Signature of Owner(s)

7/6/2026

Date

Y. L. King
Signature of Applicant

7/6/2026

Date

Signature of Authorized Agent

Date



Owner Permission Affidavit

Subject Property Address: 5302 POPLAR SPRINGS RD STONE MOUNTAIN, GA 30083

Property Owner:

Name (Person, Firm, Corporation, or Agency): VICTORIA KOMERY

Mailing Address: 5302 POPLAR SPRINGS RD
STONE MOUNTAIN, GA 30083

Phone: 202-360-0693

Email: VICKOKO@GMAIL.COM

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): _____

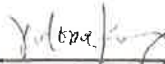
Mailing Address: _____

Phone: _____

Email: _____

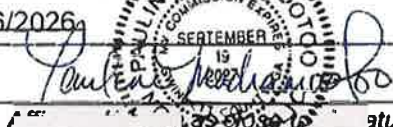
I (Property owner/agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address: 5302 POPLAR SPRINGS RD STONE MOUNTAIN, GA 30083

Type of Application: SITE CHANGE (DRIVEWAY) CERTIFICATE OF APPROPRIATENESS


Property Owner's signature

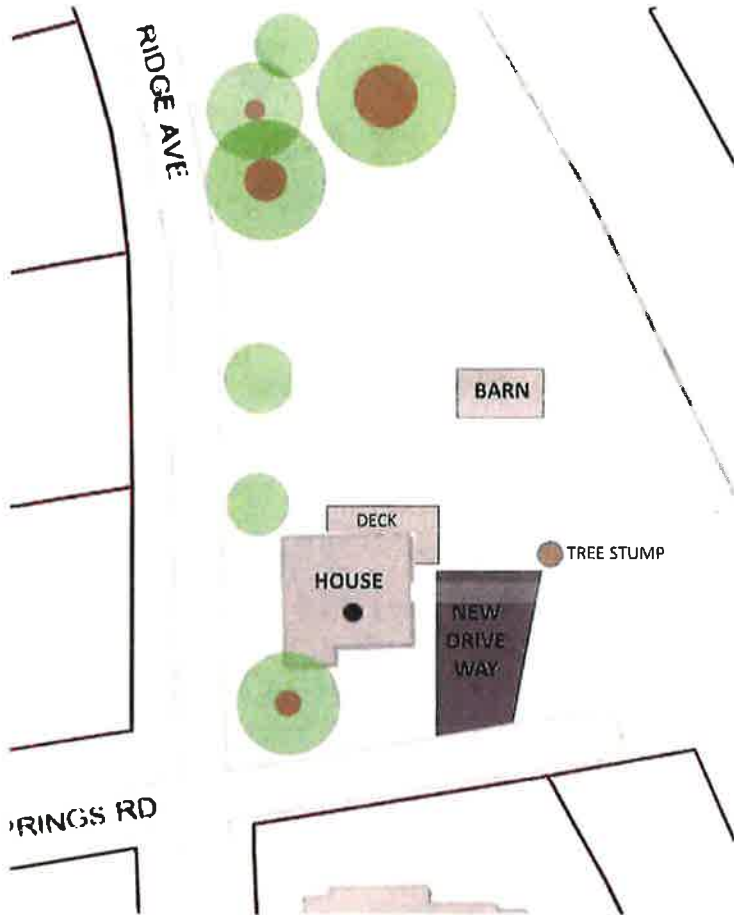
VICTORIA KOMERY
Property Owner's Printed Name

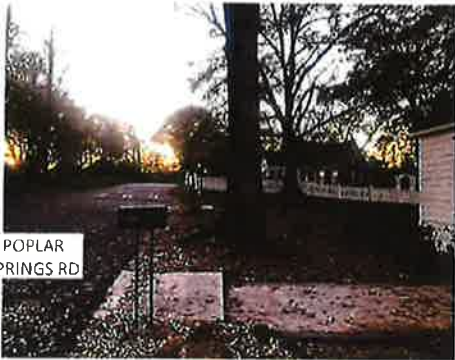
This instrument was signed before me on this date: 7/6/2026

County: Gwinnett Georgia Notary Signature: 



Signature as possible





POPLAR
SPRINGS RD



POPLAR
SPRINGS RD



POPLAR
SPRINGS RD



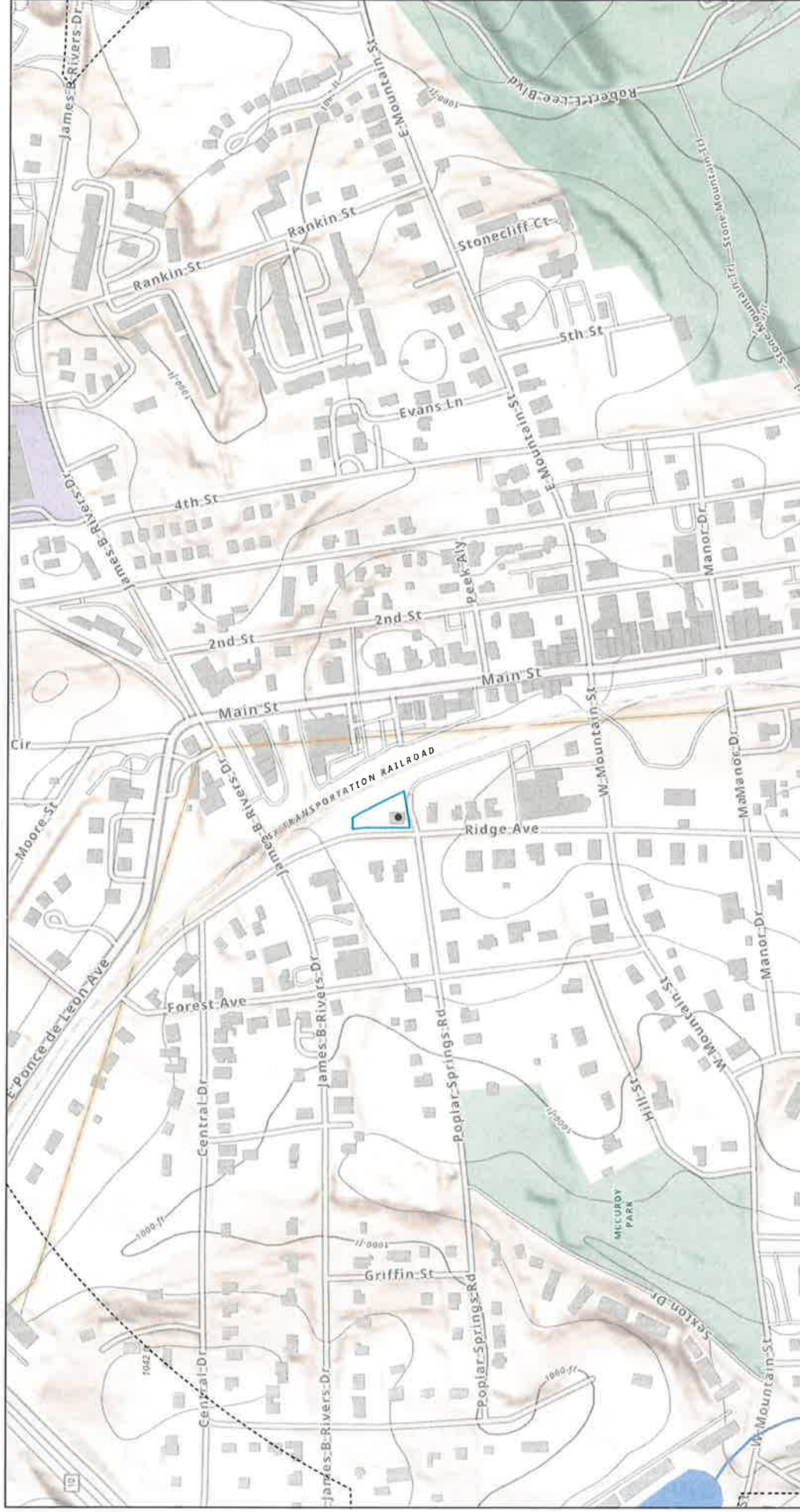
RIDGE AVE



RIDGE AVE



5302 Poplar Springs Road - Location Map



7/20/2026, 12:34:29 PM

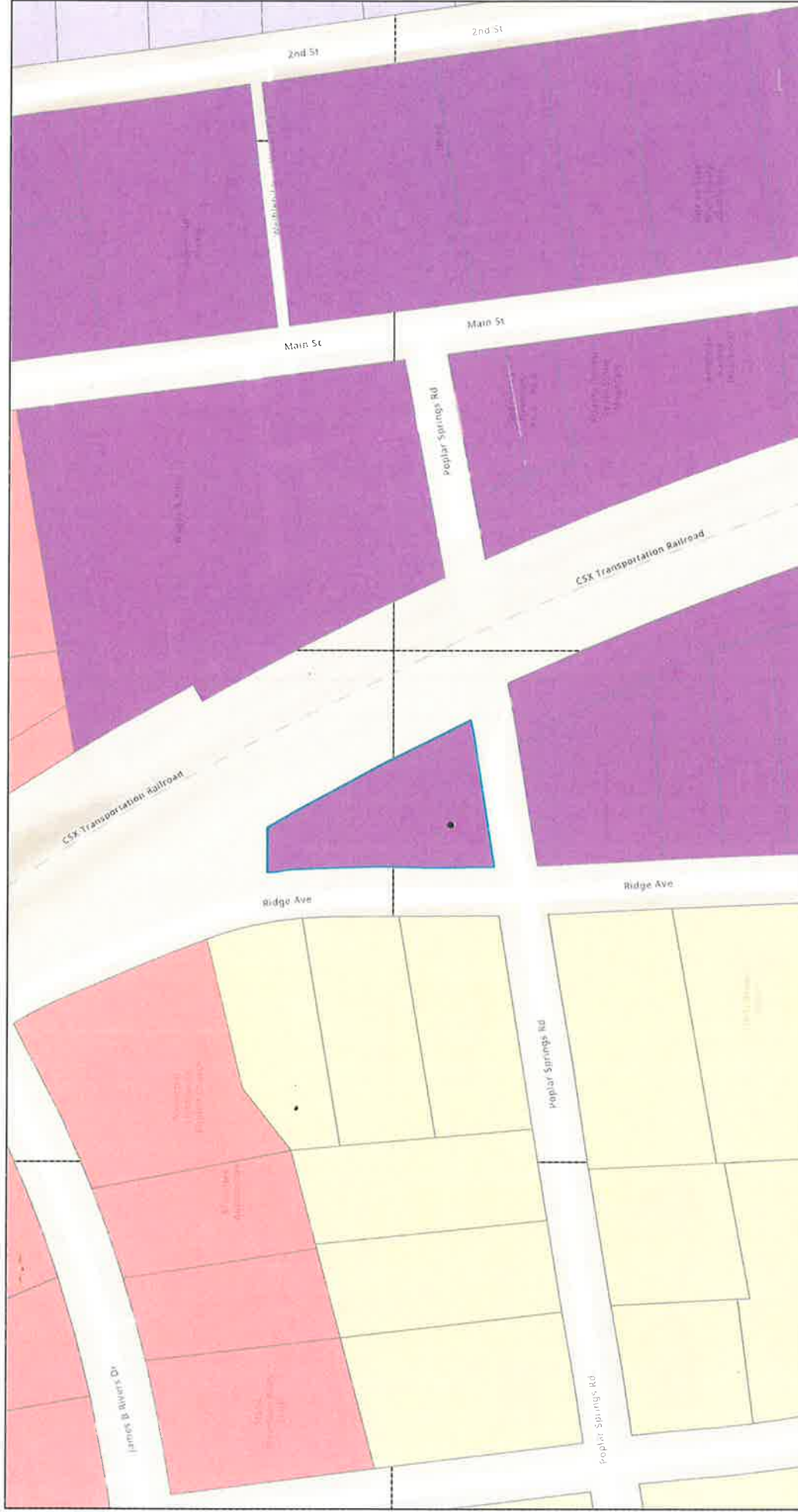
Municipal Boundary

1:4,514



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, © World Wildlife

5302 Poplar Springs Road - Zoning Map



7/20/2026, 12:32:02 PM

Zoning

- GC
- R-2
- R-3
- VCM

Municipal Boundary

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasirelsen, Rijkswaterstaat, GSA, Geoland,

5302 Poplar Springs Road - Aerial Map



7/20/2026, 12:36:16 PM

Municipal Boundary

1:1,128

0 0.01 0.02 0.04 mi
0 0.02 0.04 0.07 km

Microsoft, Vantor



REVIEW OF JOURNAL

		HPC Meeting Date:	July 29, 2026
Goal:	Planning –	Department:	Planning
Agenda Title:	Certificate of Appropriateness		

Workplan Goal Details: Governance

Economic Development:

Agenda Item Description (Background/History/Details):

976-978 Main Street Paint exterior, add exterior lighting, roof replacement and add 2 windows

Staff Recommendations (Motion):

Approval of request

Mayor's Signature Required:

NO

Budgeted Yes/No	Fund Name & Code	City Manager's Initials



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

**STAFF ANALYSIS AND REPORT
CERTIFICATE OF APPROPRIATENESS APPLICATION**

OWNER(S): Elisabeth Richmond

APPLICANT: Elisabeth Richmond

CASE: HPC2026-1808902018

LOCATION: 976 -978 Main Street

REQUEST: Paint exterior, add exterior lighting, Roof replacement,
add 2 windows.

RECOMMENDATION **APPROVAL**

CURRENT ZONING: VCM (Village Center Mixed Use)

ZONING/ADJACENT LAND USE:

North	VCM (Village Center Mixed Use)
South	VCM (Village Center Mixed Use)
West	VCM (Village Center Mixed Use)
East	VCM (Village Center Mixed Use)

I. BACKGROUND:

The parcel is in the City of Stone Mountain, according to the DeKalb County Property Appraiser records. The property is located within the National Register of Historic Places District and Local Historic Places District according to the City of Stone Mountain GIS database.

The applicant is requesting repairs to the roof and façade to include replacement of windows repainting. This property is in the Village Center Mixed Use Zoning District. The property has no current code enforcement violations.

II. CERTIFICATE OF APPROPRIATENESS (COA) APPLICATIONS (SEC 5.38 OF THE STONE MOUNTAIN CODE OF ORDINANCES):

Per Section 5-38 of the Stone Mountain Code of Ordinances, when reviewing applications for certificates of appropriateness, the preservation commission shall consider, in addition to any other pertinent factors, historical and architectural value and significance; architectural style; scale; height; setback; landscaping; general design; arrangement, texture and materials of the architectural features involved and the relationship thereof to the exterior architectural style; and pertinent features of other properties in the immediate neighborhood. When considering applications, the secretary of the interior's "Standards for Historic Preservation Projects," the secretary of the interior's "Standards for Rehabilitation," and the "City of Stone Mountain Historic District Design Guidelines" shall be cited in the approval or denial of an application for a certificate of appropriateness.

Historical and Architectural value and significance. This property has no identified architectural or historic significance per the 2009 Historic Resources Survey, and GNAHRGIS.

Architectural Style. The primary structure does not have a documented historical style.

Landscaping. No landscaping is being proposed by the applicant.

Impacts on the Surrounding Neighborhood. The National Register of Historic Places documents Main Street as a principal commercial corridor, and other main thoroughfares that run parallel to the rail line or cross it perpendicular to the line. The commercial area mainly consisted of continuous rows of one- and two-story commercial buildings. Some are stone, while others are brick with decorative brickwork and arched fronts.

III. HISTORIC DISTRICT DESIGN GUIDELINES:

The purpose of the Stone Mountain Design Guidelines is to encourage the sensitive rehabilitation of historic structures, while providing for the upgrading of safety features to meet practical safety levels to the public and surrounding property. It also provides guidance regarding appropriate compliance alternatives, when practical, to allow the continued use of structures.

Exterior Materials

5.1.1 Retain and maintain original exterior materials if at all possible. Such materials can include masonry, metal, wood or other historic material.

5.1.2 Regularly inspect exterior materials in order to identify, evaluate and treat causes of deterioration, such as leaking gutters, roofs or flashing; cracks or holes; faulty caulking; insect infestation; or vegetative growth.

5.1.3 Maintain exterior materials by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features. Excessive moisture can cause mortar joint deterioration, metal corrosion and wood deterioration.

5.1.4 Only clean exterior materials when necessary to halt deterioration or remove heavy soiling. Clean exterior surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes. Sandblasting, high-pressure waterblasting or caustic chemical treatments are never appropriate cleaning methods and will permanently damage exterior surfaces.

5.1.5 Retain historic surface treatments coatings on exterior materials, such as paint or original varnishes, in order to protect the material from moisture and ultraviolet light. Paint removal is inappropriate for a historically painted surface unless deteriorated surface treatments needs to be removed prior to replacement. Careful removal of paint should be completed by handscraping, handsanding, thermal devices and limited use of chemical strippers where necessary.

5.1.6 Exterior materials that were historically unpainted should generally remain unpainted. Appropriate non-historic protective coatings may be applied to exterior materials where needed to protect the original material, such as in areas of high pedestrian use.

5.1.7 When replacement of exterior materials is necessary, replace only deteriorated materials and match the original material in size, shape, profile, texture, and type.

5.1.8 When repair or replacement of new mortar is needed, the new mortar should duplicate the old in strength, composition, color, texture, and mortar joint width. A high content of Portland cement should not be used in repointing historic masonry joints.

5.1.9 Stucco facing should be repaired with a stucco mixture that comes very close to duplicating the original material in both appearance and texture.

5.1.10 The application of non-historic exterior siding, such as brick veneers, asphalt shingle siding, exterior insulating finishing systems (stucco), dryvit, aluminum siding and plywood, over historic materials is not appropriate within the historic district.

5.1.11 The use of substitute materials to replace deteriorated historic material on a building must meet one of the following circumstances: a) the unavailability of historic materials; b) the unavailability of skilled craftsmen; c) inherent flaws in the original materials; or d) code-required changes.

5.1.12 If the use of substitute materials is warranted, the new material must be a) compatible with the original historic material in appearance; b) its physical properties must be similar to those of the historic material; or be installed in a manner that tolerates differences; and c) it must meet certain similar performance expectations as those of the original historic material.

The **Standards for Rehabilitation** provide direction in making appropriate choices in planning the repairs, alterations, and additions that may be part of a rehabilitation project. The accompanying **Guidelines** apply the Standards and describe specific treatments that do and do not meet the Standards. The Standards for Rehabilitation are codified in 36 CFR Part 67, are regulatory for the Historic Preservation Tax Incentives program, and are the Standards most often used by local historic district commissions nationwide. The Standards for Rehabilitation are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1) A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Yes – the property will be used for the historic purpose of a commercial development.

- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed stucco overlay to the existing brick will not preserve or retain the historic character of the property.

- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The stucco feature proposed by the applicant will mask the physical record of the structure's time, place and use.

- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not applicable.

- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The proposed stucco feature will mask the craftsmanship that characterizes the historic property.

- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Windows and doors should resemble the original time period and be made of the same material.

- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable.

- 8) Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Not applicable

- 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The proposed stucco would mask original historic brick style.

- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Not applicable.

IV. THE SECRETARY OF THE INTERIOR'S STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The Secretary of the Interior's Standards for the Treatment of Historic Properties are regulatory only for projects receiving Historic Preservation Fund grant assistance and other federally assisted projects. Otherwise, these Guidelines are intended to provide general guidance for work on any historic building.

- 1) A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

Yes – the property will be used for the historic purpose of a commercial development.

- 2) The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

No – the applicant proposed to install stucco which will mask the existing historic façade and its unique features.

- 3) Each property will be recognized as a physical record of its time, place and use. Work

needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

Not applicable

- 4) Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.

Not applicable

- 5) Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.

Not applicable

- 6) Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.

Not applicable

- 7) Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.

Not applicable..

- 8) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not applicable.

- 9) Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not applicable

- 10) Designs that were never executed historically will not be constructed.

Not applicable.

11) STAFF RECCOMENDATION

Analysis. Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria listed in Section 5-38.

1. [Secretary of the Interior's "Standards for Historic Preservation Projects"](#)
2. [Secretary of the Interior's "Standards for Rehabilitation"](#)

3. [City of Stone Mountain's Historic District Design Guidelines](#)
4. [City of Stone Mountain Code of Ordinances Sec 5.38 Certificate of Appropriateness](#)

Recommendation: ***Approval of Application.***

12) OTHER APPLICABLE LOCAL REGULATIONS

Zoning, Building, and Other Municipal, State, and Federal Reviews. If approved, the applicant will then be able to proceed with applying for permits in compliance with all regulations of the Stone Mountain design guidelines regarding residential rehabilitation (Stone Mountain design guidelines, Chapter 5).

Sec. 5-40. - Failure to maintain historic property. Property owners within historic districts shall not allow their buildings to deteriorate by failing to provide ordinary maintenance or repair. The preservation commission shall monitor the condition of historic properties and existing buildings, structures, sites, and works of art located in historic districts to determine if they are being allowed to deteriorate by neglect.

If the preservation commission determines that a failure to provide ordinary maintenance and repair exists for a property in a historic district, then the preservation commission will notify the property owner in writing by certified mail of the conditions of neglect which require remediation. The notice shall include a date for a hearing to allow the property owner to respond. The hearing shall be scheduled at a regular meeting of the preservation commission but not less than twenty-one (21) days from the date the notice is mailed.

Within ten (10) days after the hearing the preservation commission shall notify the property owner in writing by certified mail a statement of the conditions of neglect that must be remedied and a reasonable time period for the completion of the remediation, but not less than thirty (30) days from the date the statement is mailed.

If efforts to remediate the conditions are not begun within thirty (30) days of the date the statement is mailed then the property shall be considered in violation of this article and shall be subject to prosecution under the provisions of [Chapter 5](#), Division 4, Nuisance Abatement Procedures, of The Code of the City of Stone Mountain, Georgia.



Certificate of Appropriateness (COA) Application

Application Fee: Residential - \$50.00 Commercial - \$100.00

Permit Number: _____

Date Received: _____

Meeting Date: _____

Date Complete: _____

HPC Action Taken: _____

Date Processed: _____

PROPERTY ADDRESS (address at which the work is to be performed)

Property Address: 976-978 Main St, 30083

APPLICANT CONTACT INFORMATION

Applicant Name: Elisabeth Richmond Phone Number: (822) 501-1888

Mailing Address: _____ 30083

Email Address: lv_____@com

PROPERTY OWNER'S INFORMATION (if different from applicant information above)

Property Owner's Name: _____

Address: _____ Phone Number: _____

PROJECT DESCRIPTION

- ☒ **Routine Maintenance or Repair** Routine maintenance does not involve a change in materials or in appearance. A COA is not required, but the HPC requests that an application be submitted to be kept on file to ensure that work performed is per the application. If the project makes a change in materials or appearance, then a COA is required. Routine maintenance includes but is not limited to the following:

☒ Re-roofing (shingles) ☒ Wood repair (only a portion of siding, porch, fence, etc.) ☒ Windows (repair) ☒ Doors (repair) ☒ Other granite repair

- ☒ **Exterior Changes** (visible changes to exterior of existing structure), include but are not limited to the following:
- ☒ Window(s) ☒ Door(s) ☒ Porch ☒ Lighting ☒ Awning ☒ Other remove / paint

- ☒ **Construction**, includes but is not limited to the following:

☐ New Building ☐ Additions ☐ Accessory Building ☐ Other _____

☒ Major building restoration, rehabilitation, or remodeling

- ☒ **Site Changes**, include but are not limited to the following:

☐ Fence/Wall ☐ Pool ☒ Mechanical system ☐ Walkway/Sidewalk/Driveway ☐ Other _____

- ☐ **Demolition or Relocation**, include but are not limited to the following:

☐ Primary Building ☐ Accessory Building ☐ Site Feature ☐ Trees/Vegetation ☐ Other _____

☐ **Other** _____

18689 02 018

VCM

3. Trim Conditions

Ok	N/I	N/P	Maint	R/R/R
☐	☐	☐	☐	☒

Materials:

- Vinyl Trim
- Wood trim

• Suggest sealing vertical trim where it meets the siding and where it meets the foundation around the home to prevent water penetration or damage to the sheathing behind the siding.

• Suggested to seal around all doors and windows as a part of routine maintenance. Gaps were noted in the sealant around some or all doors and/or windows. Sealant barriers should be maintained to prevent any water intrusion or damaged materials.

• Any unpainted or unsealed portions of trim will be susceptible to premature deterioration & has potential to allow for water intrusion. Suggested to ensure all trim is properly painted & sealed as needed.



Areas of damaged trim at front of building



Areas of damaged/missing trim at front of building



Areas of damaged/missing trim at right side of building



Areas of damaged trim at front of building



Areas of damaged trim at front of building



Areas of damaged trim at front of building

4. Vent Conditions

Ok	N/I	N/P	Maint	R/R/R
☐	☐	☐	☐	☒

Observations:

4.1. All vent hoods on the home should be secured & caulked to the siding.

4.2. Screen missing at Vent. Recommend review by a qualified professional for repair as necessary. See photo for example

5. Window/Frame Conditions

OK	NT	NP	MAINT	REPAIR
☐	☐	☐	☐	☒

Window Type/Materials:

- Wood Frame
- Thermal-Pane
- Double Hung
- Stationary

• This inspection is not a guarantee or warranty of any windows. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the windows, including past performance.

• Suggest all window trim is properly painted & sealed as part of routine maintenance. Unsealed portions of window trim will be susceptible to premature deterioration & has the potential to allow for water intrusion.

• It is common for older windows not to seal fully when closed. Windows are a common source for drafts. Frames may rack and weather stripping may deteriorate. Both metal and wood windows may not seal fully over time. It is recommended to have additional weather stripping or sealant installed if window efficiency is a concern.

• Please note It is common for painters to cover up rotted wood, sometimes making it difficult to identify at the time of the inspection.

Observations:

5.1. Observed one or more window(s) with water damage to the exterior trim, sills, jambs and/or sash. There may be additional damage that is not fully visible or noted. An evaluation of the window(s), with repairs or replacement made as needed, is recommended to be conducted by an exterior contractor or other qualified contractor. See photos for examples

5.2. Suspected fogging or condensations noted at one or more thermal pane windows around the building. This is indicative of a broken seal which will reduce visibility & the insulating capability of a window. To restore visibility & regain the insulating capability, replacement of the window pane is required. Some factors such as inside/outside temperatures, accessibility & cleanliness of the windows can affect the visibility & could mimic "fogged" conditions. Any windows noted as "suspected/possible fogging" should be cleaned and/or made accessible then reviewed again to better determine the clarity & condition of the seals. Any windows that have been confirmed fogged or have failed seals should be repaired or replaced as needed. (Not all damages may be noted in this report) See photos for examples

5.3. Areas of open window joints. These areas are prone to leaking & can cause hidden damage. All open joints between window frames & siding need to be filled & sealed to prevent water entry into wall cavities as required by industry standards. See photo for example

Windows are vinyl, aluminum, and wood.

Aluminum windows that are damaged to be replaced with wood-impression vinyl. Vinyl windows will remain in-kind. Wood windows will not be changed (lower level).

Additional window is required for 978 B Main St, as there is currently no legal egress.



Areas of damaged window at front of building



Areas of open joints around window frames



Thermal pane windows fogged at right side of building



Areas of damaged window at right side of building



Thermal pane window fogged at right side of building



Areas of unpainted or unsealed portions of window

10:27

1. The inspector should inspect from ground level, or eaves or roof top (if a roof top access door exists):
- The roof covering.
 - For presence of exposed membrane.
 - Slopes.
 - For evidence of significant ponding.
 - The gutters.
 - The downspouts.
 - The vents, flashings, skylights, chimney and other roof penetrations.
 - The general structure of the roof from the readily accessible panels, doors or stairs.
 - For the need for repairs.
- The roof was walked where accessible.
 - I inspected the roof - covering materials. This inspection is not a guarantee that a roof leak in the future will not happen. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. Regular maintenance & routine roof inspections will certainly extend the life of any roof. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.
 - Roofs often fail at the penetrations first. Anything that attaches to or passes through the roof should be kept well sealed. Monitor all penetrations for potential leaks.
 - Evidence of patching on roof. Patched areas should be monitored for any future leaks and repaired as needed.
 - The inspection was not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, & that you include comprehensive roof coverage in your home insurance policy.
- Materials:
- Flat roofing material has been covered with some sealant.
- Observations:

1.1. Areas of ponding on roof. Recommend reviewed by a licensed roofer review to repair roof as necessary. See photo for example

1.2. Recommend removing any debris on roof to allow proper drainage & to prevent deterioration of roofing materials that may cause potential leaks from water backup on the roof. See photo for example

Roof in need of replacement.
Comprised of flat-roofing material
and sealant. To be replaced in-kind.

All Atlanta Inspection Services

976 Main Street Suites A / B, Stone Mountain, GA



Debris on roof



Flat roof view



Ponding on flat roof



Evidence of patching on roof

2. Roof Boots & Flashing

OK	NT	NP	Warn	Fail
				X

Materials:

- Flashing not fully visible and unable to determine type or condition.

Observations:

2.1. Cracked/gap at roof boot. These areas are prone to leaking & can cause hidden damage. Recommend review by a licensed roofer for repair or replace boots as necessary to prevent leaks into attic. See photo for example

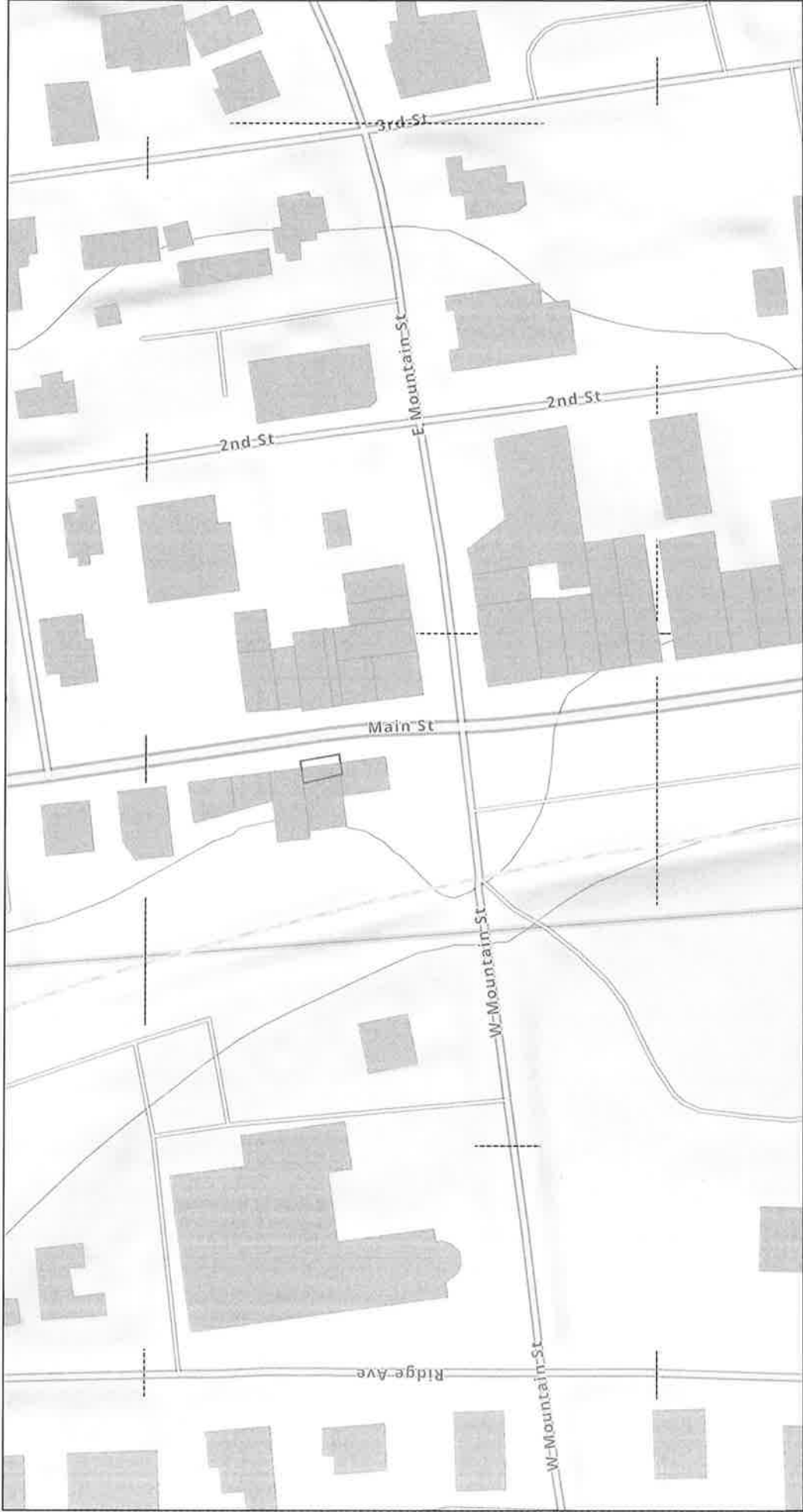
2.2. Rusted/damaged exhaust roof vent. These areas are prone to leaking & can cause hidden damage. Recommend a qualified contractor scrape, seal & paint rusted vent or replace exhaust vent on roof to prevent water intrusions as needed. See photo for example





Exterior light fixtures are broken and do not match. To be replaced with functioning fixtures.

976 - 978 Main Street - Location Map



7/20/2026, 12:47:56 PM

1:1,128

0 0.01 0.02 0.04 0.07 mi

0 0.01 0.02 0.04 0.07 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, © World Wildlife

976 - 978 Main Street - Zoning Map



7/20/2026, 12:45:48 PM

Zoning

GS

OPI

VCM

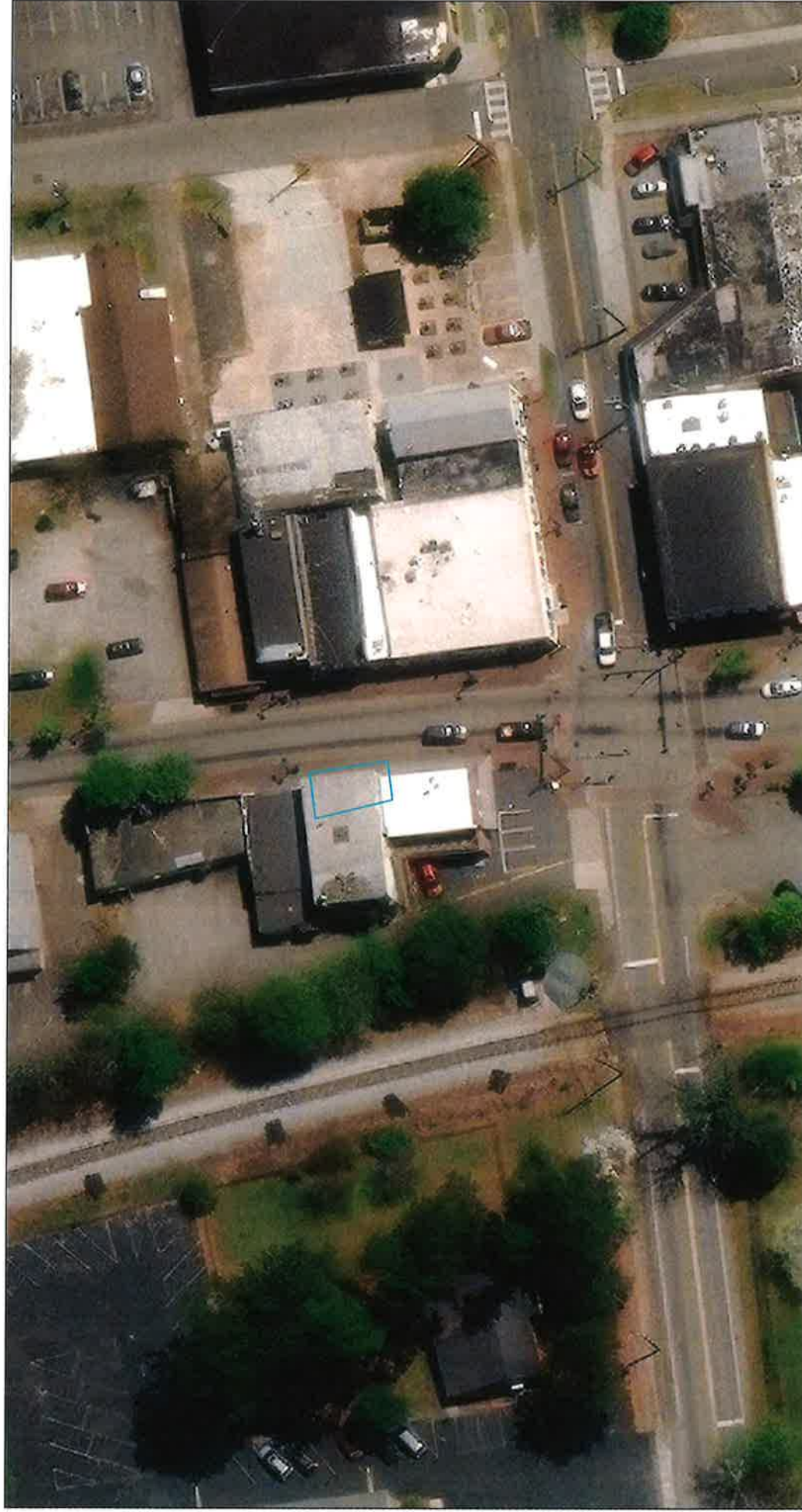
Municipal Boundary

1:564



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Sources: Esri, World Wildlife

976 - 978 Main Street - Aerial Map



7/20/2026, 12:49:36 PM

Municipal Boundary

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

Microsoft, Vantor

Memorandum

To: **Nancy Lovingood, Planning Manager**
From: **Lt. Bob Hillis, Code Enforcement** 
Date: **6/9/2026**
Re: **Blighted Properties in Historic District**

Please let this serve as notification for you and the Historic Preservation Commission that the following properties have been designated as BLIGHTED pursuant to Stone Mountain Municipal Code Chapter 5, Article VI, Division 12 (Community Redevelopment Tax Incentive Program):

- 935 Main Street
- 900 VFW Drive
- 5470 Warnoll Street

The property owners have been notified by first class and certified mail, posting at each property; and a notice of lis pendens filed with the Superior Court of DeKalb County. The property owners have 30 days from receipt of notice to request a hearing before the Municipal Court of Stone Mountain to dispute this designation.

If you or the Commission have any questions, please feel free to contact me.

Thank you.

BLIGHT REPORT

Stone Mountain Police Department

Code Enforcement Unit

Lt. W.R. Hillis

Designated Public Officer for Blight

June 8, 2026



935 MAIN STREET

Parcel ID:	18 089 27 019
Property Owner:	Property 1st Management LLC (Ming Nguyen)
Owner Address:	850 Dogwood Road, Ste B200 #2166 Lawrenceville, GA 30044
Zoning:	VCM – Village Center Mixed-Use Historic District

Property Information

935 Main Street is an approximately 0.11-acre parcel containing a retail structure built around 1905. Current owner purchased the property on 12/28/2023 according to the county tax records. Tax payments appear to be current on the property. The property is currently vacant.

Background

The property has required code enforcement intervention for many years including frequent violations related to the failure of the roof in 2017 and the southern façade falling into Manor Drive in 2022. The building was gutted over three years ago and the City's building official

ordered temporary structural bracing to keep the building stable until repaired. That temporary bracing is still in place.

An application was initiated on 04/03/2024 listing the scope of work as: COMMERCIAL FIRST STAGE OF CONSTRUCTION STRUCTURAL REINFORCEMENT OF THE SHELL. The process was put on hold due to the applicant failing to provide all necessary documentation to the Planning Department. To date, this permit has not been issued. At some point, work proceeded anyway which led to a stop work order on 11/22/2024.

Additionally, the property owner was cited on 10/21/2025 due to need for interior structure maintenance requirements. As of the date of this report, the property owner/agent has failed to appear at court dates on 01/08/2026 and 02/12/2026. This municipal court case remains unresolved, and it appears that the property has been abandoned.

Current Investigation

On 02/25/2026, this officer, as the designated public officer for blight in the City of Stone Mountain, began a blight investigation after noticing that a stop work order issued on 11/22/2024 remains in the front window. The exterior of the building is showing greater signs of decay than was previously noted.

The inspection was performed on Monday, June 1, 2026, at 9:20 am. This officer, along with Building Official Andy Brumbalow, Officer T.R. Harris, and Officer C.J. Goines inspected the exterior of the primary structure. We did not attempt to enter the premises.

The following conditions were noted at the property:

- Both front entries of building have significant rot at the store fronts which allows water intrusion.
- On the northern storefront, a large pane of glass is cracked across the entire sheet of glass. The other storefront has a large piece of plywood covering the window.
- At rear of this building there is flashing that is lifted and in need of repair at the roof it abuts.
- Window framing on the front of the structure is rotting and separating from the building along with many of the wooden shingles on the façade.

Conclusion – Designation as BLIGHTED PROPERTY

The property at 935 Main Street is designated as BLIGHTED PROPERTY as defined by Stone Mountain Municipal Code Chapter 5, Article VI, Division 12 (Community Redevelopment Tax

Incentive Program) having found the existence of the following conditions noting blight found in Sec. 5-432 of the City ordinance:

- Property that is subject to frequent property maintenance or environmental code citations.
- The maintenance of the property is below state, county, or municipal codes for at least three (3) months after written notice of the code violation to its owner.
- Structure appears uninhabitable, abandoned, and unsafe in its current condition.



Lt. W.R. Hillis
Public Officer

June 8, 2026

BLIGHT REPORT

Stone Mountain Police Department

Code Enforcement Unit

Lt. W.R. Hillis

Designated Public Officer for Blight

June 9, 2026



900 VFW DRIVE

Parcel ID:	18 090 10 004
Property Owner:	Marcia A. Johnson (Marcia Baird-Burris)
Owner Address:	1114 Woodrow Lane, Bowie, MD 20015 P.O. Box 30664, Washington, DC 20030
Zoning:	R-2 – Traditional Residential Historic District

Property Information

900 VFW Drive is an approximately 1.56-acre parcel containing a house (primary structure) and a smaller office/storage building (accessory). Current owner purchased the property on 10/17/1996 according to the county tax records. Tax payments appear to be current on the property. The property is currently vacant.

Background

The property has required code enforcement intervention for many years including frequent violations for overgrown grass, brush, and structure exterior. The structure of the house became

a concern beginning in approximately 2020 after a tree damaged the roof of the accessory structure. Later, damage was found to the roof of the primary structure.

The owner was notified of the fallen tree in August 2020 along with the damage to the accessory structure. The accessory roof was eventually repaired (without permits) after the owner was cited on 05/17/2021.

On 04/18/2022, the owner was sent a letter advising of serious damage (large hole) on the roof of the primary structure. Another notice was sent on 10/02/2024 warning of the roof, drains, and gutters. To date, no repairs have been made nor any permit applications submitted.

Current Investigation

On 05/28/2026, this officer, who is the designated public officer for blight, began a blight investigation after noticing that the primary structure appeared to be in a state of further decline. From the roadway, the roof showed more signs of wear along with rotting soffits and fascia. I found no evidence of application requests for the previous structural problems. Tarps placed on the primary structure have become tattered and torn and have fallen off the roof in places.

On 05/29/2026, this officer applied for and received an inspection warrant for the property. The inspection was executed on Monday, June 1, 2026, at 9:00 am. This officer, along with Building Official Andy Brumbalow, Officer T.R. Harris, and Officer C.J. Goines inspected the exterior of the primary and accessory structure. We did not attempt to enter the premises.

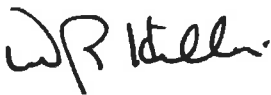
The following conditions were noted at the property:

- Large hole still exists on roof of the primary structure along with damaged/lifted shingles throughout. It appears someone attempted to cover the hole with tarps in the past, but those had fallen out of place and are tattered and torn.
- Numerous places with rotting or missing soffits and fascia of both the primary and accessory structures. Rotting was also observed on numerous places on the non-brick siding.
- Evidence of water intrusion on rear (west) and side (north) exterior walls. Brick façade is cracking and separating.
- Entrance door to crawl space/basement is missing.
- Furnace flue pipe is broken/detached.
- Structure has overgrowth (shrubs, vines, trees) at the footprint of the house.

Conclusion – Designation as BLIGHTED PROPERTY

The property at 900 VFW Drive is designated as BLIGHTED PROPERTY as defined by Stone Mountain Municipal Code Chapter 5, Article VI, Division 12 (Community Redevelopment Tax Incentive Program) having found the existence of the following conditions noting blight found in Sec. 5-432 of the City ordinance:

- Primary structure is uninhabitable, unsafe, and abandoned.
- The maintenance of the property is below state, county, or municipal codes for at least three (3) months after written notice in 2022 and 2024 of the code violation to its owner.



Lt. W.R. Hillis
Public Officer

June 9, 2026

BLIGHT REPORT

Stone Mountain Police Department

Code Enforcement Unit

Lt. W.R. Hillis

Designated Public Officer for Blight

June 9, 2026



5470 WARNOLL STREET

Parcel ID:	18 074 07 021
Property Owner:	Carole Smith Campbell
Owner Address:	2115 Tribble Walk Drive Lawrenceville, GA 30045
Zoning:	R-4 – Shermantown Residential Historic District

Property Information

5470 Warnoll Street is an approximately 0.11-acre parcel containing a single residential structure. Current owner took possession of the property on 04/29/2019 per county tax records. Tax payments appear to be in arrears and scheduled for tax sale. The property is currently vacant.

Background

The property has required code enforcement intervention for many years including frequent violations related to lawn maintenance and the deterioration of the structure. The property was designated a public nuisance on 11/09/2023 due to overgrown vegetation, tree limbs damaging

the roof, and its unsecure state. The City completed abatement of the nuisance in February 2025 and placed a lien on the property.

Since the nuisance abatement occurred, no apparent attempts have been made to improve or maintain the property.

Current Investigation

On 05/28/2026, this officer, the designated public officer for blight, began a blight investigation after noticing that the state of the house is showing greater signs of decay than was previously noted. The windows and doors are still boarded from the nuisance abatement process for site security. The structure still appears uninhabited and abandoned.

The inspection was performed on Monday, June 1, 2026, at 9:20 am. This officer, along with Building Official Andy Brumbalow, Officer T.R. Harris, and Officer C.J. Goines inspected the exterior of the primary structure. We did not attempt to enter the premises.

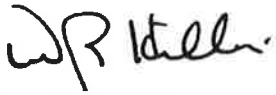
The following conditions were noted at the property:

- Limb on the electric service line causing stress to the line.
- Roof shingles lifting in several spots.
- Rotted soffit and fascia all around the structure allowing water intrusion.
- Rotten façade all around the structure allowing water to rot the sill plates of the walls.
- Missing façade in the rear allowing water intrusion and animal access.

Conclusion – Designation as *BLIGHTED PROPERTY*

The property at 5470 Warnoll Street is designated as BLIGHTED PROPERTY as defined by Stone Mountain Municipal Code Chapter 5, Article VI, Division 12 (Community Redevelopment Tax Incentive Program) having found the existence of the following conditions noting blight found in Sec. 5-432 of the City ordinance:

- Property that is subject to frequent property maintenance or environmental code citations.
- The maintenance of the property is below state, county, or municipal codes for at least three (3) months after written notice (i.e.- nuisance abatement process) of the code violation to its owner.
- Structure remains boarded up and appears uninhabitable and unsafe in its current condition. Given the continued neglect and progressive decay, it appears the structure has been abandoned.

A handwritten signature in black ink, appearing to read "W.R. Hillis". The signature is fluid and cursive, with the first name "W.R." and the last name "Hillis" clearly distinguishable.

Lt. W.R. Hillis
Public Officer

June 9, 2026