



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Liz Mitchem, City Planner

LOCATION: 1037 Ridge Avenue (18 089 02 003)

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

PROPOSED ZONING/USE: R-2: Traditional Residential

REQUEST: Request to rezone 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

ZONING/ADJACENT LAND USE:

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

Comprehensive Plan:

Future Land Use Designation: Single-Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	02/17/2025 – 6:30 P.M.
City Council Public Hearing:	04/01/2025 – 6:30 P.M.

RECOMMENDATION: Approval

BACKGROUND:

March 1, 2025

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, AICP

Subject: Request to rezoned 1037 Ridge Avenue (18 089 02 003) from Village Center Mixed-Use (VCM) to Traditional Residential (R-2).

Background: The existing site is 0.21 acres and contains an existing single-family home. This property is zoned Village Center Mixed-Use (VCM), which requires commercial uses on the first floor and all residential to be above the commercial space. The zoning designation does not align with the existing use of the property as single-family residential.

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

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

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

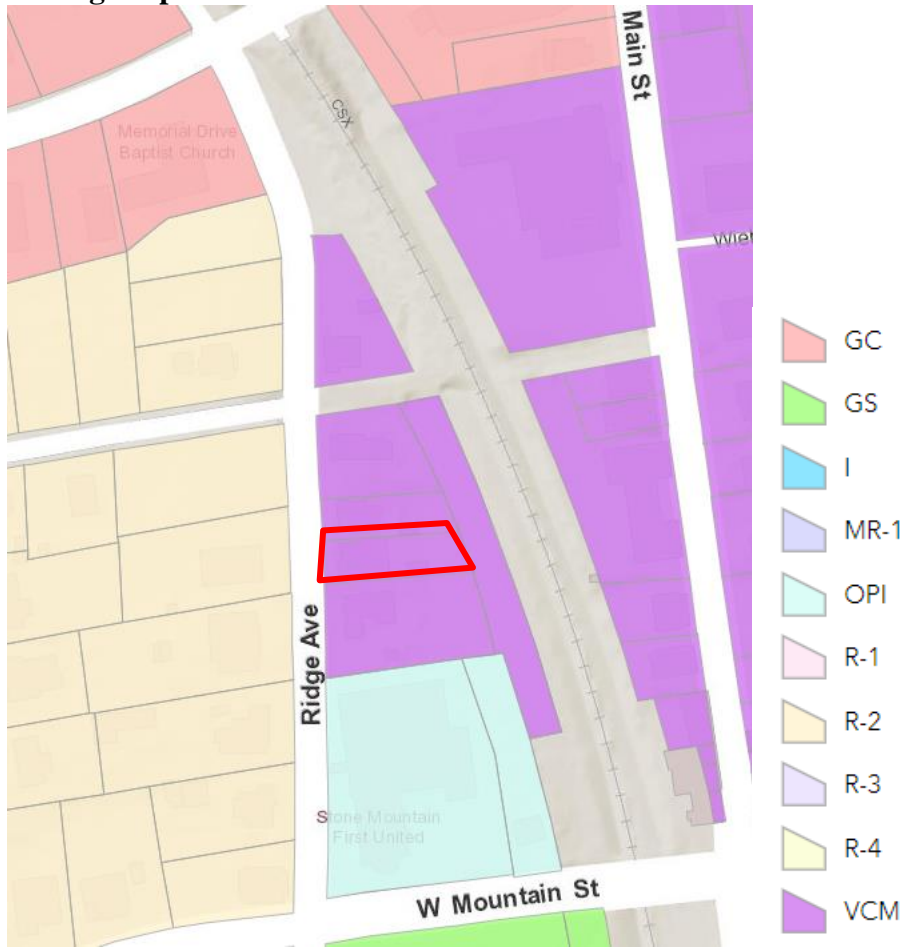
Class: R3 – Residential Lot

Land Use Code: 101 – Residential 1 Family

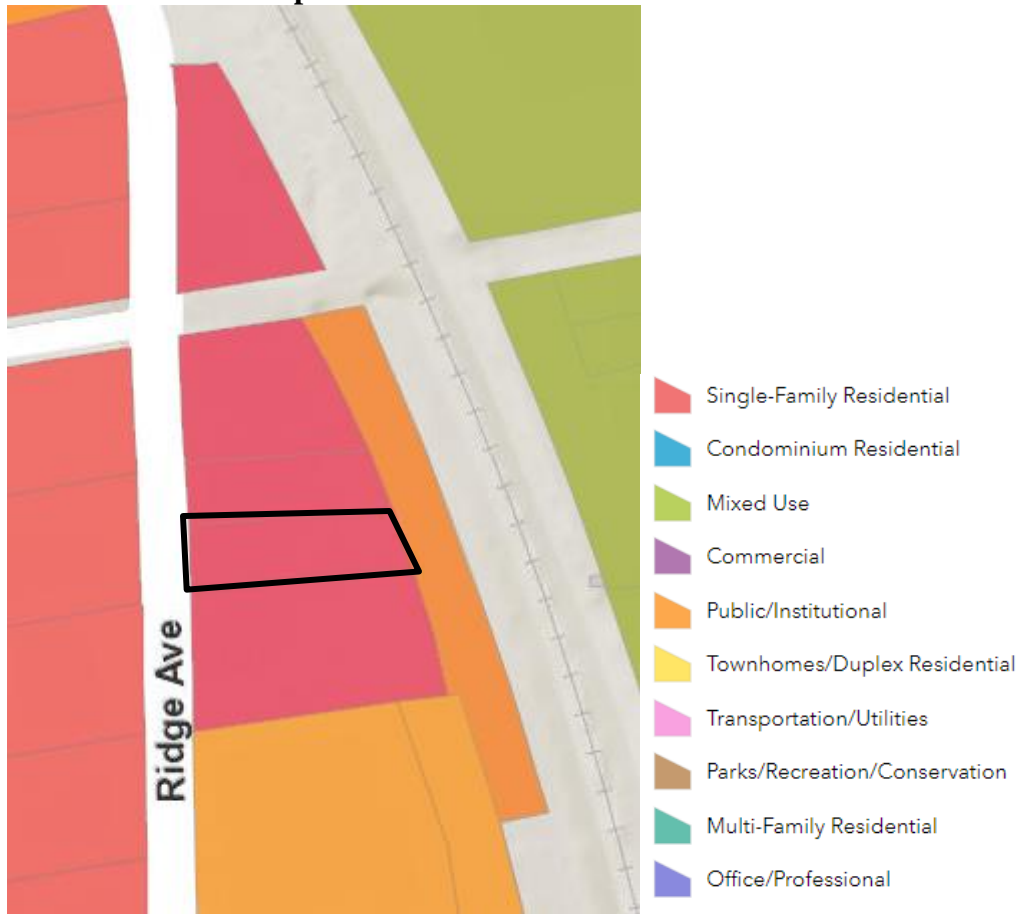
Zoning Code: R100 – Single Family Residential

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

Zoning Map



Future Land Use Map



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

1. The existing uses and zoning of nearby property;

North: CSX Railroad Tracks

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

East: CSX Railroad Tracks

West: R-2: Single-Family Residential

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STAFF RECOMMENDATION:

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

The Planning Commission voted to recommend approval, unanimously.



From: [mel](#)
To: [Richard Edwards](#)
Subject: "EXTERNAL"RE: "EXTERNAL"Rezoning to RESIDENCIAL
Date: Tuesday, February 4, 2025 4:36:07 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That is correct.

[Yahoo Mail - Email Simplified](#)

On Tue, Feb 4, 2025 at 4:32 PM, Richard Edwards <redwards@stonemountaincity.org> wrote:

Good Afternoon Ms. Florence,

I wanted to check and ensure that you are requesting that your property be rezoned from Village Center Mixed-Use (VCM) to Traditional Residential (R-2). Is that correct?

Thanks,



Richard Edwards, AICP

Planning Director

Phone: (470)860-7994

Email: redwards@stonemountaincity.org

875 Main Street
Stone Mountain, GA 30083

www.stonemountaincity.org

From: mel <melflorence@yahoo.com>
Sent: Monday, January 27, 2025 4:49 PM
To: Richard Edwards <redwards@stonemountaincity.org>; Mary Beth Reed <mbreed@newsouthassoc.com>
Subject: 'EXTERNAL'Rezoning to RESIDENCIAL

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Please rezone my property to residential.

The taxes are absorbant!

Thank you,

Melanie Florence

1037 Ridge Ave.

absorben!

678-469-6449

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[Yahoo Mail: Search, Organize, Conquer](#)