



Agenda Item

Meeting Date: December 16, 2025

SUBJECT: Historic Preservation Commission Certificate of Appropriateness (COA)
Determination Case Number HPC2025-1809005009 (Parcel ID: 18 090 05 009) 6444 James B
Rivers Memorial Drive – NOTICE OF APPEAL

Item: ACTION ITEM

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

Summary:

On December 5, 2025, the applicant, Michele Crawford, filed a notice of appeal for the above-referenced case in response to the Historic Preservation Commission's denial of a COA issued on November 19, 2025. The decision was issued to the applicant by certified mail and email on December 4, 2025.

During the Historic Preservation Commission (HPC) meeting on November 19, 2025, the Commission denied the COA for Case HPC2025-1809005009 due to the application not adhering to the Design Guidelines, see Chapter 5: Residential Rehabilitation Guidelines, including sections 5.1 Exterior Materials, 5.2 Architectural Details, and 5.4 Windows. The applicant filed an appeal on December 5, 2025, attached to be filed by the City Clerk.

The appeal was filed by the applicant in accordance with Section 5-38(10) within fifteen (15) days after the issuance of the determination, which the HPC Chair issued on December 4, 2025. Section 5-38 permits the governing authority to approve, modify, or reject the Commission's determination if the governing body finds that the Commission abused its discretion in reaching its decision.

Per Sec. 12-320(c), the appeal procedure for cases brought before City Council requires the Clerk to place on the agenda of the next regular council meeting, occurring not less than five (5) nor more than thirty (30) days after receipt of the application, for council action.

Per Sec 12-322, when an appeal is placed on the council agenda, the Council may take either of the following actions:

- (1) Set a hearing date and instruct the city clerk to give such notice of hearing as may be required by law.
- (2) Appoint a hearing officer and fix the time and place for the hearing. The hearing officer may or may not be a city employee and may be appointed for an extended term. The Clerk shall assume responsibility for such publication of notice of the hearing as may be required by law. If a hearing officer is appointed, the hearing shall be conducted in accordance with the procedures set out in Section 12 of the City of Stone Mountain Code of Ordinances.

Resource Impact:

Cost for Hearing Officer – To be determined pending Council's decision to hold the hearing or appoint a hearing officer (Average Cost 33/h).

Attachments/Exhibits:

Notice of Appeal - Application

Requested Action: City Council to set a hearing date or appoint a hearing officer to fix the time and place for the hearing

DEPARTMENT OF PLANNING & ZONING

Application to Appeal City of Stone Mountain Historic Preservation Commission (HPC) Decision(s)

Per Section 5-38(10) individuals affected by a decision from the preservation commission regarding a certificate of appropriateness can appeal to the governing authority. Appeals must be submitted within fifteen (15) days of the determination or, if the commission does not act, within fifteen (15) days after the forty-five-day period for their action ends.

To be completed by **City of Stone Mountain**:

Date Received:

To be completed by appellant:

Name: Michele Crawford


Address of appellant: 6439 James B. Rivers Memorial Drive

Address of property: 6444 James B. Rivers Memorial Drive

Case Number:

HPC2025-1809005009_____

 Phone Number of appellant:

Email Address of appellant: 

This appeal reviews the proceedings of the City of Stone Mountain Historic Preservation Commission (HPC) as conducted by the governing authority of Stone Mountain, Georgia. Per Section 5-38(10) the governing authority can approve, modify, or reject the commission's decision if it finds that the commission abused its discretion. Appeals from the governing authority's decisions can be made to the county's superior court. The governing authority is also authorized to prevent any material change in the appearance of properties that is designated under provisions of 5-37, except for changes that comply with the article's provisions.

Date(s) of hearing, if any:

Date of Historic Preservation Commission decision:

Historic Preservation Commission Appeal Form

The Appellant must explain how the preservation commission's decision represents an abuse of discretion in the space provided below. Specifically, the Appellant should refer to the written decision of the preservation commission and demonstrate at least one of the following: that the preservation commission exceeded its authority, that the decision was not based on the factors specified in Section 5-38 of the City of Stone Mountain Code of Ordinances or the guidelines adopted by the preservation commission which include, 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 or that the commission's decision was an abuse of discretion.

Grounds for appeal:

"The denial failed to take into account that the property is not, nor has it ever been, eligible for listing on the National Register of Historic Places. The home does not meet the standards for rehabilitation, as its historic integrity had already been significantly compromised through two prior additions and the installation of aluminum siding. Additionally, there are no known previous owners of historical significance, nor are there any historically relevant events associated with the property. The structure itself possesses no notable architectural or archaeological value. Given these factors, the application of the Secretary of the Interior's Guidelines should have been interpreted with appropriate flexibility, and the decision to deny the proposed improvements was not supported by the conditions or historical context of the property."

The appellant may include a supplementary explanation with their appeal. Please see supplementary below

Date: Signature: 12/5/2025 3:15 pm Michele Crawford

Instructions: The appellant must send copies of the appeal and explanations to the Planning and Zoning Department, directed to the Planning Manager.

“There are many homes within the city’s HPC District that feature the same exterior materials, architectural details, and window styles included in my proposal, all of which have been previously approved by the HPC. In fact, one such property received approval **after the work had already been completed**, demonstrating that these design elements are considered acceptable within the district.

Significant care has been taken in planning these improvements to enhance the structural quality of the home and substantially improve its appearance compared to its former condition. These updates will not only add value to the property but will also contribute positively to the character and aesthetic of the surrounding neighborhood.

It is my position that the HPC did not fully or accurately interpret the requirements of the Secretary of the Interior’s Guidelines in this case and did not uphold the precedents established through prior approvals of similar materials and design features. Consistent application of these standards is essential to maintaining fairness and clarity in the preservation process.”

