



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

STAFF MEMO

To: City of Stone Mountain Mayor & City Council

From: Richard Edwards, AICP

Subject: Proposal to allow property owners affected by the city initiated rezonings to re-apply for the proposed rezonings.

Date: January 7, 2025

Purpose:

The purpose of this staff memo is to provide a process to allow those property owners affected by the city initiated rezonings a means to re-apply for the proposed rezoning on their property.

Background:

In August of 2024, staff proposed city initiated rezonings for properties that had existing uses that are not allowed by their current zoning. This was part of the research that City Council directed staff to do regarding issues with properties that had conflicts between existing use, current zoning district, and future land use designation in the Comprehensive Plan.

Staff is proposing to allow the property owners that were affected by these rezonings to re-apply without paying rezoning application fee. Staff has already completed the research and staff reports so there would be very little staff time to re-introduce these rezonings. For multi-family properties with individual owners (condos and townhomes) a majority of the property owners would need to request the rezoning before the city would re-initiate the rezoning process for the entire development.

The property owners would be required to submit their request in writing to the city no later than March 31, 2025, in order to take advantage of the \$500 application fee being waived. This waiver would only be applicable to the properties that were previously listed for city initiated rezoning, see the list below.

	Current Zoning	Comp Plan	Proposed Zoning	# of Existing Lots	Use
Garden Walk Apts/Condos	Single-Family Residential (R-1)	Condominium Residential	Multi-Family Residential (MR-1)	135	Apts/Condos
Oakridge Townhomes	Traditional Residential (R-2)	Townhomes/Duplex Residential	Multi-Family Residential (MR-1)	16	Townhomes
979, 973, 947, 963, 927, & 951 Sheppard Road	General Commercial (GC)	Single-Family Residential	Traditional Residential (R-2)	6	Single-Family
Chinquapin Way	General Commercial (GC)	Single-Family Residential	Traditional Residential (R-2)	5	Single-Family
853 4 th Street - Bethsaida Baptist Church	Shermantown Residential (R-4)	Public/Institutional	Office/Professional/Institutional (OPI)	1	Religious Institution
1103 & 1095 Forrest + 1106 Ridge Ave	General Commercial	Single-Family Residential	Traditional Residential (R-2)	3	Single-Family
Colonial Park Apts & Sexton Condos	Traditional Residential (R-2)	Condominium Residential	Multi-Family Residential (MR-1)	13	Apts/Condos
854 Sheppard Rd - Parkwood Apts	Single-Family Residential (R-1)	Multi-Family Residential	Multi-Family Residential (MR-1)	1	Apts
811 3 rd Street - St. Paul AME Church	Shermantown Residential (R-4)	Public/Institutional	Office/Professional/Institutional (OPI)	1	Religious Institution
917 & 925 Ridge Ave - Stone Mountain Baptist Church	Traditional Residential (R-2)	917 - Commercial 925 - Public/Institutional	Office/Professional/Institutional (OPI)	2	Religious Institution

1047, 1041, 1037, & 1031 Ridge Ave + 5302 Polar Springs	Village Center Mixed-Use (VCM)	Single-Family Residential	Traditional Residential (R-2)	5	Single-Family
5313 Poplar Springs Road (1 st UMC Parking Lot)	Village Center Mixed-Use (VCM)	Public/Institutional	Office/Professional/Institutional (OPI)	1	Religious Institution
Ridge Forest Duplexes	Single-Family Residential (R-1)	Single-Family Residential	In-Town Residential (R-3)	129	Duplexes and small lot single-family