



Planning Commission

Meeting Date: October 19, 2026

SUBJECT: Application to rezone the property located at 5305 West Mountain Street of approximately ±3.02 acres.

PC2026 –18 089 03 001

T. Hart

Project Information

Owner / Applicant	City of Stone Mountain
Location	5305 West Mountain Street, Stone Mountain, GA
Acreage	±3.02
Parcel ID	18 089 03 001
Existing Zoning District	Green Space (GS)
Proposed Zoning District	Village Center Mixed- Use (VCM)

SUMMARY:

The subject application is a request to approve the rezoning of the City owned property located at 5305 West Mountain Street, Stone Mountain GA, 30083 from the Green Space (GS) zoning district to the Village Center Mixed-use (VCM) zoning district. The proposed scope of work of this project includes:

ANALYSIS:

At their February 8, 2025, Special Called Meeting, the Mayor and City Council of the City of Stone Mountain directed staff to move forward with an application to rezone the property located at 5305 West Mountain Street from Green Space to Village Center Mixed-Use (VCM). Due to recent turnover within the city Department of Community Development, this application was never brought forward for Planning Commission and Mayor and City Council consideration.

Per Section 2-1, the process for rezoning a property within the city requires a recommendation of approval by the Planning commission followed by approval by the Mayor and City Council. In addition, Section 2-1.5 outlines standards that should be used in all zoning proposal reviews:

1. The extent to which property values are diminished by their particular zoning restrictions;
 - *Property values are not expected to diminish as a result of the subject request.*

2. 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;
 - *No reduction of property values is anticipated.*
3. The relative harm to the public as compared to the hardship imposed upon the individual property owner;
 - *The rezoning of the subject property will increase the permitted density allowed on the parcel while the owner will receive greater property rights.*
4. The suitability of the subject property for the zoning proposed;
 - *The subject property is located within the heart of the downtown VCM district. The district is designed to be one of the densest areas of the city where most commercial use takes place.*
5. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property;
 - *The piece of property was purchased by the city in 2023 and no work has been done since the time of purchase.*
6. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;
 - *The development of the site with uses permitted in the VCM district will provide additional compatible uses with surrounding uses and create attractive destinations for those in the area.*
7. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;
 - *There are not any anticipated adverse effects of the existing use of the property.*
8. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;
 - *The property currently has limited economic uses as Green Space (GS). The change in zoning is requested to allow for more reasonable economic uses to be allowed.*
9. 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;
 - *Additional use is expected, however, not a point that would cause a reduction in service.*
10. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map;

- *Based on recent discussion and the proposed amendments to the comprehensive plan the rezoning is consistent with the vision for the downtown area.*
- 11. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal;
 - *None.*
- 12. The impact upon the appearance of the city;
 - *The change in zones will provide for additional development in the downtown corridor of the city and any development will be required to abide by the design characteristics of the historic district.*
- 13. The impact upon the provision of water, sewage, transportation and other urban services;
Additional use is expected however, and the demand would depend largely on the use proposed.
- 14. The impact upon population density and the potential for overcrowding and urban sprawl;
 - *The designation of the land for more development would allow for greater density and less sprawl.*
- 15. The impact upon thoroughfare congestion and traffic safety; and
 - *Additional Traffic could result with development proposed on site, however, the extent of this impact would depend largely on the type of use proposed.*
- 16. The protection of property against blight and depreciation.
 - *The allowance of greater development rights on the property incentivizes development.*

CONCLUSIONS:

In conclusion, the approval of the subject application would result in the rezoning of the subject property from Green Space (GS) to Village Center Mixed use (VCM) as requested by the Mayor and City Council Direction.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** for the proposed rezoning from Green Space (GS) to Village Center Mixed Use (VCM) at the property located at 5305 West Mountain Street.

Attachments: Attachment 1 – Current and Future Zoning Map

Attachment 2 – Application



REZONING APPLICATION



APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	☐
2.	Application Form	☐
3.	Site Plan Checklist	☐
4.	Site Plan/Survey	☐
5.	Legal Description	☐
6.	Letter of Intent	☐
7.	Impact Analysis	☐
8.	Disclosure Form(s)	☐
9.	Application Fee	☐
THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.		
10.	Development of Regional Impact Review Form (DRI)	☐

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.
- ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.
- ITEM 9. **APPLICATION FEE:** An application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

- ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

- A) The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.
- C) City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

- A) Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083.



APPLICATION FOR REZONING

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

Date Received: 10/15/2026

REZONING PERMIT #: PC2026-1808903001
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: City of Stone Mountain
Address: 875 Main Street, Stone Mountain, GA 30083
Phone: 770-498-8984 Cell: — Fax: —
Email Address: _____

OWNER INFORMATION (If different from Applicant)

Owner Name: City of Stone Mountain
Address: _____
Phone: _____ Cell: _____ Fax: _____
Email Address: _____

PROPERTY INFORMATION

Address: 5305 West Mountain Street Stone Mountain, GA 30083
Parcel ID#: 18 089 03 001 Land Lot: _____ District: _____

SECTION 1

REZONING REQUEST

Office use only:
REZONING CASE # PC 2026-1808903001

Under the provisions of Appendix A, Article II of the City of Stone Mountain Code of Ordinances, this application is hereby made to obtain a Rezoning/Land Use Amendment as follows:

CURRENT ZONING: Green Space (GS)

ZONING REQUEST: Village Center Mixed-use (vcm)

SECTION II**OWNER/PETITIONER**

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

City of Stone Mountain
TYPE OR PRINT OWNER'S NAME

875 Main St.
ADDRESS

Stone Mountain, Georgia 30083
CITY & STATE ZIP CODE

mdimov
OWNER'S SIGNATURE

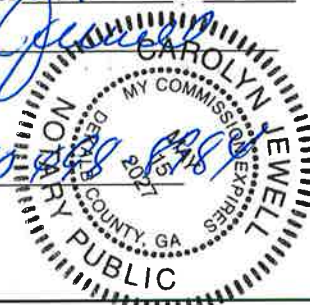
mdimov@stonemountaincity.org
EMAIL ADDRESS

Sworn to and subscribed before me this the

15 Day of Oct 2026

[Signature]
NOTARY PUBLIC

940 770 888
PHONE NUMBER



PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

Day of _____ 20____

NOTARY PUBLIC

PHONE NUMBER

SECTION V**ATTORNEY / AGENT**

Check One: ☐ Attorney ☐ Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE



ZONING CONSIDERATIONS

Applicant: City of Stone Mountain.

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? The subject parcel is adjacent to property already zoned as UCM, AS such the proposed change in zoning is consistent with surrounding property uses.
2. What is the extent to which property values are diminished by their particular zoning restrictions? The property will be upzoned and granted additional property rights not less
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? There are no reductions in property values expected.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? The rezoning of the property will create greater density downtown whereas the owner will receive greater property rights.
5. What is the suitability of the subject property for the zoning proposed? The project site is located in the heart of downtown which is where the proposed zoning district was intended to be located.
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? _____
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? The development of the site with uses permitted in the UCM district will provide additional uses compatible with surrounding uses and create attractive destinations for those in the area.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
There are no adverse affects of the existing use of nearby properties anticipated.
9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
The property current has limited uses as GS as it is designed to preserve the land undeveloped in perpetuity.
10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
Additional use is expected however not to a detriment of effective service.
11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?
Based on recent discussions and the proposed amendments to the Comprehensive plan, the rezoning is consistent
12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?
No.
13. What is the impact upon the appearance of the city?
The Change in zoning will provide for additional development in the downtown corridor of the city.
14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
Additional use is expected however the demand would not be extraordinary.
15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
The designation of this land for more development would allow for greater density and less sprawl.
16. What is the anticipated impact upon thoroughfare congestion and traffic safety?
Again, additional traffic could result with development on the site.
17. What measures are being taken to protect the property against blight and depreciation?
The allowance of greater development rights on the property incentivise development and reduce chance of blight.



DISCLOSURE REPORT

Office use only:

REZONING PETITION #: PC 2026-1808703001 CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 or more to a member of City Council.

CHECK ONE:

☐

YES



NO

If the answer is **YES**, proceed to sections 1 through 4.

If the answer is **NO**, complete only section 4.

1. **CHECK ONE:**

☐

Party to Petition

☐

In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.

If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Miglena Dimov

Signature: M Dimov Date: 10/15/2026

Attachment 1: Current and Future Zoning Maps

Current Zoning



Proposed Zoning

