Planning Commission

Meeting Date: October 19, 2026

SUBJECT: Application for a Use Permit Application (Special & Conditional Uses)

PC2026 – Parcel 18 089 06 002 **G. Shan**

Project Information

Owner / Applicant	William Pike
Location	5313 Hamilton Street
Acreage	±. 0.6600
Parcel ID	18 089 06 002
Zoning District	Traditional Residential District (R-2)

SUMMARY:

The applicant requests Mayor & City Council to grant the special use of Short-term lodging—Vacation home facility at 5313 Hamilton Street Stone Mountain, GA 30083 (18 089 06 002). This application is required for properties in the Traditional residential (R-2) District, as outlined in Section 5-2.3 of the City of Stone Mountain Code of Ordinances.

The subject property contains a one-story, ranch style residential structure constructed in 1994. The dwelling is approximately 1,600 square feet of heated space and contains three bedrooms and one and a half bathrooms. The applicant proposes a maximum occupancy of six guests and with at least six parking spaces available on-site.

ANALYSIS:

This application was reviewed for compliance in pursuant with Article XVI – Short-Term Lodging—Vacation Home Facilities. The applicant has identified three lodging rooms, with the smallest bedroom reported at approximately 158 square feet, and a proposed maximum occupancy of six guests.

The applicant will operate as the property manager of the short-term rental vacation home, as they are also the property owner, residing in DeKalb County.

The applicant has identified six parking spaces available on-site. If needed, off-street parking is available, however it may be a safety concern for emergency vehicles to access the property due to the narrow width of Hamilton Street.

The applicant has partially addressed the life-safety requirements of Section 16-2.1(6), including smoke detectors, carbon monoxide alarms, and fire extinguishers within the dwelling unit. However, it is unclear if each lodging room will have a smoke alarm and where the fire extinguisher is to be located.

CONCLUSION:

Based on the submitted application materials and the analysis of the applicable provisions of the Stone Mountain Unified Development Ordinance, the Short-term lodging—Vacation home facility request partially meets the applicable review criteria. Staff's assessment is based on Article XVI.

STAFF RECOMENDATION:

Based on the analysis of this application, using the standards and criteria found in Article XVI of the UDO, staff recommends **APPROVAL with conditions** of the Use Permit application PC2026 – 18 089 06 002 – 5313 Hamilton Street.

Approved Condition(s)

- Provide a floor plan that shows smoke alarms in each lodging room and a fire extinguisher that is accessible to guests, pursuant to 16-2.1(6) of Article XVI.

Attachments/Exhibits:

Attachment 1 – Use Permit Application (Special & Conditional Uses) Application

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The Planning Commission's recommendation applies only to the specific application under consideration and does not constitute final approval where approval by the Mayor and City Council is required. Any subsequent approval does not eliminate the applicant's obligation to obtain all applicable zoning approvals, permits, business licenses, and other required authorizations before commencing the proposed use or development.

USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24

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 ($400)	☑
	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.

PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

William Pike
Name

[redacted]

PROJECT SUMMARY

5313 Hamilton Street Stone Mountain GA 30083
Address of Project

Short term rental Vacation home
Name of Project

Special use Permit
Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

.66
Total Project Acreage

Detailed Description (*Include Proposed Use(s) and Square Footage of Floor Area for each use*):

Short term rental Vacation home

1600 Square feet living areas

William R. Pike
Applicant Signature

Date: 8 / 19 / 2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

APPLICATION FOR USE PERMIT

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

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

[redacted]

Phon

Emai

OWNER INFORMATION (If different from Applicant)

Owner Name: _____

Address: _____

Phone: _____ Cell: _____ Fax: _____

Email Address: _____

PROPERTY INFORMATION

Address: 5313 Hamilton Street Stone Mountain GA 30083

Parcel ID#: 18 089 06 002 Land Lot: 3 District: 18th Land district
84 tax district

CURRENT ZONING: residential

USE PERMIT REQUEST: Short term rental Vacation home

Name (print) William Pike

Signature: William R. Pike Date: 8/19/26

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.**

William Pike
TYPE OR PRINT OWNER'S NAME

5313 Hamilton Street
ADDRESS

Stone Mountain GA 30083
CITY & STATE ZIP CODE

William R Pike
OWNER'S SIGNATURE

pikewr@aol.com
EMAIL ADDRESS

Sworn to and subscribed before me this the 24th Day of August 20 26

Corey Eaton
NOTARY PUBLIC

(770) 325-0715
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

PETITIIONER'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

SIGNATURE OF ATTORNEY / AGENT

ADDRESS

CITY & STATE ZIP CODE

EMAIL ADDRESS

PHONE NUMBER

PETITIONER'S SIGNATURE

BANK TRANSIT NO.	$ CHECKS	$ CASH	NET	DATE	NAME	DESCRIPTION	RECEIVED BY
		400		9/9	Pike	Special Use 5313 Hamilton	CJ

IF ENCIRCLED INDICATES CASH RETURNED FOR ADJUSTMENT TO NET AMOUNT OF ACTUAL PAYMENT

114936

INVALID WITHOUT SIGNATURE

CITY OF STONE MOUNTAIN
875 MAIN STREET
STONE MOUNTAIN, GEORGIA 30083
770—498-8984

SIGNATURE

RETAIN THIS RECEIPT FOR YOUR RECORDS

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK ✓
1	A correct scale and north arrow.	✓
2	The proposed land use classification.	✓
3	The present zoning classification of the tract(s) and all adjacent parcels.	✓
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	✓
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	✓
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	NA
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	NA
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	✓

Office use only:

Application reviewed by:

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE	
SPECIAL USE PERMIT	$400 each
CONDITIONAL USE PERMIT	$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.

(MAKE CHECKS PAYABLE TO THE CITY OF STONE MOUNTAIN)

SITE PLAN

Address:
5313 HAMILTON ST STONE MOUNTAIN, GA 30083

Assessor's Parcel Number:
18 089 06 002

Parcel Area:
0.66 Acres

Land Use:
Residential
Single Family Residence

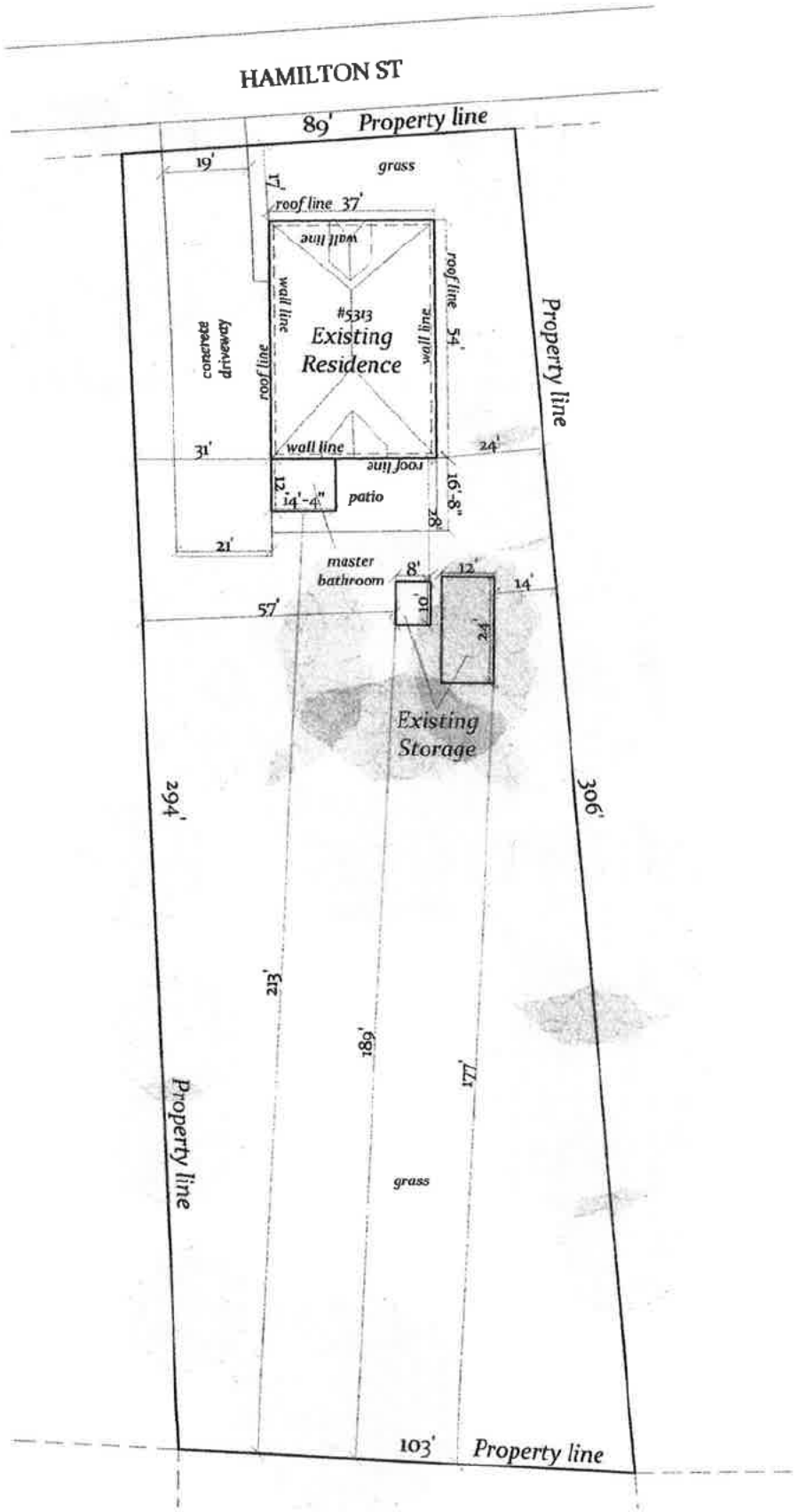
Zoning: R100

Legal Description:
/

Subdivision:
/

Owner: PIKE, WILLIAM ROBERT

Date: July, 2026



GRID NORTH

Scale:
1"=30'
Paper size
11"x 17"


$231k

FLOOR PLAN

Address:
5313 Hamilton St
Stone Mountain, GA 30083

Assessor's Parcel Number:
18 089 06 002

Parcel Area:
0.66 Acres

Land Use:
Residential
Single Family Residence

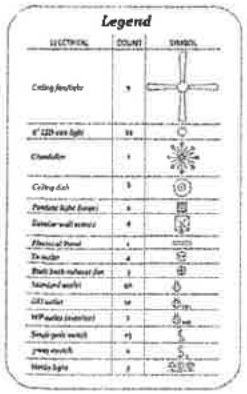
Zoning: R100

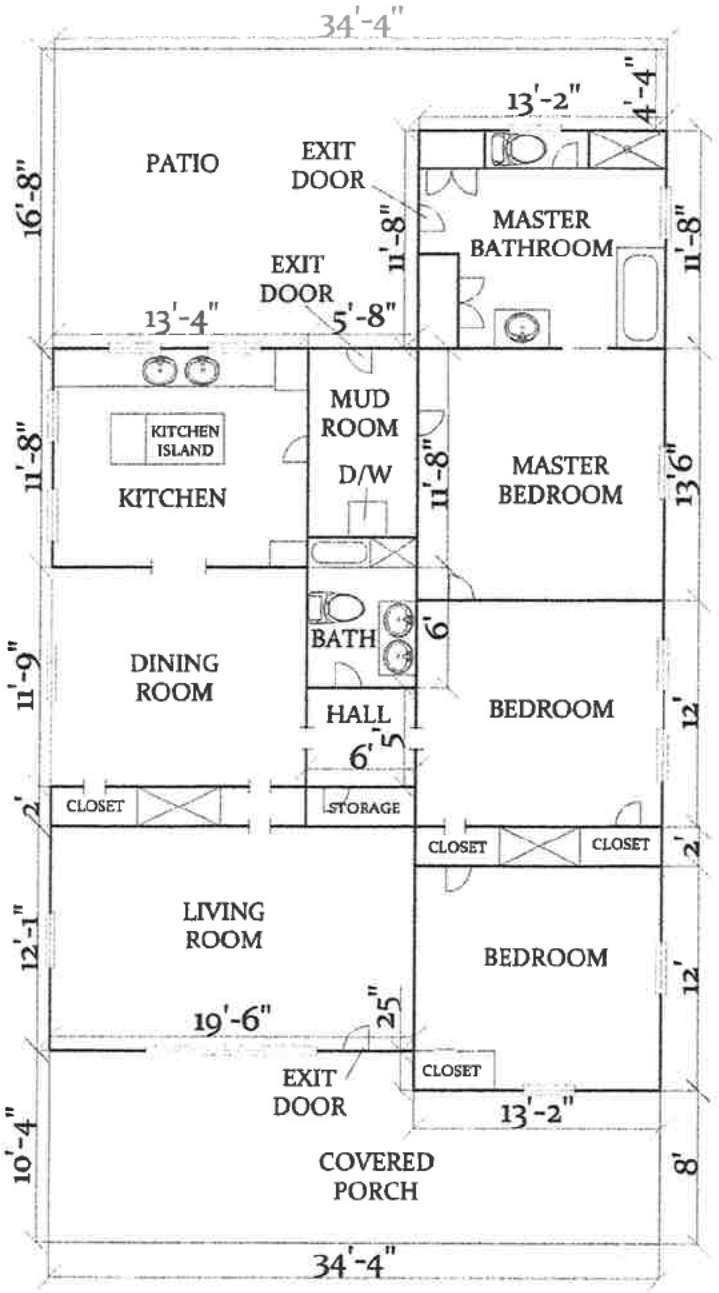
Legal Description: /

Subdivision: /

Owner: PIKE, WILLIAM ROBERT

Date: July, 2026





Disclaimer: This is not a Legal Survey, nor is it intended to be or replace one. These measurements are approximate and are for illustrative purposes only. This work product represents only generalized location of features, objects or

EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 89, 18th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at an iron pin found on the southerly right of way of Hamilton Avenue, 119.41 feet east of the southeast intersection of the right of way of Ridge Avenue and Hamilton Avenue, as measured along the southerly right of way of Hamilton Avenue (40 ft. R/W); running thence North 88 degrees 00 minutes East along said right of way a distance of 100 feet to an iron pin found; thence South 00 degrees 03 minutes 43 seconds East a distance of 302.19 feet to an iron pin set; thence North 85 degrees 25 minutes 43 seconds West a distance of 99.88 feet to an iron pin found; thence North 02 degrees 25 minutes 28 seconds West a distance of 115 feet to an iron pin set; thence North 01 degrees 21 minutes 26 seconds East a distance of 175.89 feet to an iron pin found which is the true point of beginning. Said property described according to plat of survey made by George E. Ingram R.L.S., Patterson & Dewar Engineers, Inc., for Donna Gant and Decatur Federal Savings and Loan Association, dated June 20, 1986 and revised July 23, 1986.

Being the same property as conveyed in that certain Warranty Deed recorded at Deed Book 5550, Page 707, DeKalb County, Georgia records.

2024018190 DEED BOOK 31310 PG 434
Filed and Recorded: 2/29/2024 2:51:00 PM
Recording Fee: $25.00
Real Estate Transer Tax: $192.00
ParticipantIDs: 2289565415, 0848497841
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Campbell & Brannon
The Gates at Sugarloaf
1325 Satellite Boulevard NW, Building 1600, Suite 1604
Suwanee, GA 30024
File No.: S240052T
(Phone No.: (770)771-5725)

STATE OF GEORGIA
COUNTY OF GWINNETT
PARCEL ID NUMBER: 18 089 06 002

LIMITED WARRANTY DEED

THIS INDENTURE, made on **29th day of February, 2024**, between

Donna B. Gant

(hereinafter referred to as "Grantor") and

William Robert Pike and Gina Lynn Pike
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

(hereinafter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee,

See Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all and singular the rights, members and appurtenances thereto (hereinafter collectively referred to as the "Premises"), the same being, belonging, or in anywise appertaining to the only proper use, benefit and behoof of Grantee.
Subject to all easements, rights of way, and restrictive covenants of record (hereinafter referred to as the "Exceptions").

TO HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and behoof of Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever defend the right and title to the Premises unto Grantee against the claims of all persons claiming by, through or under Grantor, but not otherwise.

State of Georgia, DeKalb County
The undersigned officer of DeKalb Superior Court certifies that this is a true and correct copy of the original document which is on file and of record in the Office of the Clerk of Superior Court. Witness my hand and seal of the Superior Court of DeKalb County Georgia.
This 10th day of July 2026
Signature:
Deputy Clerk, DeKalb County Superior Court
Deed BOOK 31310 PAGE 434 - 436

IN WITNESS WHEREOF, Grantor has executed this instrument under seal, as of the date first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Donna B. Gant

Notary Public
My Commission Expires: 9/21/24
[Attach Notary Seal]

JARYD TAMARES NOTARY PUBLIC DEKALB COUNTY EXPIRES GEORGIA September 21, 2024

Property Manager Contact Information

Management Information

1. Name of Property Manager: William Pike
2. Business Name (if applicable):
3. [redacted]
4.

Property Information

1. Property Address: 5313 Hamilton St. Stone Mountain GA 30083
2. Property Type: (Select one) (Single-Family Dwelling) Apartment, Condo, Other):
3. Other: _____
4. Number of Units: _____

In The Event Of An Emergency

1. Who should we [redacted]
2. Relationship to
3. Phone Number:
4. Email Address:

I hereby certify the accuracy of the information provided. I grant consent to the City of Stone Mountain to contact the Emergency contact if the Property Manager is unavailable within a reasonable timeframe.

William R. Pike — William R Pike
(Print.Property.Owner.Name) (Sign.Property.Owner)

William R. Pike — William R. Pike
(Print.Property.Manager.Name) (Sign.Property.Manager)

Sworn and subscribed before me this 8th day of July 2026

Corey Eaton — 8/14/29
Notary Signature — My Commission Expires

Notary Stamp:

COREY EATON NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES AUGUST 14, 2029

William R. Pike

1032 Sheppard Road

Stone Mountain, GA 30083

(404) 955-4546 email: pikewr@aol.com

September 8, 2026

City of Stone Mountain

Planning and Zoning Department

922 Main Street

Stone Mountain, GA 30083

RE: Letter of Intent for Short-Term Vacation Rental Special Use Permit Application

Property Address: 5313 Hamilton Street, Stone Mountain, GA 30083

Dear Members of the Planning and Zoning Department,

Please accept this Letter of Intent as part of my formal application to register and operate the residential property located at **5313 Hamilton Street, Stone Mountain, GA 30083** as a **short-term vacation rental**. As the legal owner of this single-family residence, I am committed to managing this property responsibly while providing high-quality lodging for visitors to the historic City of Stone Mountain. I am also committed to the highest standards of safety, cleanliness, and community compatibility.

Property Characteristics & Specifications

- **Property Type:** Single residential dwelling unit
- **Total Structure Size: 1,600 square feet**
- **Total Heated Space: 1,600 square feet**
- **Number of Bedrooms: 3 bedrooms**
- **Lot Size: .66 acre**
- **Zoning District: R1**
- **On-Site Parking: Full onsite driveway** that can comfortably accommodate **6 or more cars**, ensuring all guest vehicles remain strictly off-street.

Operational Standards & Neighborhood Compliance

I am fully dedicated to preserving the quiet character and safety of our neighborhood. To ensure seamless compliance with the City of Stone Mountain's local regulations, the property will operate under the following parameters:

- **Maximum Occupancy:** The overnight guest limit will be strictly capped at a **maximum of 6 occupants**.
- **Property Management:** We will **manage the property ourselves** as owner-operators. As the primary operators, we will remain directly accountable for guest screening, property maintenance, and immediate problem resolution.
- **24-Hour Contact Availability:** As self-managers, we will serve as the designated local contacts and will be available **24 hours a day, 7 days a week** to respond immediately to any municipal inquiries, emergency situations, or neighbor concerns.
- **Parking Management:** Off-street parking is available in the driveway for up to 6+ vehicles, ensuring no congestion on the public street.
- **Noise and Nuisance Prevention:** Guests will be explicitly informed of city quiet hours. No outdoor amplified sound, large gathering, or disruptive behavior will be permitted on the premises.
- **Refuse & Safety Standards:** Trash and recycling will be managed via screened municipal bins and brought out strictly on scheduled collection days. The home's interior is equipped with operable smoke detectors, carbon monoxide alarms, and fully charged fire extinguishers in accordance with standard safety codes.
- **Taxes and Compliance:** I will fully comply with all local and state lodging tax collection and licensing requirements.

Granting this permit allows me to make productive use of my property while contributing positively to the local tourism economy. The proposed short-term rental use is harmonious with the surrounding residential neighborhood and will be managed responsibly. Thank you for your time, consideration, and review of this application. I look forward to presenting the proposal at the upcoming public hearing.

Sincerely,

Signed: William R. Pike

William R. Pike Property Owner & Operator

USE PERMIT CONSIDERATIONS

Applicant: William Pike

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? This will bring people to the city and increase revenue.

2. What is the extent to which property values are diminished by their particular zoning restrictions? This will not diminish property values.

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? This will not diminish property values and is more likely to increase values.

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? No harm to the public; property will have excellent maintenance by the owner.

5. What is the suitability of the subject property for the zoning proposed? Very Suitable as property is located on a residential Street

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? Prior to our purchase in 2024, the property was vacant for over 20 years.

7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? It is Suitable as nearby and adjacent properties are residential.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

No

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

yes

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?

None

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map? yes

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?

None

13. What is the impact upon the appearance of the city? This will bring people to the businesses in the city.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

None

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

None

16. What is the anticipated impact upon thoroughfare congestion and traffic safety None

17. What measures are being taken to protect the property against blight and depreciation?

Owner maintains property

DISCLOSURE REPORT

Office use only:
USE PERMIT PETITION #:_____ 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 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) William Pike

Signature: William R. Pike Date: 8/19/26