

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 798 THIRD STREET SPECIAL USE PERMIT (SUP) TO ALLOW A SHED (PARCEL ID: 18 074 12 012) WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

This is an Ordinance (this “Ordinance”) to amend Appendix A Zoning Code of Ordinances (“Code”) of the City of Stone Mountain, Georgia (the “City”), enacted by the City to its authority under the laws of Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**;

WHEREAS the Planning Commission (“Commission”) considered and recommended approval with conditions a petition for a special use permit (“SUP”) on August **18, 2025**, to allow a shed at 798 Third Street (Parcel ID 18 074 12 012) filed with Commission requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, the Mayor and City Council (“Council”) considered a petition for a SUP on **November 18, 2025**, voting to approve the petition on December 2, 2025, to allow a shed at 798 Third Street (Parcel ID 18 074 12 012) filed with Council requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, a public meeting was held on **August 18, 2025**, before the Planning Commission, where a recommendation of approval with conditions for the SUP was provided to the Mayor and City Council for consideration; and,

WHEREAS, a public hearing was held on **November 18, 2025**, in accordance with Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**; and Section 2-4.4 of the Code; and,

WHEREAS Council is subject to the provisions of the Code Section 2-1 concerning any action on this request; and;

NOW, THEREFORE, BE IT RESOLVED, that the Council meeting in regular session, that the Code and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance

1. 798 Third Street (Parcel ID 18 074 12 012) will be governed by the provisions of this ordinance except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented before the mayor and city council in the form of a public hearing and approved will prevail.
2. The Mayor and City Council (“Council”) considered and approved the SUP in accordance with the following conditions:
 - A) The accessory building (shed) is set back at least (20) feet from each lot line.
 - B) A vegetative buffer strip at least feet wide but no more than 75 feet wide. The vegetative buffer should extend along the existing yard to screen views of the accessory structure from 796 3rd Street. This buffer strip should include a

variety of shrubs approved for use, per Section 8.2-2(2) of the Stone Mountain Code of Ordinances.

BE IT FURTHER RESOLVED that this ordinance shall take effect immediately upon its adoption, this **6th day of January** 2026.

CITY OF STONE MOUNTAIN, GEORGIA

Approved: _____
, Mayor

Attest: _____
Shavala Ames, City Clerk