

Planning Commission Hearing Date: September 9, 2025

Board of Commissioners Hearing Date: September 30, 2025

STAFF ANALYSIS

CASE NO.:	SLUP-25-1247608	File ID #: 2025-0968
Address:	2339 Brannen Road (Rear), Atlanta, GA 30316	Commission District: 3 Super District: 6
Parcel ID(s):	15 117 01 124	
Request:	Special Land Use Permit (SLUP) to allow for a Late Night Establishment to allow a special event facility to operate during late night hours after 12:30 am in the C-2 (General Commercial) zoning district and the I-20 Overlay District, Tier 1.	
Property Owner(s):	M-Entertainment	
Applicant/Agent:	Darius Williams	
Acreage:	.23 acres	
Existing Land Use:	Photography Studio; Special Event Facility	
Surrounding Properties:	North: I-20 South: Vacant East: Upholstery Shop West: Gas Station/Mechanic	
Adjacent Zoning:	North: C-1 South: C-2 East: C-2 West: C-2	
Comprehensive Plan:	TC (Town Center) <u> X </u> Consistent <u> </u> Inconsistent	

STAFF RECOMMENDATION: Approval with conditions

The applicant requests a special land use permit (SLUP) for late Night Establishment to allow a special event facility to operate during late night hours after 12:30 am at 2339 Brannen Road (Rear), Atlanta, GA 30316 (Parcel 15 117 01 124) in the C-2 district and the I-20 Overlay District, Tier 1. The site presently operates as a photography/film studio and event space during day-time hours within an approximately 8,200-square-foot tenant space. The subject property falls within a commercial corridor within a Town Center (TC) Character Area. The context of the area is commercial, bounded by I-20 to the north, a gas station/mechanic to the west, an upholstery shop to the east, and a vacant parcel to the south—an environment well-suited to late-hour, indoor commercial activity.

Operations and site logistics are compatible with adjacent uses and infrastructure. The applicant reports weekday and weekend studio hours from 9:00 a.m. to 2:00 a.m. for film/photography/studio rentals and 9:00 a.m. to 12:30 a.m. for event rentals; licensed private security is standard, with off-duty officers used for major events. Parking is addressed through a lease for a ±3-acre off-site lot at 2341 Brannen Road SE with staffed management, mitigating spillover and queuing on public streets. Access, utilities, and public services are adequate; no historic resources are affected; and late-night activity is confined to an internalized, non-residential setting buffered by the interstate and existing commercial uses.

The request aligns with the Comprehensive Plan's Town Center Character Area policies that emphasize compact, walkable development, reinvestment in established activity centers, and support for a diverse mix of uses that reinforce the area's role as a civic and commercial hub. Locating late-night, indoor activity at a C-2 site adjacent to I-20 advances those policies by activating the corridor edge without displacing neighborhood-

serving functions or undermining pedestrian orientation within the center. The I-20 Overlay, Tier 1 standards will further regulate site design, lighting, and frontage conditions to ensure compatibility, reduce off-site effects, and preserve the quality and character of the Town Center environment.

Based on review of Section 7.4.6 of the Zoning Ordinance, Staff recommends APPROVAL WITH CONDITIONS to ensure performance consistent with the application and corridor context as follows:

- (1) The use is limited to a Special Events Facility during late-night hours and shall not operate as a space open to the general public. The facility shall not be advertised to the public, and no outdoor patron areas are permitted after 10:00 pm.
- (2) The special event facility with late night hours shall close by 2:00 am or as required by the DeKalb County Alcohol Ordinance.
- (3) The special event facility shall not be licensed to sell alcohol. Servers hired to participate in the event such as hired bartenders or caterers should be licensed.
- (4) A security plan shall be implemented and maintained, including licensed security at all events.
- (5) The off-site parking lease at 2341 Brannen Road SE shall be maintained in good standing, with active parking management and no queuing in the public right-of-way.
- (6) Compliance with all I-20 Overlay, Tier 1 standards, Fire Marshal occupancy limits, and County permitting/business licensing prior to operation.
- (7) No outdoor amplified sound devices are permitted. Doors shall remain closed during late-night hours after 12:30 a.m. Noise levels shall comply with the DeKalb County Noise Ordinance.
- (8) The SLUP shall return to the Board of Commissioners for review two (2) years from the date the facility commences operation. The SLUP shall expire if the application does not return for such review.
- (9) The SLUP shall be non-transferable.
- (10) The special event center shall not be the provider of food and beverages, only the event host.

DEPARTMENT OF PLANNING & SUSTAINABILITY**Chief of Executive Officer**
Lorraine Cochran-Johnson**Director**
Juliana A. Njoku**Zoning Comments September 2025**

D1-2024-1442 CZ-25-1247294 (7778 Pleasant Hill Rd & others): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

D2-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl): Pleasant Hill Road is classified as a Minor Arterial. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. The right-of way dedication of 35 feet minimum from centerline to allow all public infrastructure is within right of way. Requires a 10-foot multiuse path, with pedestrian streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N1-2025-0960 Z-25-1247566 (700 Jordan Lane): Jordan Lane & Reverend D L Edwards are both classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N2-2025-0961 Z-25-1247624 (3507 Chamblee-Tucker Road): Old Chamblee Tucker Road is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N3-2025-0962 CZ-25-1247634 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Jordan Lane is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N4-2025-0963 SLUP-25-1247632 (1849 L'ville Hwy): Lawrenceville Highway is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Jordan Lane is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N5-2025-0964 Z-25-1247633 (3048 Lumby Dr.): Lumby Drive is classified as a local road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 5-foot landscape strip with a 5-foot sidewalk.

N6-2025-0965 SLUP-25-1247606 (1766 Big Valley Lane): Big Valley Lane is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N7-2025-0966 SLUP-25-1247611 (1747 Flintwood Dr.): Flintwood Drive is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts. Suggested but not required, (Children at play) signs could be added in advance of subject property in both directions.

N8-2025-0967 SLUP-25-1247631 (4077 Flat Shoals Pkwy): Flat Shoals Pkwy is classified as a Major Arterial. SLUP does not change the existing shoulders or curb cuts.

N9-2025-0968 SLUP-25-1247608 (2339 Brannen Rd, Rear): Brennen Road is classified as a Collector. SLUP does not change the existing shoulders or curb cuts.

N10-2025-0969 SLUP-25-1247629 (538 Burlington Road): Burlington Road is classified as a Local Road. SLUP does not change the existing shoulders or curb cuts.

N11-2025-0970 SLUP-25-1247635 (Loveless Place & Pineview Trl): Loveless Place is classified as a Local Road. Subject in the Bouldercrest Overlay District.



7/11/2025

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

N7-2025-0966

SLUP-25-1247611

1747 Flintwood Drive, Atlanta, Ga 30316

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

N8-2025-0967

SLUP-25-1247631

4077 Flat Shoals Parkway, Decatur, Ga 30034

- Note: DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- See general comments

N9-2025-0968

SLUP-25-1247608

2339 Brannen Road, Atlanta, GA 30316

- See general comments

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

Case # and Address/Parcel: _____

• Transportation/Access/Row

• Stormwater Management

• Flood Hazard Area/Wetlands

• Landscaping/Tree Preservation

• Tributary Buffer

• Fire Safety

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Signature: _____ *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **TRAFFIC ENGINEERING** - ZONING COMMENTS FORM

Case No.: SLUP-25-1247608

Parcel ID#: 15 117 01 124

Address: 2339 Brannen Road (Rear), Atlanta 30316

Adjacent Roadway(s):

Classification:

Capacity (TPD): _____

Capacity (TPD): _____

Latest Count (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any Traffic engineering concerns
at this time.

Signature: Jerry White

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **WATER & SEWER** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes _____ No _____ If no, distance to nearest line: _____

Water Treatment Facility: _____ Adequate? Yes _____ No _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature: _____



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: _____

Applicant Email Address: _____

Applicant Mailing Address: _____

Applicant Phone Number: _____

Owner Name: _____

(If more than one owner, attach list of owners.)

Owner Email Address: _____

Owner Mailing Address: _____

Owner Phone Number: _____

Subject Property Address: _____

Parcel ID Number(s): _____

Acreage: _____ Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): _____ (if applicable)

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: _____

Signature of Applicant: _____



Darius B. Williams
Owner, DWH Studio LLC

May 9, 2025

Invitation to Discuss Proposed Modification at 2339 Brannen Rd SE, Atlanta, GA 30316

Dear Property Owner,

We invite you to join our Zoom meeting on Monday, June 2, 2025 from 6:00pm-7:00pm to discuss the proposed modification for the property located at 2339 Brannen Rd SE, Atlanta, GA 30316. As DWH Studio LLC, we are seeking to amend the conditions at this property to extend our operating hours beyond the current limitations set for event spaces in DeKalb County.

Below are the meeting instructions. You can participate using your computer, tablet, or mobile device, with or without video. Please feel free to prepare any questions or concerns in advance to ensure a fruitful discussion. If you are unable to attend but wish to learn more about the meeting, please contact us at 770-715-1653 or email our representative at contact@dwhstudioatl.com. He will provide you with a summary of the meeting.

You are invited to a Zoom Meeting.

Date: Monday June 2, 2025

Time: 6:00pm-7:00pm Eastern Time (US and Canada)

Join the meeting: <https://us05web.zoom.us/j/2650262262?pwd=84Yyi7cjvo9FYgbDDBgbSSGxwlmIA8.1&omn=83987303758>

Meeting ID: 265 026 2262

Passcode: 2339

Thank you, and we look forward to your participation.

Sincerely,
Designed by:

Darius Williams

05/09/2025 @ 15:27 UTC

Darius Williams

Owner, DWH Studio LLC



Darius B. Williams
Owner, DWH Studio LLC

May 9, 2025

Notice of Special Land Use Permit Application Community Meeting

To Whom It May Concern,

We are planning to apply for a DeKalb County Special Land Use Permit for the property located at **2339 Brannen Rd SE, Atlanta, GA 30316**. You are invited to find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: Monday June 2, 2025

Time: 6:00pm-7:00pm

Location: Join Zoom Meeting

<https://us05web.zoom.us/j/2650262262?pwd=84Yyi7cjvo9FYgbDDBgbSSGxwlmIA8.1&omn=83987303758>

Meeting ID: 265 026 2262

Passcode: 2339

If you have any questions about the meeting, please call **770-715-1653** or email us at contact@dwhstudioatl.com. We look forward to seeing you there!

Sincerely,

eSigned by:

Darius Williams

05/09/2025 @ 15:27 UTC

Darius Williams

Owner, DWH Studio LLC

Zoom Step by Step Instructions

Go to [Link] and enter the Meeting ID that you have been provided with in the appropriate field and click "JOIN" (the Meeting ID will be a 9 digit or 10 digit number)

If you are joining on a mobile device.

If you are joining on a mobile device (Android smartphone/tablet, Apple Iphone/Ipad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play store.

If you are joining a computer

When entering a Zoom Meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file

Just before entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio.

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raise Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it's a good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participant" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon.

D3 CC - Wayne Powell



DWH Studio LLC

PHOBDY



South DeKalb Coalition

Debora Bowers

Meeting summary for Invitation to Discuss Proposed Modification (06/02/2025)

Quick recap

The meeting focused on reviewing a special land use permit application for an event space, where the tenant discussed their business operations and addressed neighborhood concerns about traffic and potential club operations. The discussion covered the tenant's community contributions and compliance with new county ordinances regarding social media promotion of events, with emphasis on proper oversight and parking regulations. The conversation ended with guidance on preparing for an upcoming community council presentation, including the need for visual aids and presentation materials to address concerns about the event space and its impact on the surrounding area.

Next steps

- DWH to send photos, links, websites, and other information about the event space to Mr. Powell and other interested community members.
- DWH to prepare a concise 10-minute presentation for the Community Council meeting, including aerial views, floor plans, and photos of the event space.
- DWH to follow up with John Reed regarding the legality of using gravel for the parking lot.
- DWH to confirm with John Reed about the special land use permit application process and requirements.
- DWH to provide parking lot capacity information to Peggy Hoddy.
- Community members to contact DWH directly with any additional questions or concerns.
- DWH to continue working with Mr. Kimball and Ms. Hill to obtain proper information about parking requirements and next steps in the permit process.

Summary

Event Space Permit Discussion

The meeting discussed a special land use permit application for an event space. DWH, the tenant, explained their business operations, including event hosting, security measures, and relationships with neighbors. Tommy Travis, representing the neighborhood association, expressed concerns about traffic, crime, and the potential for the business to operate as a club. DWH addressed these concerns by highlighting their security measures and commitment to maintaining current operations without expanding hours. The discussion focused on the impact of the business on the surrounding community and the need for proper oversight to address potential issues.

Community-Driven Event Space Development

DWH discussed his journey of establishing a generational event space in Gresham Park, emphasizing his commitment to the community and his efforts to obtain necessary permits and bring the building up to code. He highlighted his past community contributions, including back-to-school drives, coat drives, and career days at local schools, and expressed his desire to continue supporting the neighborhood. South acknowledged DWH's community efforts and encouraged him to increase these contributions while questioning his plans for using social media to grow his business.

Community Meeting on Event Ordinance

DWH explained that a new ordinance restricts promoting private events at his venue on social media, even if he doesn't personally promote them, due to his special event license rather than a nightlife or club license. South suggested DWH meet with the community to address concerns about attracting non-local attendees and potentially meeting with the property owner. DWH acknowledged his efforts to notify local property owners and HOAs about the meeting and agreed to meet with the community to build support.

County Event Space Ordinance Update

The meeting focused on a discussion about a new county ordinance affecting event spaces, which was shared by DWH, who explained that he had been working with Aaron Kimble, Lassandra Hill, and John Reid to understand and comply with the changes. DWH detailed how the county had been monitoring his facility due to concerns about viral social media events and outdoor promotions, and he had been following their guidance to ensure compliance. D3 raised a question about confirming details with John Reid, emphasizing the need for verification, and the conversation ended with D3 expressing a desire not to provide incorrect information.

Special Land Use Permit Discussion

The discussion focused on a special land use permit application, where D3 clarified that the property owner, not the business owner, is responsible for applying for and maintaining the permit, which cannot be transferred if the business moves to a different location. DWH confirmed that the necessary authorization form has already been submitted and notarized, and explained that the property owner is fully committed to supporting the permit application process, with the understanding that if the business cannot operate successfully under the current permit, the property will not be used for similar events in the future.

Gravel Parking Lot Compliance Discussion

D3 raised concerns about the use of a gravel parking lot for events and suggested discussing it with John Reed to ensure compliance with county regulations. DWH confirmed contacting John Reid and other officials for clarification on parking requirements and shared plans to obtain necessary permits. D3 advised DWH to prepare visual aids, such as aerial photographs and floor plans, for the upcoming community council presentation to address potential questions about the event space and its surroundings.

Community Council Presentation Preparation

D3 provided guidance to DWH about preparing for a 10-minute presentation to the Community Council, emphasizing the need to compress information and focus on key points. DWH expressed appreciation for the advice and mentioned having prepared materials, including photos and website links, which he offered to share with attendees via email. D3 requested that DWH send the information beforehand for review, and Peggy Hoddy inquired about the parking lot capacity, which DWH confirmed was 300 cars. The conversation ended with DWH providing his contact information for further questions.

Subject: Application for Special Land Use Permit for DWH Studio LLC

To Whom It May Concern,

I am writing to discuss the application for a Special Land Use Permit for DWH Studio LLC, located at 2339 Brannen Rd SE, Atlanta, GA 30316. Our establishment operates within zoning district C-2, Commission district 3, and Super district 6. Since 2021, we have been permitted as a film/photography and event space rental facility.

Our offerings include rental services for podcast rooms, film/photo/video space rental, podcast production, music recording, and an event space suitable for birthday parties, baby showers, wedding receptions, and listening sessions. We provide equipment rentals such as chairs, tables, speakers, event lighting, stages, and barricades, while also allowing clients to bring their own gear if necessary. Additionally, we offer rentals for photography lighting, camera equipment, music/film props, and video production services.

Although we do not sell alcohol or food, we allow clients to use licensed outside vendors. Our facility covers a total area of 8,200 sq ft, with specific areas designated for various services. Our operating hours are from 9:00 AM to 3:00 AM for film/photography/studio rentals and 9:00 AM to 12:30 AM for event space rentals.

We have secured a leasing agreement with Micheal Barney of M-Entertainment for the use of a 3-acre parking lot at 2341 Brannen Rd SE, Atlanta, GA 30316, to support our facility's parking requirements. We employ parking staff and hire licensed security personnel, along with off-duty officers for major events, to ensure safety and smooth operations.

I am seeking permission to obtain a Special Land Use Permit to extend our event rental hours beyond the current ordinance limit of 12:30 AM due to high demand from our past and future clients. We are not pursuing alcohol or nightclub permits, as we focus on providing event space rental services without alcohol sales or promotion. The new ordinance passed in November 2024 restricts clients from promoting events on social media, and obtaining this permit will enable us to comply while satisfying client needs. As stated earlier, we have been running a successful business in DeKalb County since 2021 and look forward to continuing our operations.

Please feel free to contact me with any questions or if further information is required. I am eager to assist in any way possible.

Thank you for your consideration.

Best regards,

Darius Williams

Owner, DWH Studio LLC

770-715-1653

IMPACT ANALYSIS

A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

Answer: Yes, the proposed site (2339 Brannen Rd Se Atlanta ga 30316) is located in the C-2 (Community Commercial) district is adequate size for the proposed use and other requirements.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

Answer: Yes, The proposed event space is compatible with the adjacent business, commercial property and land use in the district.

C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

Answer: Yes, the adequacy of the public services, facilities, streets and utilities will be met if needed.

D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic- carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

Answer: The adequacy of public street where the proposed site is located and the concern for sufficient traffic capacity will be taken into consideration.

E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

Answer: Yes there is adequate ingress and egress to the property and all proposed building lots and uses in reference to pedestrian and automotive safety

convenience and traffic flow

F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

Answer: The proposed use will not create adverse impacts upon and adjoining land use.

G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

Answer: Yes, The proposed use is consistent with the requirements of the zoning district classification.

H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan? I. Is there adequate provision of refuse and service areas?

Answer: Yes, The proposed use is consistent with the policies of the comprehensive plan.

J. Should the length of time for which the SLUP is granted be limited in duration?

Answer: Yes, the length of time for which special land use permits is granted will be limited in duration.

K. Is the size, scale and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?

Answer: Yes, the size, scale and massing of proposed buildings on the property are appropriate in relation to the size, scale and massing of the adjacent , nearby lots and buildings. The proposed use will not create a shadow impact on any adjoining lot or building.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

Answer: The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

Answer: Yes, The proposed use satisfies the requirement contained within the Supplemental Regulations for special land use permit.

N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process?

Answer: Yes, the proposed use would be consistent with the needs of the neighborhood or the community.



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: _____

TO WHOM IT MAY CONCERN:

I/WE: _____
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: _____ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

***Notary seal not needed if answer is "No".**

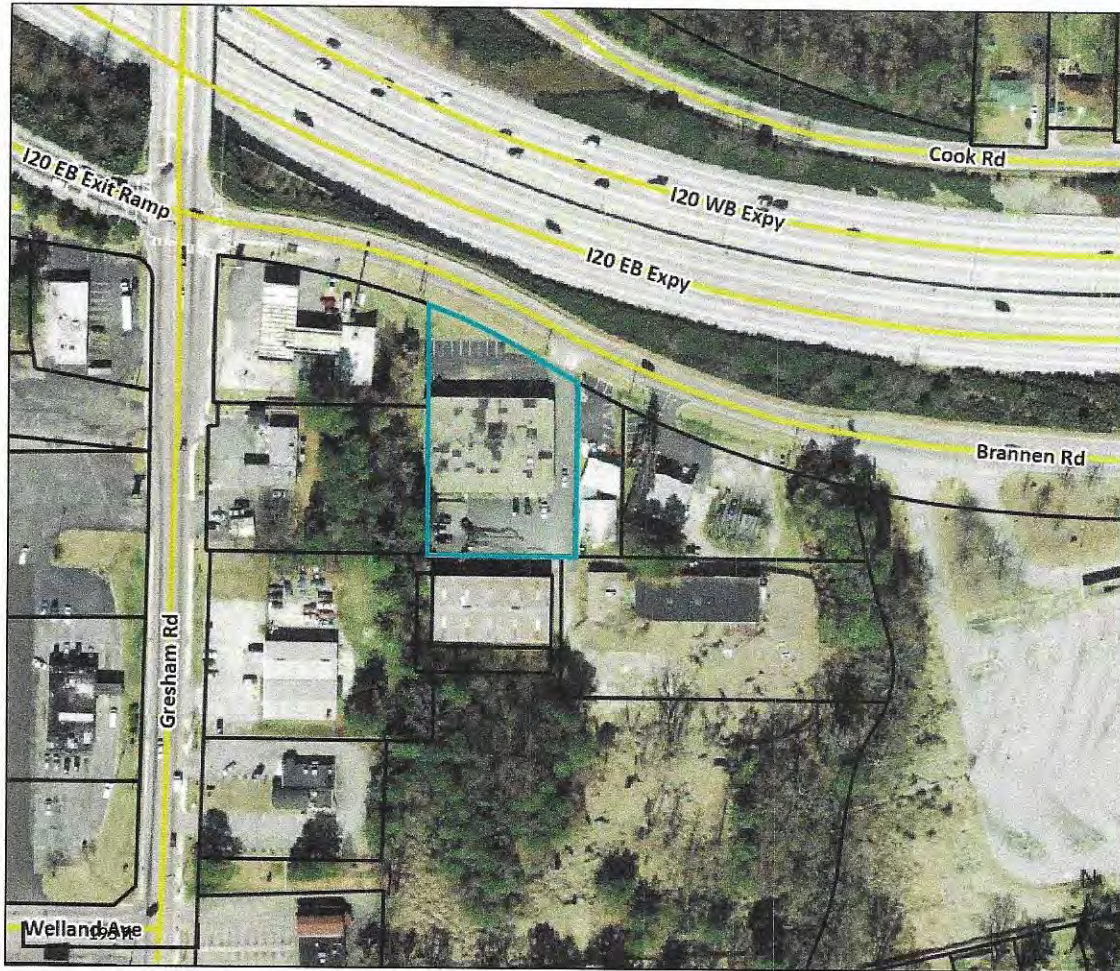
DEPARTMENT OF PLANNING & SUSTAINABILITY

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

(If applicable)

1. Is the requested SLUP for a new business or an existing business? (Please check only one)
New Business: _____ Existing Business: _____. If the SLUP is for an existing business, please answer question #s 2 - 5.
2. Does this Business have a current Business License? Yes: _____ No: _____. If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes: _____ No: _____
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following: Yes: _____ No: _____
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.



Overview



Legend

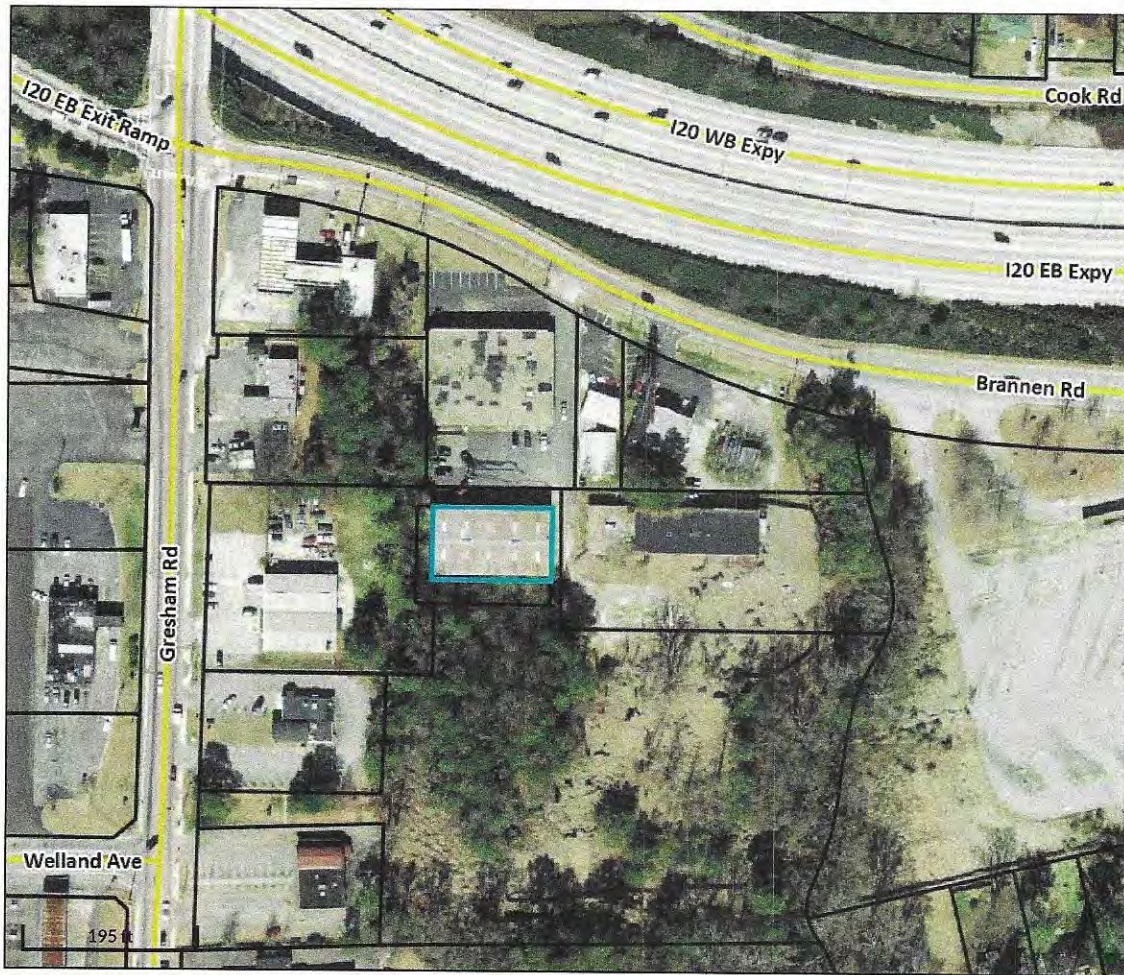
- Parcels
- Roads

Parcel ID	15 117 01	Physical Address	2339 BRANNEN RD SE	Last 2 Sales			
	120			Date	Price	Reason	Qual
Class Code	C3	Owner	M ENTERTAINMENT AND CONSULTING	8/14/2007	0	1: Multiple Parcel Sale	U
Taxing	S6		3564 WESLEY CHAPEL RD # E173	3/23/2007	\$25000	1: Multiple Parcel Sale	U
District			DECATUR, GA 30034				
Acres	0.9445	Assessed Value	\$1,209,100				

Date created: 6/5/2025

Last Data Uploaded: 6/5/2025 6:17:32 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	15 117 01	Physical Address	2339 R BRANNEN RD SE REAR	Last 2 Sales			
	124			Date	Price	Reason	Qual
Class Code	I3	Owner	M ENTERTAINMENT AND CONSULTING	8/14/2007	0	1: Multiple Parcel Sale	U
Taxing	S6		3653 FLAKES MILL RD # F	3/23/2007	\$25000	1: Multiple Parcel Sale	U
District			DECATUR, GA 30034				
Acres	0.2152	Assessed Value	\$1,069,800				

Date created: 6/5/2025

Last Data Uploaded: 6/5/2025 6:40:16 PM

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Overview



Legend

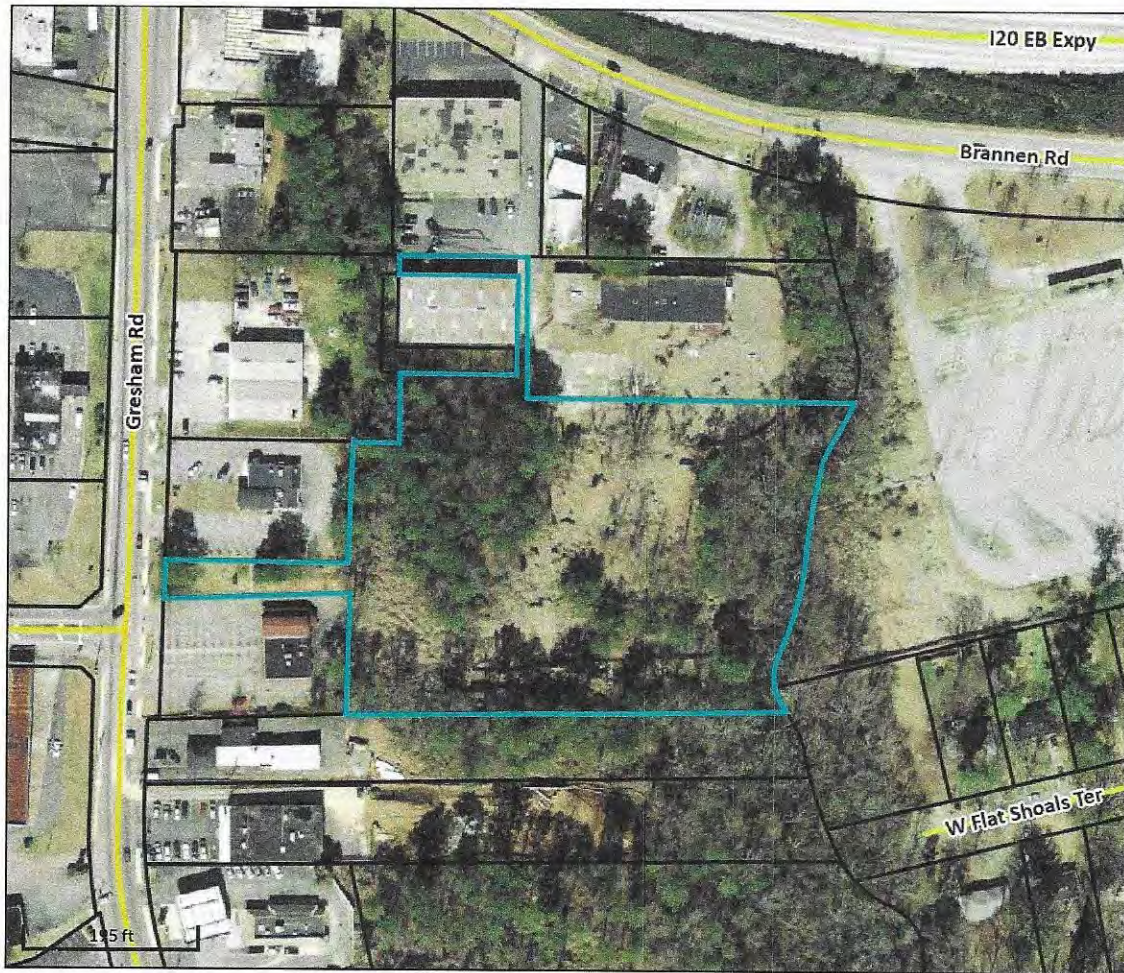
- Parcels
- Roads

Parcel ID	15 117 01	Physical Address	2341 BRANNEN RD	Last 2 Sales			
	123			Date	Price	Reason	Qual
Class Code	C3	Owner	M ENTERTAINMENT AND	7/2/2021	\$10	Q: Quit Claim	Q
Taxing	S6		CONSULTANT			Deed	
District			SERVICE INC	7/2/2021	\$600000	0: Valid Sale FMV	Q
Acres	1.14		3564 WESLEY CHAPEL RD E173				
			DECATUR, GA 30034				
		Assessed Value	\$1,013,500				

Date created: 6/5/2025

Last Data Uploaded: 6/5/2025 6:40:16 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

Parcel ID	15 117 01	Physical Address	2341 BRANNEN RD REAR	Last 2 Sales			
	118			Date	Price	Reason	Qual
Class Code	C3	Owner	M ENTERTAINMENT AND	7/2/2021	\$10	Q: Quit Claim Deed	Q
Taxing	S6		CONSULTANT	7/2/2021	\$600000	1: Multiple Parcel	U
District			SERVICE INC			Sale	
Acres	4.0		3564 WESLEY CHAPEL RD E173				
			DECATUR, GA 30034				
		Assessed Value	\$72,800				

Date created: 6/5/2025

Last Data Uploaded: 6/5/2025 6:40:16 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

DWH STUDIO, LLC

AN M ENTERTAINMENT CONSULTING SERVICES, INC PROPERTY

2339 BRANNER ROAD SE REAR, DECATUR GEORGIA

ZONING C2 - GEN COMMERICAL DIST 15 117 01 124

24 HOUR CONTACT PERSON- CEDRIC DRAYTON 404 798-1372

APPLICABLE CODES/ EDITIONS

INTERNATIONAL BUILDING CODE – 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015) (2017)
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
INTERNATIONAL FIRE CODE – 2012 EDITION WITH GEORGIA AMENDMENTS (2014)
INTERNATIONAL PLUMBING CODE – 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
INTERNATIONAL MECHANICAL CODE – 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
INTERNATIONAL FUEL GAS CODE – 2012 EDITION WITH GEORGIA AMENDMENTS (2014) (2015)
NATIONAL ELECTRICAL CODE – 2014 EDITION (NO GEORGIA AMENDMENTS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2011) (2012)
GEORGIA ACCESSIBILITY CODE– GAC 120–3–20 – 1997 EDITION
NATIONAL FIRE PROTECTION ASSOCIATION 101 LIFE SAFETY CODE– (LSC) 2012 EDITION
US DEPARTMENT OF JUSTICE A.D.A STANDARDS FOR ACCESSIBLE DESIGN– 2010 EDITION

PROJECT CRITERIA/ CODE ANALYSIS

PROJECT NAME : BRANNEN ROAD WAREHOUSE DEVELOPMENT

PROJECT ADDRESS (LOCATION): 2339 BRANNEN ROAD SE REAR, DECATUR, GEORGIA

TABLE OF CONTENTS

SCOPE OF WORK

THE OWNER PROPOSES TO INSTALL A FIRE SPRINKLER SYSTEM, FIRE ALARM SYSTEM, NEW MECHANICAL SYSTEM AND ADDITIONAL MEN AND WOMEN RESTROOMS TO AN EXISTING PRE ENGINEERED TAPERED COLUMN STRUCTURE.

SQUARE FOOTAGE BREAKDOWN

CONDITIONED SQUARE FOOTAGE

ENTRY LOBBY	495 SQFT / 25	= 20 PEOPLE
MULTIPURPOSE AREA	2803 SQFT / 15 NET	= 187 PEOPLE
MULTIPURPOSE STAGE	1215 SQFT / 15 NET	= 81 PEOPLE
ADMINISTRATIVE AREA	2295 SQFT / 100	= 23 PEOPLE
EQUIPMENT TRANSPORT AND STORAGE	1390 SQFT / 200	= 7 PEOPLE

TOTAL 8,200 SQFT = 318 PEOPLE

OCCUPANCY USE - ASSEMBLY (A-3) RECREATION

ONE STORY - PRE ENGINEERED BUILDING WITH MECHANICAL MEZZANINE LEVEL

CONSTRUCTION - TYPE II B (SPRINKLED UNDER SEPARATE APPLICATION)

OCCUPANCY GROUP - A-3 (IBC 303.3 ASSEMBLY)

- ACTIVITIES

- COMMUNITY HALL , DANCE HALL (NOT INCLUDING FOOD AND DRINKS CONSUMPTION, VIDEO PRODUCTION, AND MEETING HALL

GROSS SQUARE FOOTAGE - 8,200 (15,500 MAX. 5F PER TABLE 503)

PARKING

ONE (1) SPACE FOR EACH THREE HUNDRED (300) SQUARE FEET OF AREA WITHIN EACH USE
SPECIAL EVENT, VIDEO PRODUCTION, AND PRIVATE COMMUNITY ACTIVITIES

PARKING NEEDED 30 SPACES AND 2 HANDICAP

OCCUPANCY GROUP - A-3 (IBC 303.3 ASSEMBLY)

GENERAL NOTES:

UNDER THIS APPLICATION NO ALCOHOL AND TABACCO PRODUCTS WILL BE PERMITTED. THE TENANT SHALL POST SIGNAGE REGARDING NO SMOKING SHALL BE ALLOWED ON PREMISES

GENERAL NOTES:

- ALL WORK AND MATERIAL SHALL BE TO DEKALB COUNTY STANDARDS AND WILL ADHERE TO O.S.H.A. REGULATIONS.
- DO NOT SCALE DRAWINGS.
- DOORS SHALL PROVIDE A CLEAR OF 36" WIDE BY 6'-8" HIGH WHEN AT A 90 DEGREE ANGLE TO THE CLOSED POSITION. OR AS NOTE OTHERWISE
- CONTRACTOR SHALL OBSERVE ALL NATIONAL, STATE LOCAL CODES DURING CONSTRUCTION.
- THE CONTRACTOR IS TOTALLY RESPONSIBLE FOR THE FOLLOWING ITEMS THAT WILL NOT BE REVIEWED BY THE ARCHITECT.
 - DEVIATIONS FROM CONTRACT DOCUMENTS.
 - DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE SITE.
 - FABRICATION PROCESS INFORMATION.
 - MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OF CONSTRUCTION AND CONSTRUCTION SAFETY.
 - COORDINATION OF THE WORK OF ALL TRADES.
- THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE DRAWINGS SHALL CONFORM TO ALL CODES AND STANDARDS THAT HAVE JURISDICTION IN DEKALB COUNTY GEORGIA
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES THROUGH GOVERNING JURISDICTION AND OR AGENCIES PRIOR TO CONSTRUCTION
- THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY FLOORS, CEILINGS, AND ETC. DURING THE COMPLETION OF THE WORK AT NO COST TO THE OWNER.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLETING ALL SYSTEMS REQUIRED FOR LIFE SAFETY AND OCCUPANCY (I.E. ELECTRICAL, MECHANICAL, PLUMBING ETC).
- CLEAN ALL AND AFFECTED WORK AREAS DURING AND FOR OWNERS SATISFACTORY COMPLETION OF WORK.
- CONCEAL ALL PIPING AND CONDUITS WITH WOOD STUDS AND GYP. BD. NOTIFY ARCHITECT OF ANY CONFLICTS.
- INSTALL BLOCKING AT ALL WALL MOUNTED ITEMS.
- VERIFY PROPER ELECTRICAL FUNCTION AT ALL EXISTING AND NEW OUTLETS.
- LOCATE ALL UTILITIES PRIOR TO START OF WORK.

ARCHITECTURAL

- A-0 APPLICABLE CODES/EDITIONS, SQUARE FOOTAGE CALCULATION, PROJECT CRITERIA, CODE ANALYSIS AND TABLE OF CONTENTS
AD-1 EXISTING/ DEMOLITION FLOOR PLAN WITH NOTES AND SCHEDULES
A-1 PROPOSED FLOOR PLANS
A-2 EXISTING REFLECTED CEILING PLAN WITH NEW MECHANICAL WORK
A-3 ENLARGED TOILET PLANS AND ACCESSORY SCHEDULE
A-4 DOOR, ROOM FINISH SCHEDULES AND HARDWARE SCHEDULE

FIRE AND FIRE ALARM NOTE:

A SPRINKLER AND ALARM MUST BE SUBMITTED SEPARATELY UNDER SEPARATE APPLICATION BY A FIRE PROTECTION COMPANY. THIS COMPANY MUST BE LICENSED IN THE STATE GEORGIA AS A GEORGIA LICENSED FIRE PROTECTION ENGINEER.

23 SHARED SPACES

33 SPACE

SITE



SITE PLAN



VICINITY MAP

RELEASED FOR CONSTRUCTION

APPROVED

AP 3014412

DATE 05/20/19

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or construction requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for an approval of, or violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. It is presumed to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

Plumbing, Mechanical, Gas, and Electrical portions of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

2D designs

SOLUTIONS TO BUILDING DESIGN AND CONSTRUCTION

12460 CRABAPPLE ROAD
SUITE 202 ; #408
ALPHARETTA, GEORGIA 30004
2DDESIGNS5@GMAIL.COM
404 798-1372

DWH STUDIO, LLC
AN M ENTERTAINMENT CONSULTING SERVICES, INC PROPERTY
2339 BRANNER ROAD SE REAR
DECATUR GEORGIA



REVISIONS	DATE
△ MAY 6 COMMENTS	5/9/19
△ MAY 12 COMMENTS	5/14/19

2D DESIGNS This drawing may be utilized only for the purpose of constructing or installing the work shown hereon as the basis of the work specified. Any other use of this drawing, including without limitation any reproduction or alteration of this drawing, without the prior written approval of 2D DESIGNS is prohibited.

APPLICABLE CODES/ EDITIONS, SQUARE FOOTAGE CALCULATION, PROJECT CRITERIA, CODE ANALYSIS AND TABLE OF CONTENTS

DATE AS NOTED

DATE 3/16/2019 PROJECT NUMBER BRANNEN2019

DRAWN BY C.DRAYTON CHECKED BY

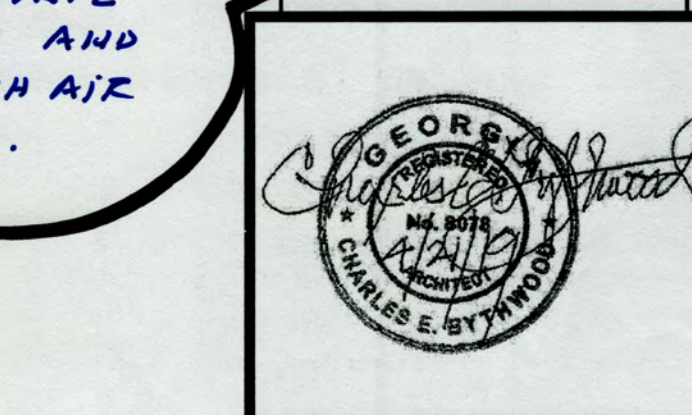
SHEET NUMBER

A-0

2D designs
SOLUTIONS TO BUILDING DESIGN AND CONSTRUCTION

12460 CRABAPPLE ROAD
SUITE 202, #408
ALPHARETTA, GEORGIA 30004
2DDESIGNS@GMAIL.COM
404 798-1372

DWH STUDIO, LLC
AN M ENTERTAINMENT CONSULTING SERVICES, INC PROPERTY
2339 BRANNER ROAD SE REAR
DECATUR GEORGIA



REVISIONS	DATE
PER 5/6/2019	5/9/19
PER 5/11/2019	5/14/19
PER 11/15/2019	11/26/19

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PROPOSED FLOOR PLAN AND ENLARGED RAMP AND STAIR PLANS

SCALE: AS NOTED

DATE: 4/22/2019

PROJECT NUMBER: BRANNER2019

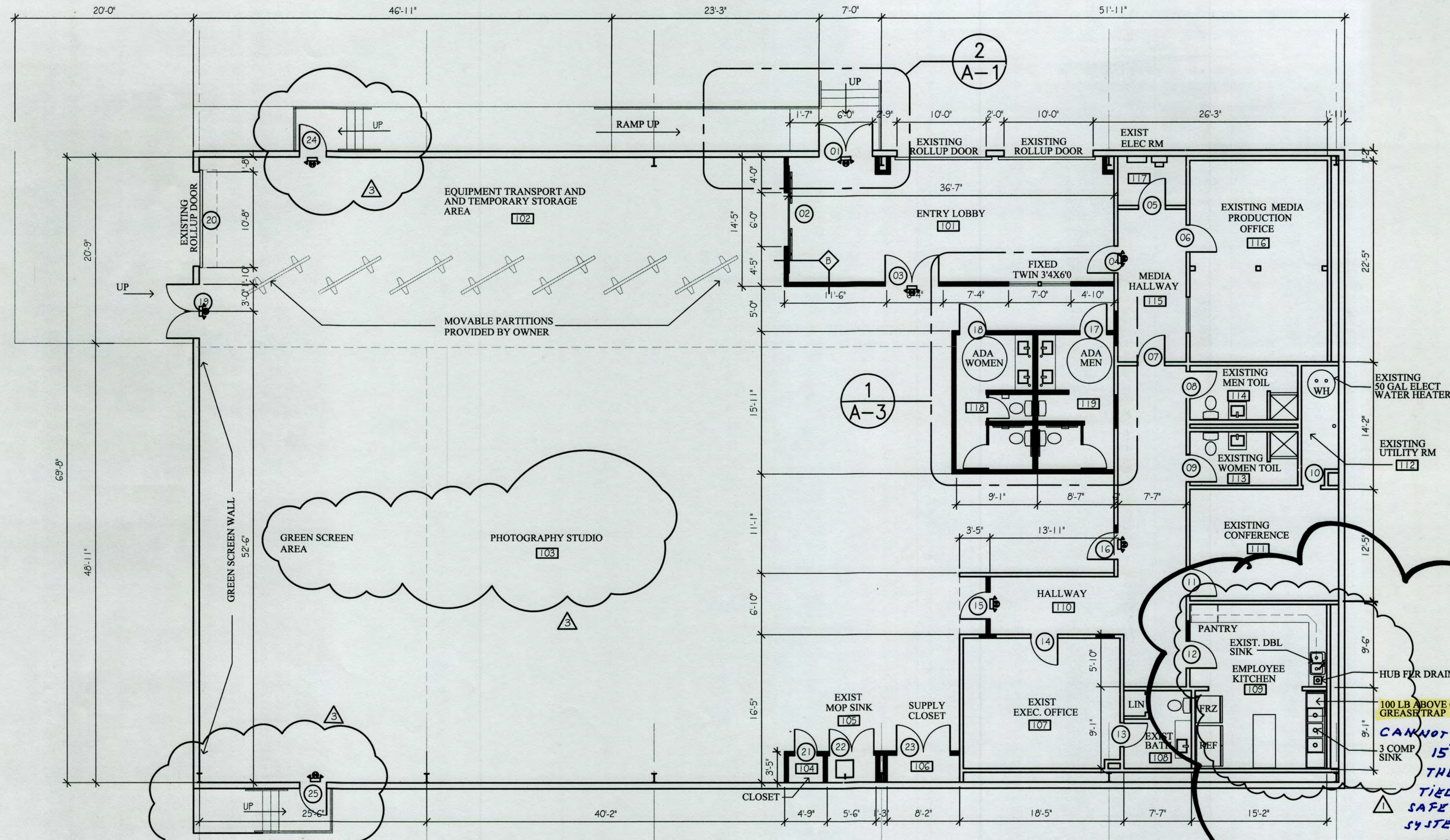
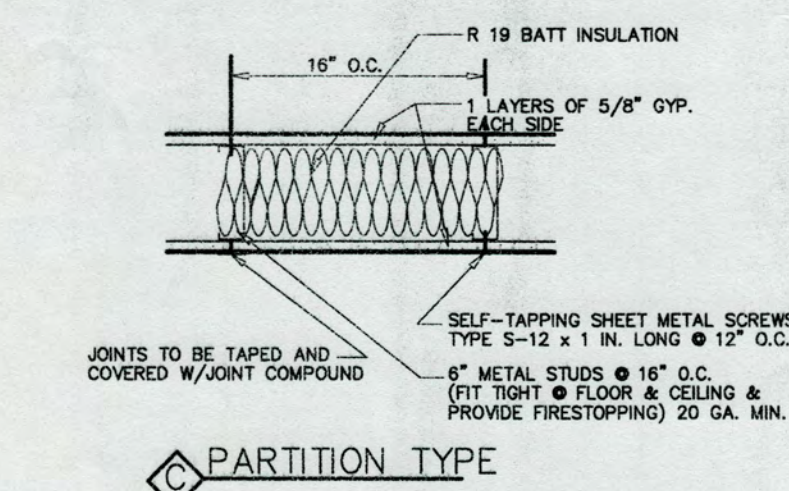
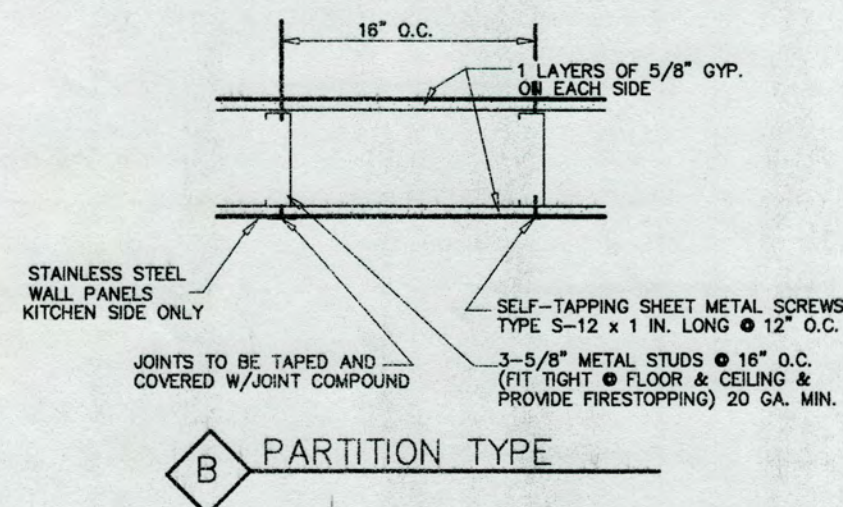
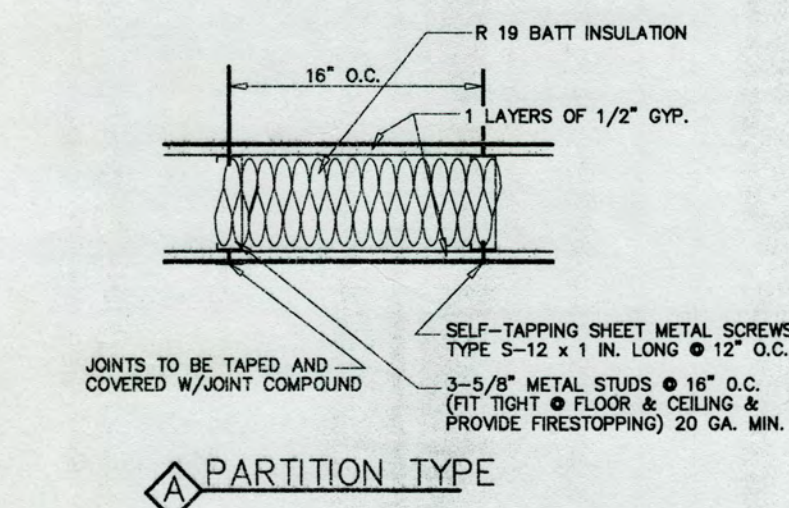
DRAWN BY: C. DRAYTON

CHECKED BY:

SHEET NUMBER: A-1

LEGEND

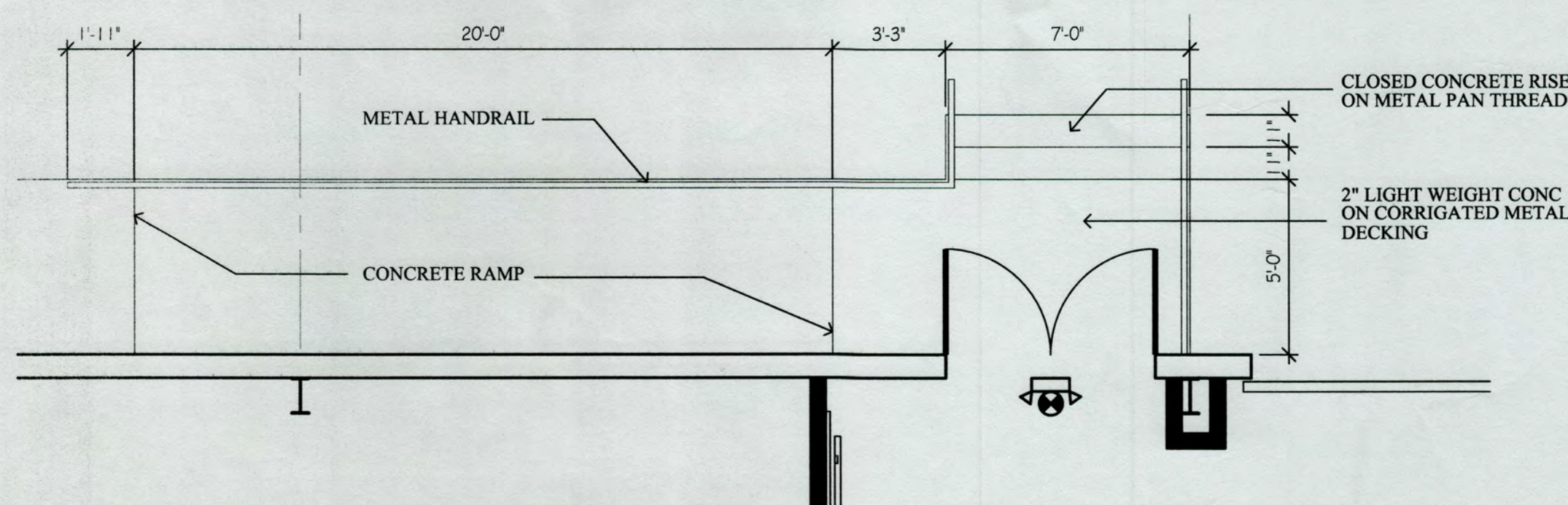
- EXISTING TO BE REMOVED. ADJACENT SURFACES SHALL BE PREPARED TO RECEIVE NEW
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION (3-5/8" OR 6" METAL STUDS @ 16" O.C)
- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION AS NOTED ON PLANS
- ILLUMINATED EXIT SIGN W/ EMERGENCY LIGHT AND BATTERY BACKUP
- EMERGENCY LIGHT WITH BATTERY BACKUP
- FIRE EXTINGUISHER W/ CABINET (SIGNAGE MUST BE VISIBLE WHERE FIRE EXTINGUISHER IS MOUNTED)



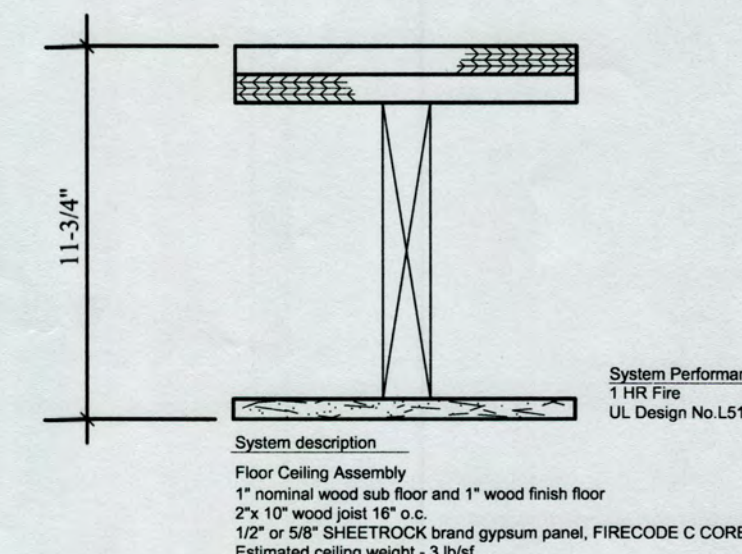
1 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING NOTES:

- THE EXISTING STRUCTURE IS A PRE-ENGINEERED BUILDING WITH TAPERED COLUMNS AND METAL SIDING
- THE EXISTING MEZZANINE LEVEL IS A WOOD FRAMED STRUCTURE INDEPENDENT OF THE PRE-ENGINEERED BUILDING THE CEILING FINISH IS EQUAL TO UL # L-512



2 ENLARGED RAMP AND STAIR PLAN
SCALE: 1/4" = 1'-0"



CA CEILING ASSEMBLY - L 512

GENERAL NOTES:

UNDER THIS APPLICATION NO ALCOHOL AND TABACCO PRODUCTS WILL BE PERMITTED. THE TENANT SHALL POST SIGNAGE REGARDING NO SMOKING SHALL BE ALLOWED ON PREMISES

RELEASED FOR CONSTRUCTION

APPROVED

AP 3014412

DATE 05/20/19

This Department is not responsible for any errors or omissions by engineers, architects, or other professionals on design requirements of this project.

The issuance or granting of a permit shall not be construed to be an approval of, or a violation of any of the provisions of any applicable codes or of any other ordinance of the jurisdiction. It is the responsibility of the permittee to ensure compliance with all applicable codes and ordinances. The issuance of a permit based on construction documents and other data shall not prevent the code official from requiring the correction of errors.

Plumbing, Mechanical, Gas, and Electrical portions of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the site at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

2D designs
SOLUTIONS TO BUILDING DESIGN AND CONSTRUCTION

12460 CRABAPPLE ROAD
SUITE 202 ; #408
ALPHARETTA, GEORGIA 30004
2DDESIGNS@GMAIL.COM
404 798-1372

DWH STUDIO, LLC
AN M ENTERTAINMENT CONSULTING SERVICES, INC PROPERTY
2339 BRANNER ROAD SE REAR
DECATUR GEORGIA



REVISIONS	DATE

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EXISTING /
DEMOLITION PLAN

SCALE AS NOTED

DATE 4/22/2019

PROJECT NUMBER BRANNEN2019

DRAWN BY C.DRAYTON

CHECKED BY

SHEET NUMBER

AD-1

RELEASED FOR CONSTRUCTION

LEGEND

===== EXISTING TO BE REMOVED.
ADJACENT SURFACES SHALL BE PREPARED
TO RECEIVE NEW

===== EXISTING CONSTRUCTION TO REMAIN

===== NEW CONSTRUCTION (EXTEND TO UNDERSIDE
OF STRUCTURE 3-5/8" OR 6" METAL
STUDS @ 16" O.C.

===== EXISTING TO BE REMOVED.
ADJACENT SURFACES SHALL BE PREPARED
TO RECEIVE NEW

EXISTING CONSTRUCTION TO REMAIN

NEW CONSTRUCTION AS NOTED ON PLANS

EXIT ILLUMINATED EXIT SIGN W/ EMERGENCY
LIGHT AND BATTERY BACKUP

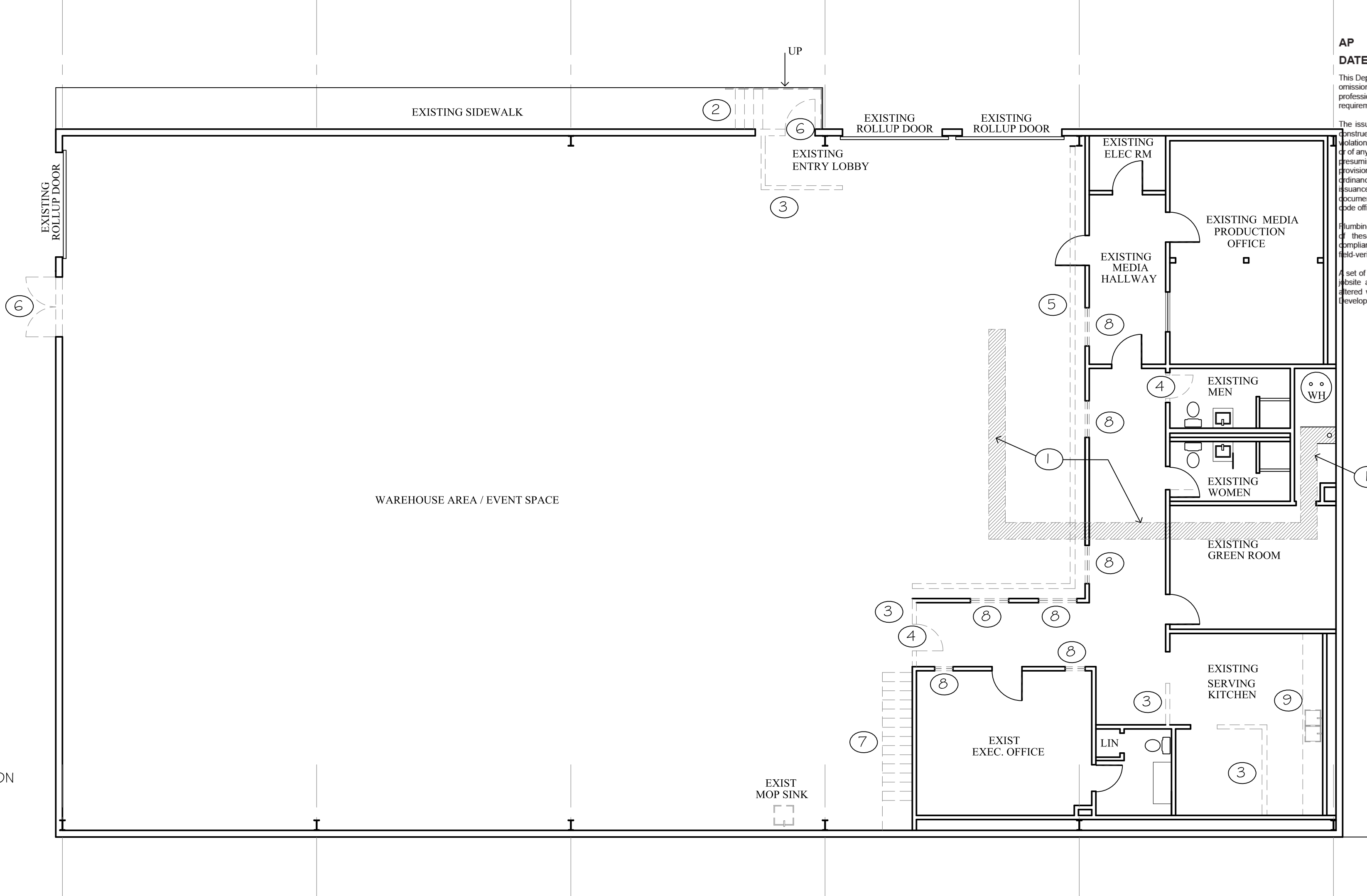
EMERGENCY LIGHT
WITH BATTERY BACKUP

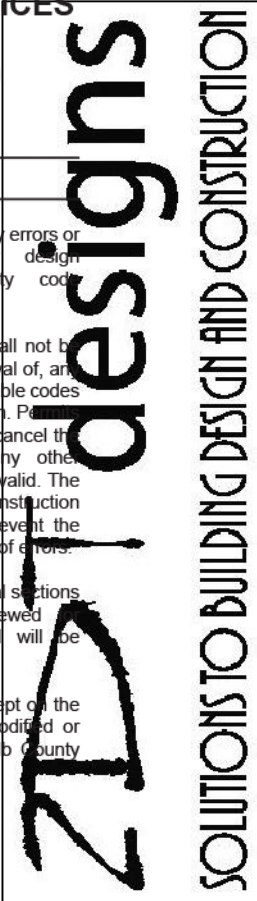
FEC FIRE EXTINGUISHER W/ CABINET
(SIGNAGE MUST BE VISIBLE WHERE
FIRE EXTINGUISHER IS MOUNTED)

DEMOLITION AND NEW WORK NOTES

1. CUT EXISTING SLAB AS REQUIRED TO INSTALL NEW PLUMBING WORK . PATCH TO MATCH EXISTING CONSTRUCTION, ELEVATION AND FINISH
2. REMOVE EXISTING METAL STEPS AND LANDING
3. REMOVE EXISTING NON LOAD BEARING WALL OR PORTION AS INDICATED AND PREPARE ADJACENT SURFACES SURFACES TO RECEIVE NEW WORK
4. REMOVE EXISTING INTERIOR DOOR AND DOOR FRAME AS REQUIRED TO CONSTRUCT NEW WORK
5. REMOVE EXISTING METAL GRATE COVER ON THROUGH DRAIN AND FILL WITH CONCRETE TO MATCH ADJACENT SLAB ELEVATION
6. REMOVE EXISTING METAL SIDING AS REQUIRED TO INSTALL NEW DOUBLE AS SPECIFIED
7. REMOVE EXISTING WOOD STAIRS AS REQUIRED TO CONSTRUCT NEW WORK
8. REMOVE EXISTING PLEXIGLASS WINDOWS PANELS AS REQUIRED TO CONSTRUCT NEW WORK
9. REMOVE EXISTING CABINETRY (BASE AND OVERHEADS) WITH ASSOCIATED PLUMBING

1 FIRST FLOOR - EXISTING / DEMOLITION PLAN
AD-1 SCALE: 1/8" = 1'-0"





12460 CRABAPPLE ROAD
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404 798-1372

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2339 BRANNER ROAD SE REAR
DECATUR GEORGIA



REVISIONS	DATE

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REFLECTED CEILING
PLAN AND DETAILS

SCALE AS NOTED

DATE 4/22/2019 PROJECT NUMBER BRANNEN2019

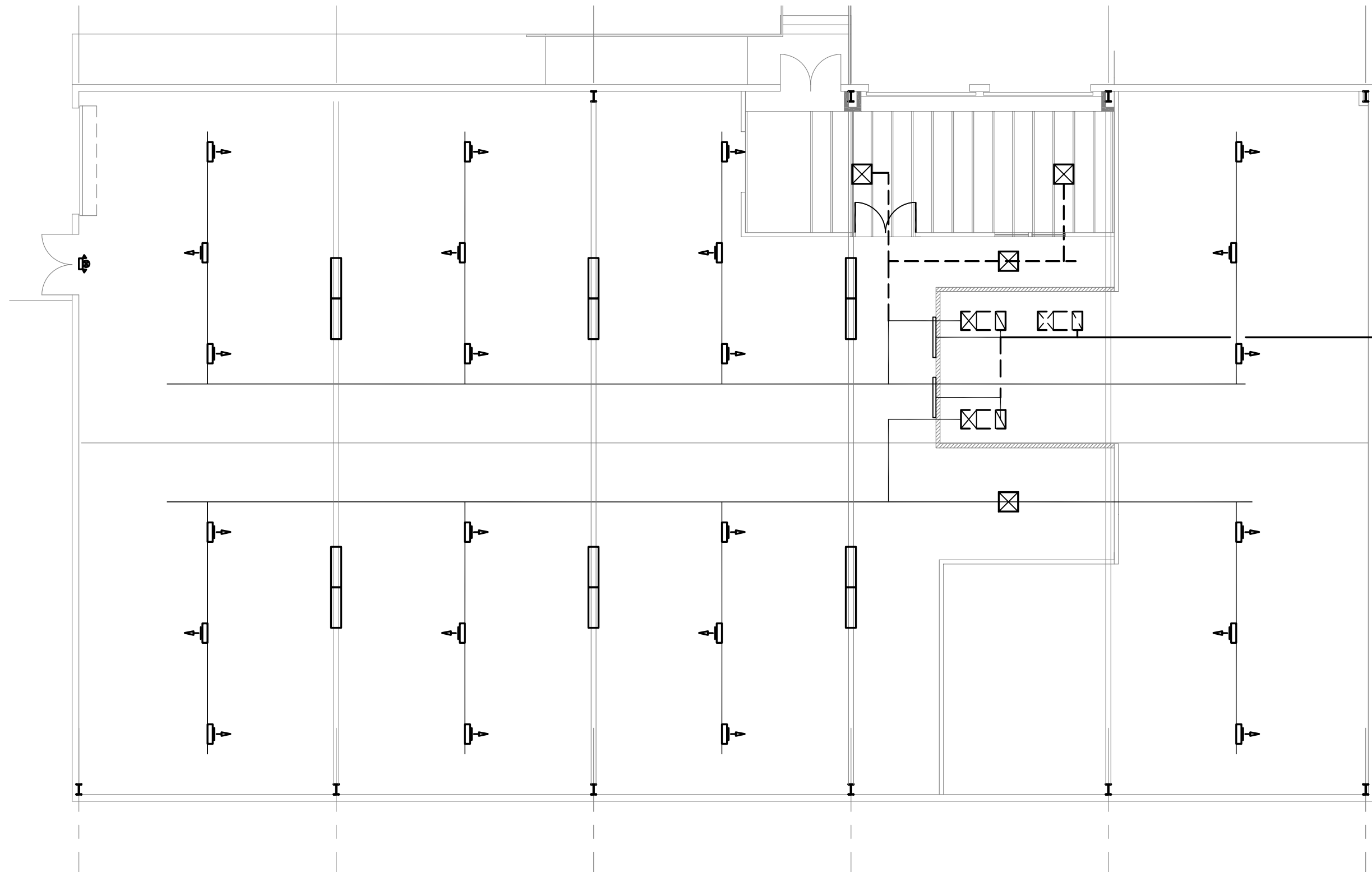
DRAWN BY C.DRAYTON CHECKED BY

SHEET NUMBER

A-2

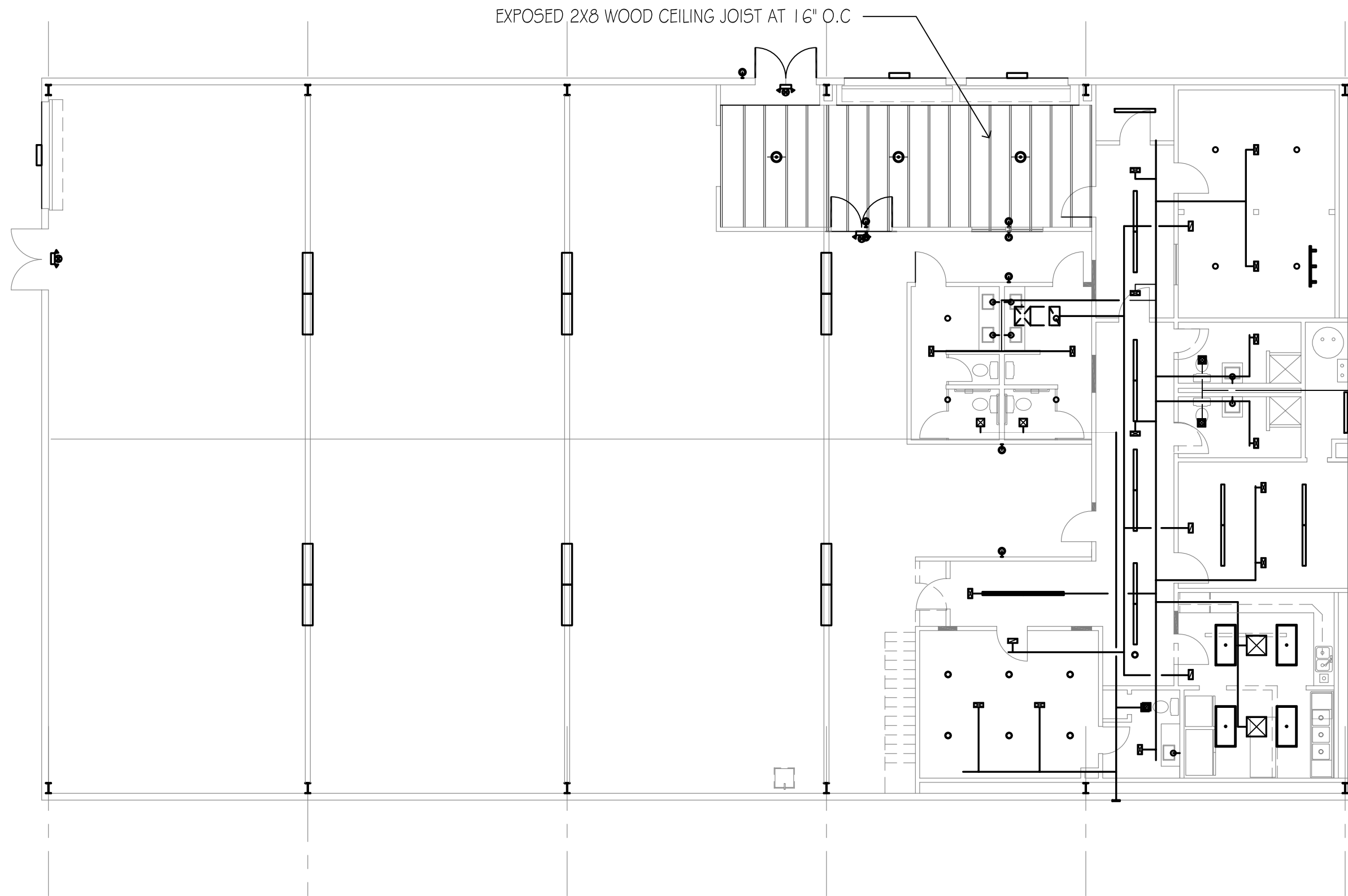
REFLECTED CEILING PLAN LEGEND

- EXISTING 1 X 8 FLUORESCENT
- EXISTING LED RECESSED DOWNLIGHT
- EXISTING LED TRACK LIGHTING
- 2 x 2 LED LAY-IN FIXTURE
- 2 x 4 LED LAY-IN FIXTURE
- 1 x 4 - 2 LIGHT FLUORESCENT FIXTURE
- 1 - LIGHT ANTIQUE BRONZE ADJUSTABLE SCONCE WITH CLEAR GLASS BARNYARD SHADE
- 1-LIGHT OIL RUBBED BRONZE WALL MOUNT SCONCE
- 10" PEONY LED PENDANT LIGHT - BRONZE
- 10'X10" EXHAUST FAN W/ LIGHT
- 10'X10" EXHAUST FAN
- 2'X2' SUPPLY REGISTER
- 2'X2' RETURN AIR REGISTER
- EMERGENCY LIGHT BATTERY UNIT, EXIT SIGN COMBINATION
- EMERGENCY LIGHT BATTERY UNIT



2
A-2 REFLECTED CEILING PLAN - MECHANICAL MEZZNINE LEVEL
SCALE: 3/32" = 1'-0"

NOTE: EXISTING LIGHTING LAYOUT REPRESENTS "AS IS" CONDITIONS. THIS PLAN INCLUDES THE NEW MECHANICAL SYSYTEM



1
A-2 REFLECTED CEILING PLAN - FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE: EXISTING LIGHTING LAYOUT REPRESENTS "AS IS" CONDITIONS. THIS PLAN INCLUDES THE NEW MECHANICAL SYSYTEM

RELEASED FOR CONSTRUCTION



REVISIONS	DATE

20T DESIGNS This drawing may be utilized only for the purpose of constructing or installing the work shown thereon at the site of the work specified. Any other use of this drawing, including without limitation any reproduction or alteration of this drawing, without the prior written approval of 20T DESIGNS is prohibited. © 2019

ENLARGE TOILET PLAN, TOILET ACCESSORIES AND FIXTURE MOUNTING HEIGHTS

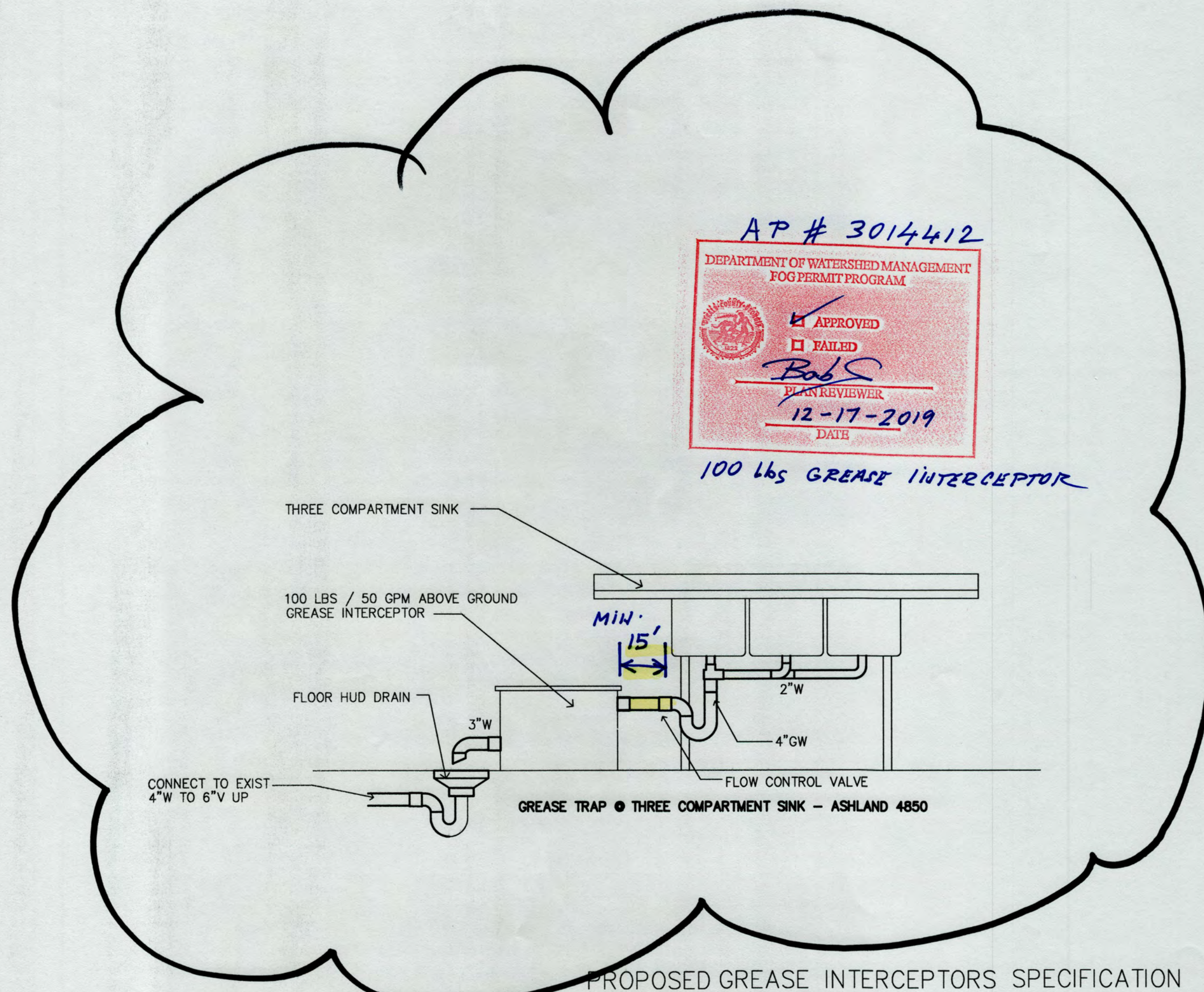
SCALE AS NOTED

DATE 3/16/2019 PROJECT NUMBER BRANNEN2019

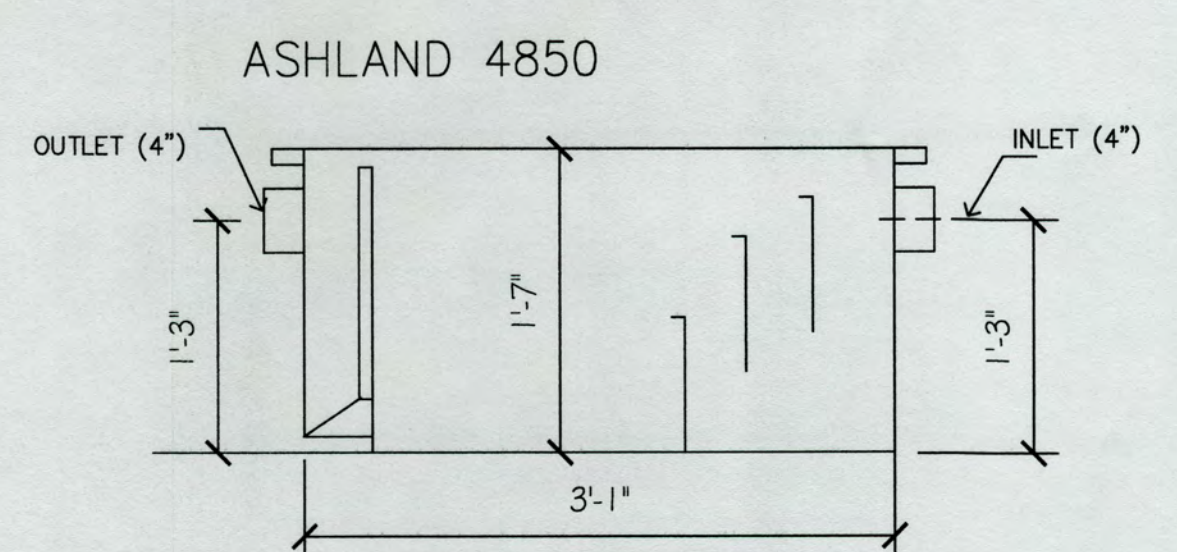
DRAWN BY C. DRAYTON CHECKED BY

SHEET NUMBER

A-3



PROPOSED GREASE INTERCEPTORS SPECIFICATION

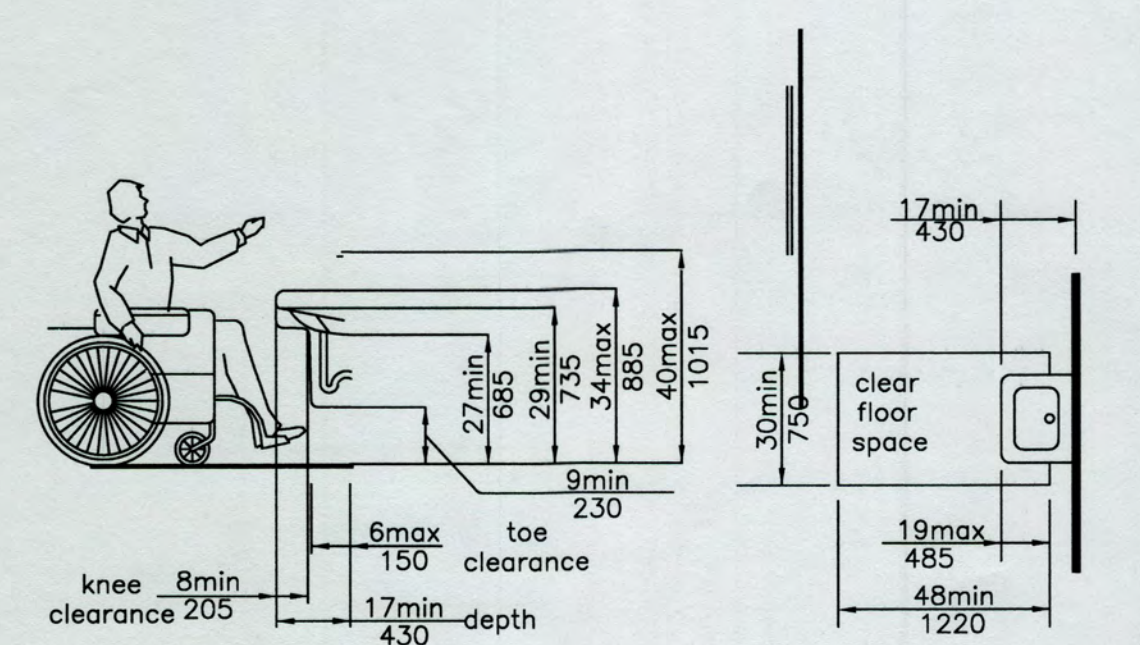
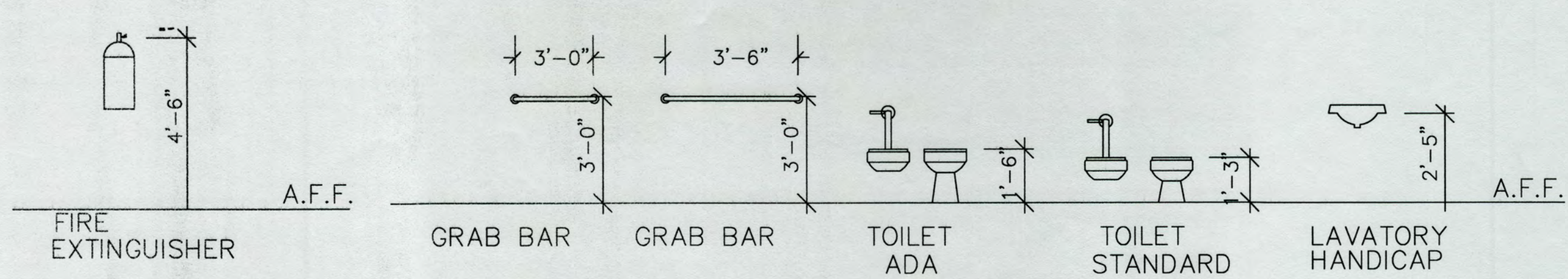


INTERCEPTOR ASHLAND 4850
FLOW RATE GPM = 50
GREASE CAPACITY LBS = 100
INLET & OUTLET = 4"
CENTER TO BASE = 18.5"
TOP TO BASE = 25.0"
LENGTH = 37.0"
FLOW RATE CALCULATION
3 COMPARTMENT SINK = 5184 / 231 = 22.44
22.44 X .75 = 16.83 GPM

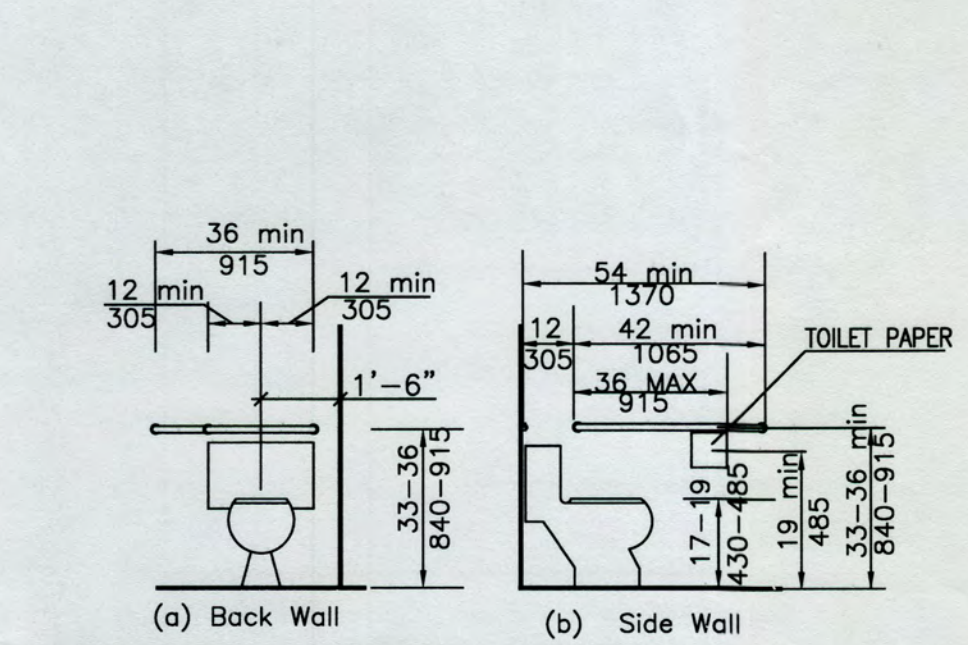
NOTE: REPLACE EXISTING 25LBS GREASE TRAP AND REPLACE WITH ASHLAND 4850 - 100-LBS, EXISTING 4\"/>

GENERAL NOTES:

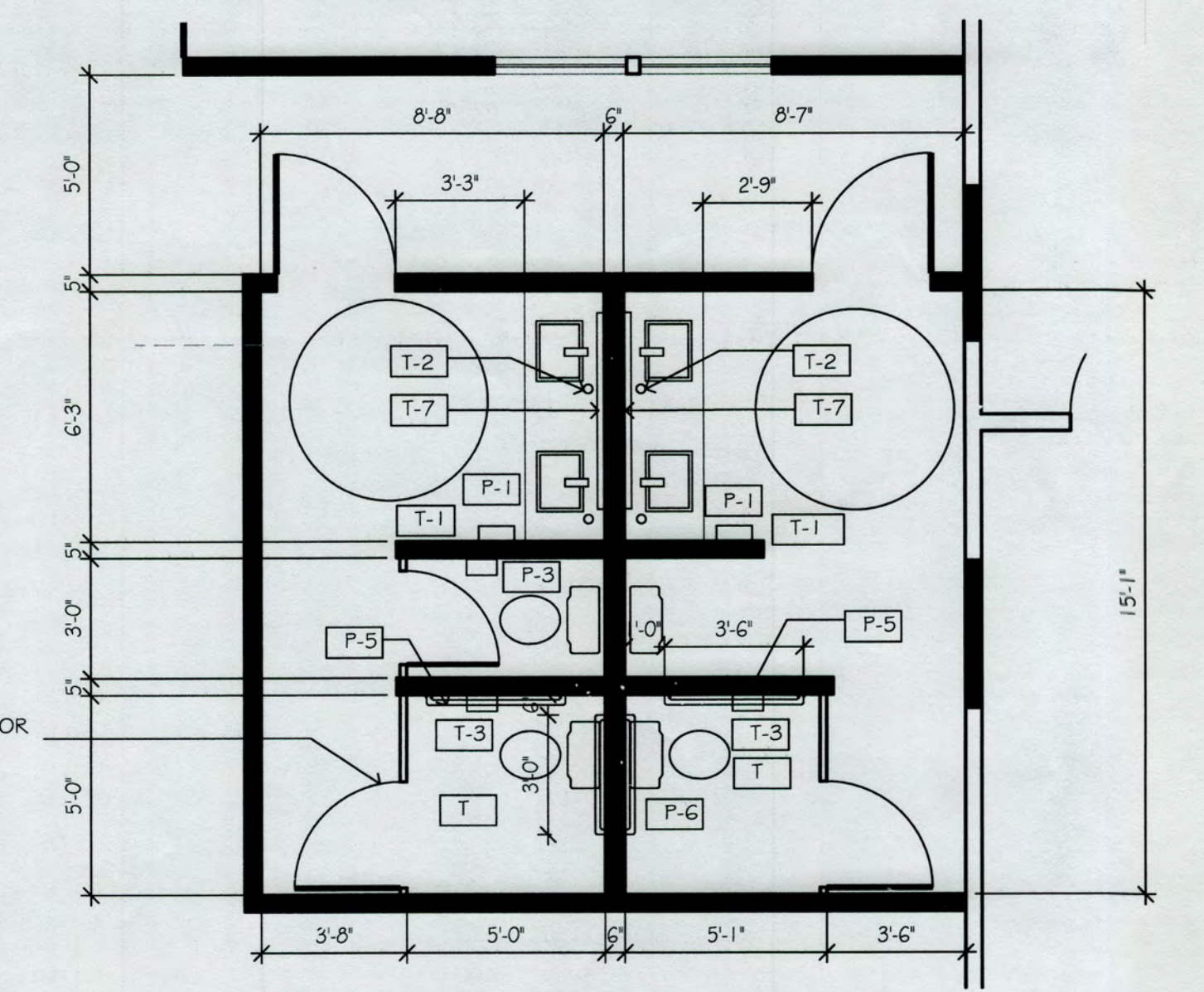
UNDER THIS APPLICATION NO ALCOHOL AND TABACCO PRODUCTS WILL BE PERMITTED. THE TENANT SHALL POST SIGNAGE REGARDING NO SMOKING SHALL BE ALLOWED ON PREMISES



LAVATORY CLEARANCES CLEAR FLOOR SPACE @ LAVATORIES



GRAB BARS & FIXTURES MOUNTING DETAIL



1 ENLARGED FLOOR PLAN
A-3 SCALE: 1/4\"/>

TOILET ACCESSORIES			
SYM	DESCRIPTION	MTD. HT.	HC. MTD. HT.
T-1	TOWEL DISPENSER/DISP. UNIT	3'-4"	
T-2	SOAP DISPENSER	3'-4"	
T-3	TOILET TISSUE HOLDER	3'-3"	1'-7"
T-4	S/S WASTE RECEPTACLE W/ LID		
T-5	GRAB BAR 42" LG x 1/4" DIA	2'-9"	2'-9"
T-6	GRAB BAR 36" LG	2'-9"	4'-0"
T-7	FULL HEIGHT MIRROR	4'-0"	3'-4"
T	TOILET	1'-3"	1'-6"
P-1	LAVATORY	2'-5"	2'-5"
P-1	URINAL		1'-6"

APPROVED

AP 3014412

DATE 05/20/19

This Department is not responsible for any errors or omissions by engineers or other design professionals on design requirements of this project.

The issuance or granting of a permit shall not constitute to be a permit for, or approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. It is presumed to give authority to the Department to enforce provisions of applicable codes or any other ordinance of the jurisdiction. The Department shall not be held liable for the issuance of a permit based on construction documents and other data submitted to the Department. The Department shall not be held liable for the issuance of a permit based on construction documents and other data submitted to the Department. The Department shall not be held liable for the issuance of a permit based on construction documents and other data submitted to the Department.

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A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

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REVISIONS	DATE

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ROOM FINISH AND
DOOR SCHEDULE

DATE AS NOTED

DATE 4/22/2019 PROJECT NUMBER BRANNEN2019

DRAWN BY C.DRAYTON CHECKED BY

SHEET NUMBER

A-4

FINISH SCHEDULE																		
ROOM NUMBER	ROOM NAME	FLOOR				BASE				WALLS				CEILINGS				
		WOOD	EXISTING SHEET VINYL	CARPET	EXIST. SEALED CONCRETE	RUBBER COVE BASE	EXISTING CERAMIC TILE	VINYL COVE	WOOD	NONE	GYP. BD. PAINTED	GYP. BD. SEMI GROSS PAINT	EXISTING		GYP. BD	EXPOSED STRUCTURE	EXPOSED WOOD	EXISTING
		1	2	3	4	1	2	3	4	5	1	2	3	4	1	2	3	4
101	ENTRY LOBBY				4			3			1						3	
102	EQUIP/ TRANS				4					5			3			2		
103	WAREHOUSE AREA				4					5			3			2		
104	CLOSET				4			3		5		2			1			
105	EXIST. MOP SINK				4			3		5		2			1			
106	SUPPLY CLOSET				4			3		5		2			1			
107	EXIST EXEC OFFICE			3				3					3					4
108	EXIST BATH		2					3					3					4
109	SERVING KITCHEN		2					3				2						4
110	EXIST. HALLWAY				4					4			3					4
111	EXIST. GREEN ROOM			3				3					3					4
112	EXIST UTILITY				4					5			3					4
113	EXIST. WOMEN TOIL		2							4			3					4
114	EXIST MEN TOIL		2							4			3					4
115	EX MEDIA HALLWAY			3						4			3					4
116	EXIST MEDIA PROD			3						4			3					4
117	EX MEDIA ELECT RM				4			3					3					4

NOTE:
ACT — ACOUSTICAL CEILING TILE
VCT — VINYL COMPOSITION TILE

DENOTES: *1 ALL EXPOSED GYPSUM WALLS IN FOOD SERVICE AREA SHALL RECEIVED FRP (FIBERGLASS REINFORCED PANEL) A MIN. OF 8"—0" AFF
*2 ALL CEILINGS IN FOOD SERVICES AREAS SHALL BE A LITE COLOR FINISH

FINISH NOTES:
1) ALL WALLS IN RESTROOMS SHALL BE PAINTED WITH A SEMI-GLOSS LITE COLOR PAINT

2) INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME-SPREAD:

CLASS 'A' FLAME SPREAD 26 — 75 _____
CLASS 'B' FLAME SPREAD _____
CLASS 'C' FLAME SPREAD 76 — 200 _____
CLASS '1' CARPET RATING — 0.45 WATTS PER SQ. CENTIMETER

NOTE : * = MATCH ADJACENT FINISH

FINISH SCHEDULE NOTES

1) ALL WALLS COLOR SHALL WHITE OR LITE IN COLOR
2) ALL PAINTED WALLS IN KITCHEN, BATHROOMS AND BAR AREAS SHALL BE PAINTED IN A SEMI-GLOSS SHEEN
3) ALL QUARRY TILE SHALL BE BROWN OR LITE IN COLOR
4) ALL CEILING TILE AND EXPOSED CONCRETE STRUCTURE SHALL BE LITE IN COLOR

DOOR SCHEDULE							
DOOR						FRAME	
NO.	TYPE	SIZE	MAT'L	H'WARE	LABEL	MAT'L	REMARKS
1	A	PR 3'-0" X 6'-8"	HM	2		HM	
2		3'-0 X 7'-0" SLIDER	SCWD			WOOD	BARN DOOR
3	A	3'-0" X 6'-8"	SCWD	1		WOOD	
4	D	3'-0" X 6'-8"	SCWD	1			
5	B	3'-0" X 6'-8"	SCWD	6		HM	
6	B	3'-0" X 6'-8"	SCWD	5			
7	A	3'-0" X 6'-8"	WOOD/GLASS	5			
8	B	3'-0" X 6'-8"	SCWD	4		WOOD	
9	E	3'-0" X 6'-8"	SCWD	4		WOOD	
10	B	2'-6" X 6'-8"	SCWD	6		WOOD	
11	B	3'-0" X 6'-8"	SCWD	5		HM	
12	B	3'-0" X 6'-8"	ANODIZED	3		ALUM	
13	B	2'-6" X 6'-8"	SCWD	4		HM	
14	B	3'-0" X 7'-0"	SCWD	5		HM	
15	B	3'-0" X 6'-8"	WOOD	2		WOOD	
16	B	3'-0" X 6'-8"	WOOD	5		WOOD	
17	B	3'-0" X 6'-8"	WOOD	6		WOOD	
18	B	3'-0" X 6'-8"	WOOD	6		WOOD	
19	B	PR 3'-0" X 6'-8"	HM	2		HM	
20	C	2'-6" X 6'-8"	WOOD	6		WOOD	
21	C	PR 2'-6" X 6'-8"	WOOD	6		WOOD	
22	C	PR 3'-0" X 6'-8"	WOOD	6		WOOD	

SCWD - SOILD CORE WOOD HM - HOLLOW METAL

HARDWARE SCHEDULE			
1. SET#1 ENTRANCE LOCK	DEADBOLT LOCK WITH KEYED ENTRY CLOSERS 3 PAIR HINGES PANIC HARDWARE DEADBOLT LATCH DOOR STOP (FLOOR MOUNTED) PANIC EXIT DEVICE	5. SET#5 OFFICE LOCK	KEYED ENTRY LEVER WITH DEAD BOLT LATCH 3 PAIR HINGES DOOR STOP (WALL MOUNTED) KICK PLATE MOP PLATE
2. SET#2 EXIT	PANIC EXIT DEVICE, ENTRANCE BY LEVER, LEVER ALWAYS ACTIVE CLOSERS 3 PAIR HINGES 1 PANIC HARDWARE 1 DOOR STOP (FLOOR MOUNTED) 1 MOP PLATE	6. SET#6 PASSAGE	LATCH BOLT OPERATED BY LEVER FROM EITHER SIDE AT ALL TIMES. 3 PAIR HINGES DOOR STOP (WALL MOUNTED) KICK PLATE MOP PLATE
3. SET#3 KITCHEN	1 PIVOT DOUBLE ACTION CLOSER 2 KICK PLATE 2 MOP PLATE 2 PUSH PLATE 4 STOPS	7. SET#7 EXIT	PANIC EXIT DEVICE, ENTRANCE BY LEVER, LEVER ALWAYS ACTIVE CLOSERS 3 PAIR HINGES 1 PANIC HARDWARE 1 DOOR STOP (FLOOR MOUNTED) 1 REMOVABLE ASTRAGAL
4. SET#4 PRIVACY	LATCH BOLT OPERATED BY THUMB LATCH LEVER HANDLE ON EITHER SIDE 3 PAIR HINGES DOOR STOP (WALL MOUNTED) KICK PLATE		MOP PLATE

- DOOR NOTES
- SET QUANTITIES ARE FOR SINGLE DOORS; INCREASE QUANTITIES AS REQUIRED FOR DOUBLE DOORS. ADD FLUSH BOLTS & BOTTOM BOLTS FOR DOUBLE DOORS.
 - ALL HARDWARE TO COMPLY W/ HANDICAP REQUIREMENTS OF ANSI A117.1 AND THE STATE HANDICAP REQUIREMENTS.
 - ALL DOORS TO INCLUDE 3 SILENCERS, LEVER HANDLES AND DOOR STOPS.
 - ALL FIRE RATED DOORS TO HAVE FIRE RATED FRAMES OF EQUAL RATING.
 - DOOR FRAMES, JAMBS & HEADS TO BE MANUF'S STANDARD UNLESS NOTED OTHERWISE.
 - METAL FRAMES IN MASONRY WALLS TO BE 7'-4" HIGH WITH 4" HEAD AND 2" JAMBS.
 - WOOD DOORS TO BE SOLID CORE, STAIN GRADE.
 - FIRE RATED DOORS TO INCLUDE CLOSERS.
 - EXIT DOOR LOCKS TO BE EQUIPED W/ THUMBLATCH ON INTERIOR TO ALLOW EMERGENCY EXIT.
 - PROVIDE 6" X 6" SIGN W/ STANDARD HANDICAP ACCESSIBILITY SYMBOL COMPLYING WITH HANDICAP CODES; TOP @ 60" AFF; AT ALL HANDICAP BATH ROOMS.
 - ALL DOORS IN RATED WALLS TO BE 20 MIN. RATED DOORS WITH CLOSERS
 - ALL DOORS HARDWARE SHALL BE LEVER HANDLE PERNFPA/GAC (120-3-20-24 (9) REQUIREMENTS
 - NO KEY LOCKS ON EGRESS SIDE OF DOOR , PER NFPA #101: CHAPTER 7

RELEASED FOR CONSTRUCTION

APPROVED

AP 3014412

DATE 05/20/19

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2DT designs
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DECATUR GEORGIA



REVISIONS	DATE
1 MAY 12 COMMENTS	5/14/19

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LIFE SAFETY
AND EXITING PLANS

AS NOTED

DATE 4/22/2019 PROJECT NUMBER BRANNEN2019

DRAWN BY G.DRAYTON CHECKED BY

SHEET NUMBER

LSP-1

ASSEMBLY A-3	
1390 SF 300 NET SF / OCC	A-3
EQUIPMENT TRANSPORT AND TEMPORARY STORAGE OCC LOAD	5 PEOPLE

ASSEMBLY A-3	
1215 SF 15 NET SF / OCC	A-3
OCC LOAD	81
MULTIPURPOSE AREA - STAGE AREA : 1215 SF OCCUPANT LOAD FACTOR: 81 NET PER OCCUP OCCUPANT LOAD : 81	

1 LIFE SAFETY/ EXITING PLAN SCALE: 1/8" = 1'-0"

CEILING ASSEMBLY NOTE

CA CEILING ASSEMBLY - L 512 (REFER TO A-1 FOR DETAILS)

ASSEMBLY A-3	
2803 SF 7 NET SF / OCC	A-3
OCC LOAD	400

MULTIPURPOSE AREA - WITHOUT FIXED SEATING
AREA : 2803 SF
OCCUPANT LOAD FACTOR: 7 NET PER OCCUP
OCCUPANT LOAD : 400

TOTAL EXIT CAPACITY
EXIT DOOR : NO. 1
DOOR WIDTH : 64"
EXIT CAPACITY : 320
EXIT DOOR : NO. 2
DOOR WIDTH : 64"
EXIT CAPACITY : 320

ASSEMBLY A-3	
2295 SF 100 NET SF / OCC	A-3
EXECUTIVE OFFICE, KITCHEN, GREEN ROOM, MEDIA PRODUCTION, AND TOILETS 2295 SF / 100 SF PP	23 PEOPLE
OCC LOAD	400

GENERAL NOTES:

UNDER THIS APPLICATION NO ALCOHOL AND TABACCO PRODUCTS WILL BE PERMITTED. THE TENANT SHALL POST SIGNAGE REGARDING NO SMOKING SHALL BE ALLOWED ON PREMISES

RELEASED FOR CONSTRUCTION



Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: _____ Phone: _____ Email: _____

Property Address: _____

Tax Parcel ID: _____ Comm. District(s): _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes _____ No _____ Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____
Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____
Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____
Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____
Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____
Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____
Enhanced Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____
Lot Size: _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____
Buffers: _____ Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____
Screening: _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____
Bldg. Height: _____ Bldg. Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____
Roofs: _____ Fenestration: _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____
Perimeter Landscape Strip: _____
Possible Variances: _____

Comments: _____

Planner: _____ Date: _____

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson

PRE-APP FORM ADDITIONAL COMMENT PAGE, IF NEEDED

APPLICANT: _____

ADDRESS/PARCEL: _____

COMMENTS: _____

PLANNER: _____



15 116 11 004

1 001

15 116 11 002

150'

2555

15 116 11 003

65'

179'

174'

46'

45'

14'

25'

30'

133'

117'

81'

40'

30'

81'

15 117 01 128

2558

195'(200')

244'

2540

15 117 01 123

239'

243'

2526

15 117 01 012

229'

272'

275'

15 117 01 120

2339

160'

160'

135'

125'

15 117 01 124

2339

125'

15 117 01 125

2536

145'

125'

150'

202'

15 117 01 111

2349

54'

2363

15 117 01 008

214'

242'

2341

15 117 01 123

344'

15 117 01 118

151'

15 117 01 0

[illegible]

