

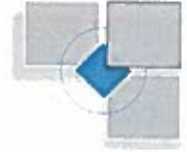


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: November 2, 2017, 6:30 P.M.
Board of Commissioners Hearing Date: November 14, 2017, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-17-21752 **Agenda #:** N4

Location/Address: 5475 Memorial Drive, Suite D, Stone Mountain, Georgia **Commission District:** 4 **Super District:** 6

Parcel ID: 18 069 02 003 (Portion of)

Request: For a Special Land Use Permit (SLUP) for a 1,255 square foot Late Night Establishment (Bissi Lounge) in Suite D of the Memorial Square Shopping Center in the C-1 (Local Commercial) District to extend operating hours beyond 12:30 a.m. as a Late Night Establishment in accordance with Art.4.2.32.

Property Owner: Terry Brantley.

Applicant/Agent: Ahmed Bangoura

Acreage: 14.98

Existing Land Use: Restaurant within a multi-tenant commercial building

Surrounding Properties: East Ansley Park Townhomes, medical offices, mini-warehouse (Extra Space Storage), Finish Line Car Wash, a Chik-Fil-A drive through restaurant, a tire store (Rimco Tires), and an auto dealer (Drive Time Used Care Sales) to the north across Memorial Drive; a vacant building, a Late Night Establishment (Elegance Lounge), Juci-Jerk restaurant, a Chevron gas station, 3 Minute Express Car Wash, and the Village Square shopping center to the east; Clifton Glen apartments to the south; and Club 426 nightclub, a laundromat (Spin Clean Coin Laundry), Mina Caribbean restaurant, and A & B Auto Experts auto repair to the west.

Adjacent Zoning: North: C-1 & O-I South: MR-1 & O-1 East: C-1 West: C-1

Comprehensive Plan: Neighborhood Center **Consistent** **Inconsistent**

Proposed Density: NA **Existing Density:** NA

Proposed Units/Square Ft.: Extend operating hours of restaurant and bar beyond 12:30 a.m. (LNE) **Existing Units/Square Feet:** 1,255 sf restaurant

Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

ZONING HISTORY

The property has been zoned C-1 since the initial adoption of the DeKalb County Zoning Ordinance in 1956.

PROJECT ANALYSIS

The subject request is to allow Bissi Lounge, currently operating until 12:30 a.m., to expand operating hours past 12:30 a.m. as a Late Night Establishment. The project site, Suite D, is part of an established 52,255 square foot multi-tenant commercial building (Memorial Square Shopping Center). The project is accessed via one driveway off Memorial Drive and one driveway off Village Square Drive. The subject site contains two existing Late Night Establishments (Bliss Lounge and the Atrium) and one nightclub (The Party Room) within the shopping center. Based on the submitted information, there are 520 parking spaces on the subject property. Since the Zoning Ordinance requires 59 parking spaces to accommodate Bissi and the other three existing Late Night Establishments on the property, it appears that parking is sufficient.

Topography of the project site moderately rises from Memorial Drive and flattens toward the rear of the property. The character of the surrounding area consists of East Ansley Park Townhomes, medical offices, mini-warehouse (Extra Space Storage), Finish Line Car Wash, a Chik-Fil-A drive through restaurant, a tire store (Rimco Tires), and an auto dealer (Drive Time Used Care Sales) to the north across Memorial Drive; a vacant building, a Late Night Establishment (Elegance Lounge), Juci-Jerk restaurant, a Chevron gas station, 3 Minute Express Car Wash, and the Village Square shopping center to the east; Clifton Glen apartments to the south; and Club 426 nightclub, a laundromat (Spin Clean Coin Laundry), Mina Caribbean restaurant, and A & B Auto Experts auto repair to the west.

IMPACT ANALYSIS

Section 7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

Based on the submitted information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. Late Night Establishments are allowed in the C-1 (Local Commercial) district, subject to approval of a SLUP. The C-1 district requires 20,000 square feet (approx. .45 acres), and the project site contains 14.98 acres (652,259 square feet). While a portion of the building does not comply with the transitional buffer requirements (50 foot buffer required along the southern property line, 15 foot buffer provided), the building was constructed in 1985 and is a non-conforming building and no new construction is proposed. Based on the submitted information, there are 520 parking spaces on the subject property. Since the Zoning Ordinance requires 59 parking spaces to accommodate Bissi and the other three existing Late Night Establishments on the property, it appears that parking is sufficient.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

The proposed use may be compatible with surrounding non-residential land uses. However, since the establishment is already in violation of the zoning code regarding hours of operation and dance floors (based on their special event advertisements-see attached), Staff is concerned that the Zoning Code will continue to be in non-compliance.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Based on the submitted information, it appears that public facilities are adequate to service the use contemplated. There will no impact on schools since the proposed use is nonresidential. There is no burdensome impact anticipated on public utilities since the proposed use will be located in an established commercial building.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located is adequate and will not unduly increase traffic congestion since the Late Night Establishment will be located in an established commercial building and accesses a major arterial road (Memorial Drive).

- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:**

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated since the proposed use will be located within an established commercial building along a major arterial road (Memorial Drive).

- F. Ingress and egress 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:**

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that ingress and egress to the subject property is adequate since the proposed use will be located in an established commercial building with a curb cut on a major arterial road (Memorial Drive).

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:**

Since the proposed use is predominately surrounded by nonresidential uses, it does not appear that the request may cause adverse impacts upon adjoining land uses due to noise and vibration. However, since the establishment is already in violation of the zoning code regarding hours of operation and dance floors (based on their special event advertisements-see attached), Staff is concerned that the Zoning Code will continue to be in non-compliance.

- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

See criteria "G" above.

- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:**

See criteria "H".

- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:**

The Business License currently restricts the use of the property to "Restaurant" only. Based on investigation into the internet advertisements for special events and recent code enforcement citations (see attached special

advertisements and Citation #030651 issued in July, 2017), it appears that the establishment is already staying open beyond 12:30 a.m. which is a violation of the zoning ordinance since restaurants must close by 12:30 a.m. Additionally, the advertisements suggest that the establishment is operating as a Nightclub since dancing and DJs are advertised. If the establishment is creating a temporary dance floor by moving chairs and tables around, then the application was improperly filed and should be re-filed to apply for a "Nightclub" use since dance floors are not allowed in Late Night Establishments. Since the establishment is already in violation of the zoning code regarding hours of operation and dance floors (based on their special event advertisements-see attached), Staff is concerned that the Zoning Code will continue to be in non-compliance.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Based on the submitted information, it appears that the SLUP request is consistent with the policies of the Neighborhood Center (NC) Character Area of the DeKalb County Comprehensive Plan calling for a medium-high density mix of retail, office, services, and employment to serve neighborhoods (NCCAS21).

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

No transitional buffer zones are required since no new construction is proposed for the existing commercial shopping center.

M. Whether or not there is adequate provision of refuse and service areas:

Based on the submitted information, refuse and service areas appear to be ample and adequate since the proposed use is located within an established commercial building.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

If the special land use permit is granted, it should be for a duration of two years.

O. Whether or not the size, scale, and massing of proposed buildings are 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:

There are no new buildings proposed as the request is only to allow a Late Night Establishment to operate within an existing shopping center. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

Based on the submitted information and information from the Planning and Sustainability Department, it appears that the proposed use satisfies the requirements of the Supplemental Regulations. Based on the submitted information, there are 520 parking spaces on the subject property. Since the Zoning Ordinance requires 59 parking spaces to accommodate Bissi and the other three existing Late Night Establishments on the property, it appears that parking is sufficient.

R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

There are no new buildings proposed as the request is only to expand the operating hours of an existing restaurant (Bissi Lounge) in Suite D of the existing commercial building. Therefore, there should not be a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

Based on the submitted information and field investigation of the project site, there are two other Late Night Establishments (Bliss and The Atrium) and other nightclub (The Party Room) within the same commercial building as Bissi Lounge. There is also one Late Night Establishment (Elegance Lounge) and one nightclub (Club 426) located within the immediate vicinity of the subject property.

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

Based on the submitted information, it appears that the SLUP request is consistent with the policies of the Neighborhood Center (NC) Character Area of the DeKalb County Comprehensive Plan calling for a medium-high density mix of retail, office, services, and employment to serve neighborhoods (NCCAS21). It appears that the proposed use is not consistent with the needs of the neighborhood because the establishment appears to be operating outside the uses permitted by the zoning code regarding hours of operation and makeshift dance floors (based on their advertisements—see attached).

COMPLIANCE WITH DISTRICT STANDARDS:

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		100 feet	470 feet (Village Square Drive)	Yes
LOT AREA		20,000 square feet	652,529 sf (14.98 acres)	Yes
YARD SETBACKS	FRONT	60 feet	260 ft	Yes
	INTERIOR SIDE	20 feet	485 ft (Memorial Drive) 300 feet (Village Square Drive)	Yes Yes
	REAR	30 feet	48 feet	Yes
TRANS. BUFFERS		50 feet	14 feet	NO (non-conforming building constructed circa 1985 and no new construction is proposed)
HEIGHT		2 stories	1 story	Yes
PARKING		4 for subject LNE 55 for 3 other existing LNEs in shopping center	520 spaces	Yes Yes

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Staff Recommendation: DENIAL

The applicant's Special Land Use Permit (SLUP) application indicates that the proposed use is for a Late Night Establishment (LNE) to serve alcohol after 12:30 a.m. within 1,500 feet of property zoned for residential use. The Business License currently restricts the use of the property to "Restaurant" only. Based on investigation into the internet advertisements for special events and recent code enforcement citations (see attached special advertisements and Citation #030651 issued in July, 2017), it appears that the establishment is already staying open beyond 12:30 a.m. which is a violation of the zoning ordinance since restaurants must close by 12:30 a.m. Additionally, the advertisements suggest that the establishment is operating as a Nightclub since dancing and DJs are advertised. If the establishment is creating a temporary dance floor by moving chairs and tables around, then the application was improperly filed and should be re-filed to apply for a "Nightclub" use since dance floors are not allowed in Late Night Establishments. Since the establishment is already in violation of the zoning code regarding hours of operation and dance floors (based on their special event advertisements-see attached), Staff is concerned that the Zoning Code will continue to be in non-compliance (Section 7.4.6 J). Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "Denied".

Attachments:

1. Departmental Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
 - c. Watershed Management
 - d. Board of Health
2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph
6. Location Photographs

NEXT STEPS: *Following an approval of this action, one or several of the following approvals or permits may be required:*

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)*

- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Historic Preservation Certificate of Appropriateness** *(Required for any proposed changes to building exteriors or improvements to land when a property is located within the Druid Hills Historic District or the Soapstone Geological Historic District. Historic Preservation Committee public hearing may be required.)*
- **Variance or Special Exception** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Major Modification** *(Required if there are any changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- ✓ **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above require submittal

Reid, John

From: Chandler, Douglas
Sent: Monday, September 18, 2017 9:49 AM
To: Lagardere, Nahomie; Zellars, Byron C
Cc: Washington, Larry; Reid, John; Spann, Madolyn
Subject: RE: Proposed Late Night at 5475 Memorial Drive Suite D Bissi Lounge

John,
Bissi Lounge appeared in court on 07-08-2017 @ 2pm. Before Judge McCoyd and solicitor found owner and manager guilty for citation#030651 – 27-4.2.32 Operating restaurant after approved hours. No Letter of Entertainment. Collected fines totaling \$200.00. case is still open.

Douglas Chandler

*Senior Code Enforcement Officer
DeKalb County Beautification Unit
Code Enforcement Division*

1807 Candler Rd.
Decatur, Georgia 30032
dchandler@dekalbcountyga.gov

 404-900-8296
 404-687-3700
DeKalbCountyGA.gov



Suite D Bissi Lounge

From: Lagardere, Nahomie
Sent: Friday, September 15, 2017 12:58 PM
To: Chandler, Douglas; Zellars, Byron C
Cc: Washington, Larry; Reid, John; Spann, Madolyn
Subject: FW: Proposed Late Night at 5475 Memorial Drive

From: Reid, John
Sent: Friday, September 15, 2017 9:31 AM
To: Brannon, Hubert; Silver, Jerry; Edwards, Rodney D.; Lagardere, Nahomie; Washington, Larry; Jewett, John
Cc: Eisenberg, Marian; Spann, Madolyn
Subject: Proposed Late Night at 5475 Memorial Drive Suite D Bissi Lounge

All,
We have a request for a Special Land Use Permit for a Late Night Establishment (Bissi Lounge) on the November Planning Commission agenda at 5475 Memorial Drive Suite D. Are you all aware of any citations at this location or the shopping center regarding noise, crime, etc?

Wanted to check for the Staff Report.

Thank you all.

John



BissiLounge (@bissiloungeatl)

THIS FRIDAY!!! @bissiloungeatl you DO NOT wanna miss 🍷. The best Damn party Ever. - 21+ Event ***🍷 - VIP? Contact me @cwalker159 - 📅Early Arrival is suggested #Ciroc 📍 #Atrium #GSU21 #Summer17 1 #Morehouse #Spelman #bissilounge @bissiloungeatl #freeallnight #friday #ladiesfreeallnight #atclubs #atlparties #atnightlife #ladiesfreeallnight #freshshot #djmel #hiphop #hookahatl #HOODHARDDJS

📍 Bissi Lounge

🕒 4:54am 07/11/2017 💬 0 ❤️ 20



BissiLounge (@bissiloungeatl)

📍 TONIGHT TONIGHT TONIGHT 🍷🍷🍷 YOU ALREADY KNOW WHAT IT IS!! COME VIBE AT THE LIVEST CLUB @bissiloungeatl open till 4a.m WITH THE LIVEST DJ @mr_djmel AND THE DOPEST HOST @JOJOONTHEMIX YOU KNOW WHAT TIME IT IS!!! ALL NIGHT LADIES FREE W/ \$5 drink Specials!! ITS THE PLACE TO BE SO BE THERE!! #bissiloungeatl #doubletaptuesdays #ladiesfreeallnight #atlantnightlife #atclubs #eastatlanta #livedancers #TURNUP #HOODHARDDJS #ATL #WELIVE #LIT #LITUATION #grownnsexy #hookahbar #hookahatl #happyhour #djmel #partynight #tuesdayparty #atlantatuesdays #summer17 #tuesdaynightsatl

📍 Bissi Lounge

🕒 4:53am 07/11/2017 💬 0 ❤️ 23

COMCAST
BUSINESS
BUILT FOR BUSINESS

GET IT NOW

(855) 463-3004



BissiLounge (@bissiloungeatl)

Tonight !! Pull up and buss a wine !
@mr_djmel from @hoodhardhitmakers is
ready to turn y'all up 100G0J0NGTT #instadaily
#news #atl #atlanta #event #party
#stonemountain #mood #dance #hiphop
#afrobeat #dancehall #music #reggae
#rap #bissiloungeatl #summer17
#saturdayparty #atlclubs #atnights

📍 Bissi Lounge

🕒 12:57am 07/16/2017 💬 1 ❤️ 55

July 31, 2017

Request for a Special Land Use Permit

Ahmed Bangoura/Bissi Restaurant & Lounge
5475 Memorial Drive Ste D
Stone Mountain GA 30083

To: DeKalb County Planning and Development

I currently operate Bissi Restaurant & Lounge, I am requesting a change in the hours of operation from 11:30 AM until 12:30 AM to 11:30 AM to 4AM, and it would be great if I could stay open until 5AM it would allow me to increase my income revenue. The late night hours would give me the opportunity to effectively compete with the other late night establishment in the area.

The previous owner of the business assured me that he was able to stay open until 5AM. He was associated with another late night establishment that has a "grandfather", status.

Again in all sincerity, my customers are the reason that I am requesting the late night hours.

Ahmed Bangoura

X

Ahmed Bangoura
Owner Operator

Contact Information:

Maggie Cosby Cell: 770-256-1831

Bissi Restaurant & Lounge
5475 Memorial Drive Ste D
Stone Mountain, GA 30083

A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;

Response- The request does not require any changes to the building in question. All zoning requirements related to the building were met during the construction of the plaza in which this particular suite is located. The same line of business has been conducted in the suite since 2005. Over the years the name of the business has changed several times.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district; **Response - The request is to conduct business as a late night establishment, which is in sync with the other business in the plaza and along Memorial Drive whose hours of operation range from 3:30 Am until 5:00 AM.**

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated; **Response No impact to utilities or public facilities; same line of business conducted; name change only.**

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area; **Response - No impact related to traffic, congestion will not be a problem.**

E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use; **Response - Do not see any adverse traffic volume.**

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency; **Response - Entry and exit is fully accessible via Memorial Drive and Village Square Drive.**

G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use; **Response - none of the reasons listed is a factor in the purpose hours of operation.**

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use; **Response - No Adverse impacts to adjoining land uses.**

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use; **Response -Do not see any adverse impacts due the previous owner operated a late night establishment**

J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located; **Response All zoning requirement previously met; same line of business since 2005; name change only**

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan; **Response - proposed use is consistent.**

Bissi Restaurant & Lounge
5475 Memorial Drive Ste D
Stone Mountain, GA 30083

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located; **Response - Previous zoning approval for land use.**

M. Whether or not there is adequate provision of refuse and service areas; **Response adequate provision; previous zone requirement met.**

N. Whether the length of time for which the special land use permit is granted should be limited in duration; **Response - no limitation should be imposed**

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings; **Response - No structure changes; one of many suites located in the plaza.**

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; **Response - Purpose use will not have any effect on any of the mention.**

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit. **Response - All requirements are satisfied.**

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building. **Response: no changes to the structure of the existing building.**

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area. **Response: Does not, the previous owner operated a late night establishment.**

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan. **Response: The purpose use meets the need of the community served.**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-17-21752 Parcel I.D. #: 18-069-02-003

Address: 5475

MEMORIAL DR

SUITE D, STONE MOUNTAIN GA

Adjacent Roadway (s):

(classification)	(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 _____
Existing right of way width _____	Existing right of way width _____
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 Engineers (ITE) 6/7TH Edition (whichever is 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:

<p><u>PLANS AND FIELD REVIEWED. NO PROBLEM THAT WOULD INTERFERE WITH TRAFFIC FLOW.</u></p>

Signature: Jeramy White

**MEMORIAL SQUARE
5479 MEMORIAL DRIVE
STONE MOUNTAIN, GA 30083**

|| **October 14, 2017**

**MEMORIAL SQUARE IS OWNED BY T.B.V.T, LLC,
BOOKER T. BRANTLEY, III OFFICER/RESPONSIBLE PARTY**

**PARKING ACCOMADATAION LATE NIGHT ESTABLISHMENTS AND
RESTAURANTS:**

**520 total parking lots space on property
230 in front parking lot
270 in back parking lot
20 behind 5471 buildings**

The Atrium Event Center

5479 Memorial Drive
Stone Mountain GA 30083

The Atrium Event Center operates primarily when event coordinators rent the space for special events. Status Grand Father Status hours of operation Monday thru Sunday 10AM until 5AM. However, the Center rarely operates 7 days a week.

T.B.V.T, LLC d.b.a Bliss Restaurant & Lounge
5471 Memorial Drive Suite A,
Stone Mountain, GA 30083

Hours of operation Monday Thru Friday 9:00 a.m. until 3:55 a.m.
Saturday 9 a.m. until 2:55 a.m.
Sunday 12:30 p.m. until 2:55 a.m.

Biss Restaurant & Lounge
5475 Memorial Dr Ste D
Stone Mountain, GA 30083

Hours of operations: Monday thru Saturday 11:30 a.m. thru 12:30 a.m.
Sunday 12 p.m. until 12:30 a.m.

Biss Restaurant & Lounge; Please take note that the SLUP Applicant Ahmed Bangoura is not opposed to operating his restaurant in accordance with Sec. 4-126 Hours of Sale and Operations

Monday Thru Friday 9:00 a.m. until 3:55 a.m.

Saturday 9 a.m. until 2:55 a.m.

Sunday 12:30 p.m. until 2:55 a.m.

The submitted application request was for 11:30 AM until 4 AM Monday thru Sunday.

The Party Room

5481 Memorial Dr. #F

Stone Mountain, GA 30083

The Party Room operates primarily when event coordinators rent the space for special events. The business owner will from time to time open on Friday thru Sunday; no special events on calendar. Status Grand Father Status hours of operation Monday thru Sunday 10AM until 5AM. However, the Center rarely operates 7 days a week.

Ole Restaurant & Lounge

5481 Memorial drive #D

Stone Mountain, GA 30083

Mon-Tue: 5pm - 12am, Wed: Closed, Thu: 5pm - 12am,

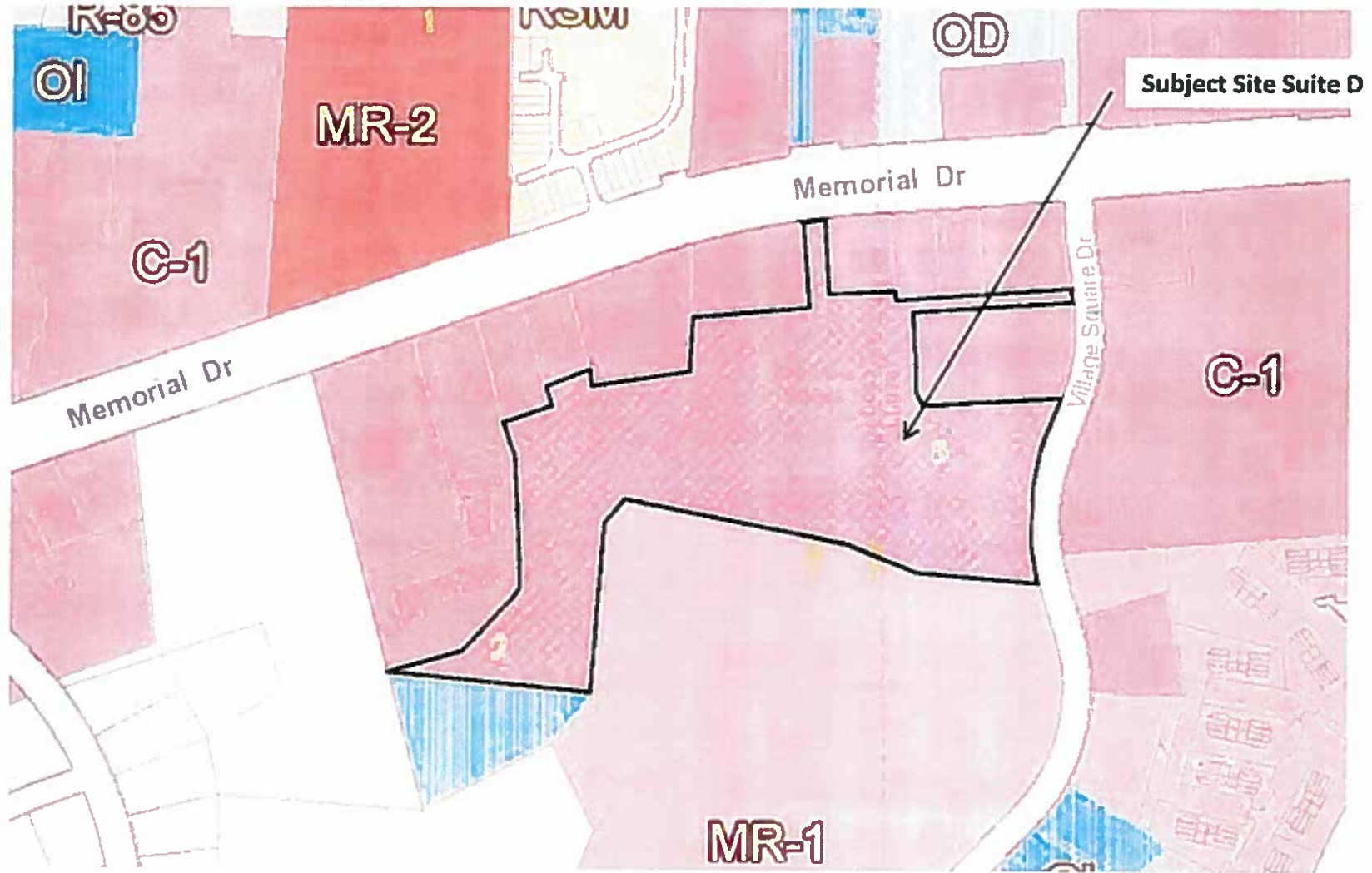
Fri: 5pm - 2am, Sat: 5pm - 3am, Sun: 5pm - 12am

Regards

Maggie Cosby

Compliance Administrator

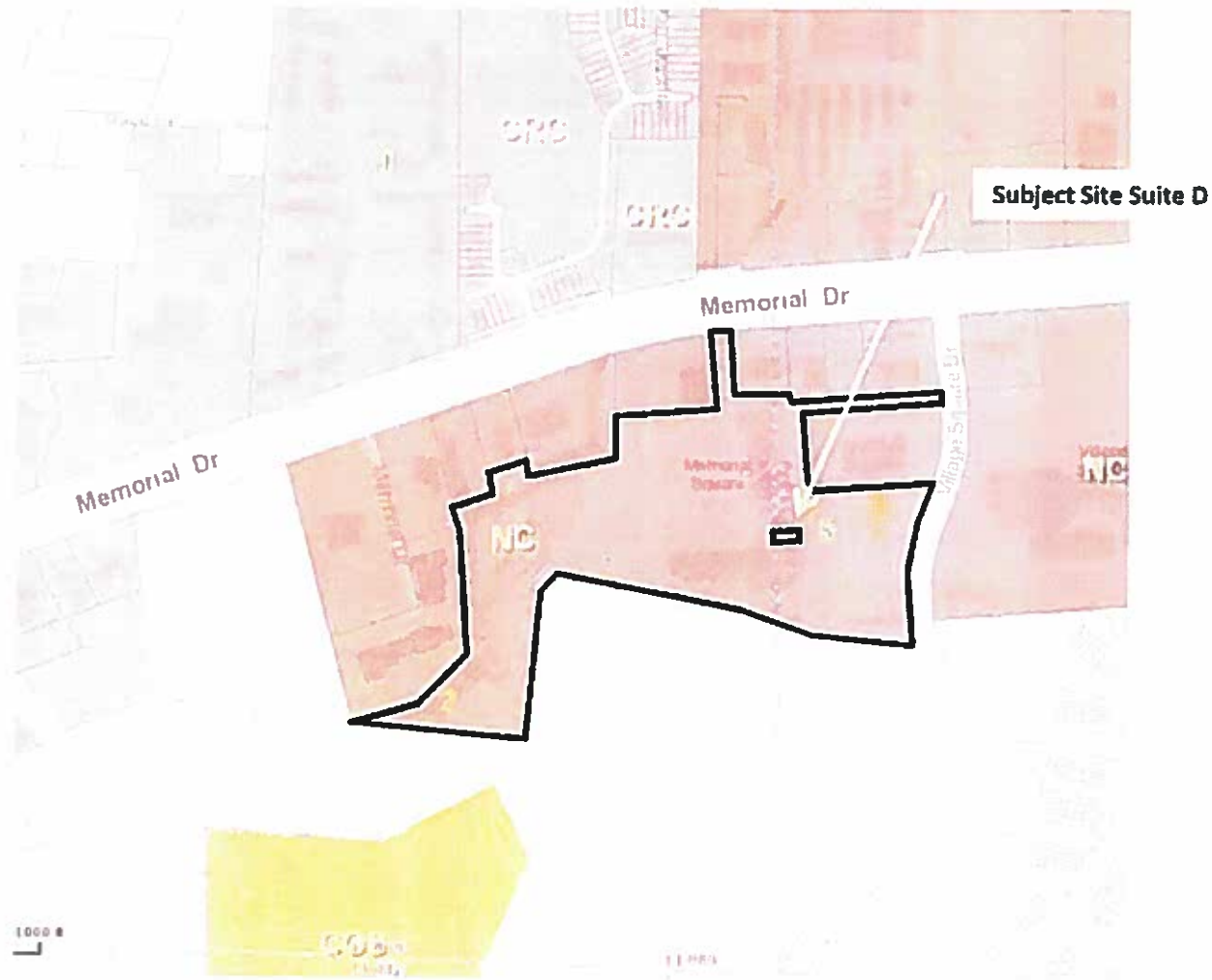
Phone (770) 256-1831



N.4

LAND USE MAP

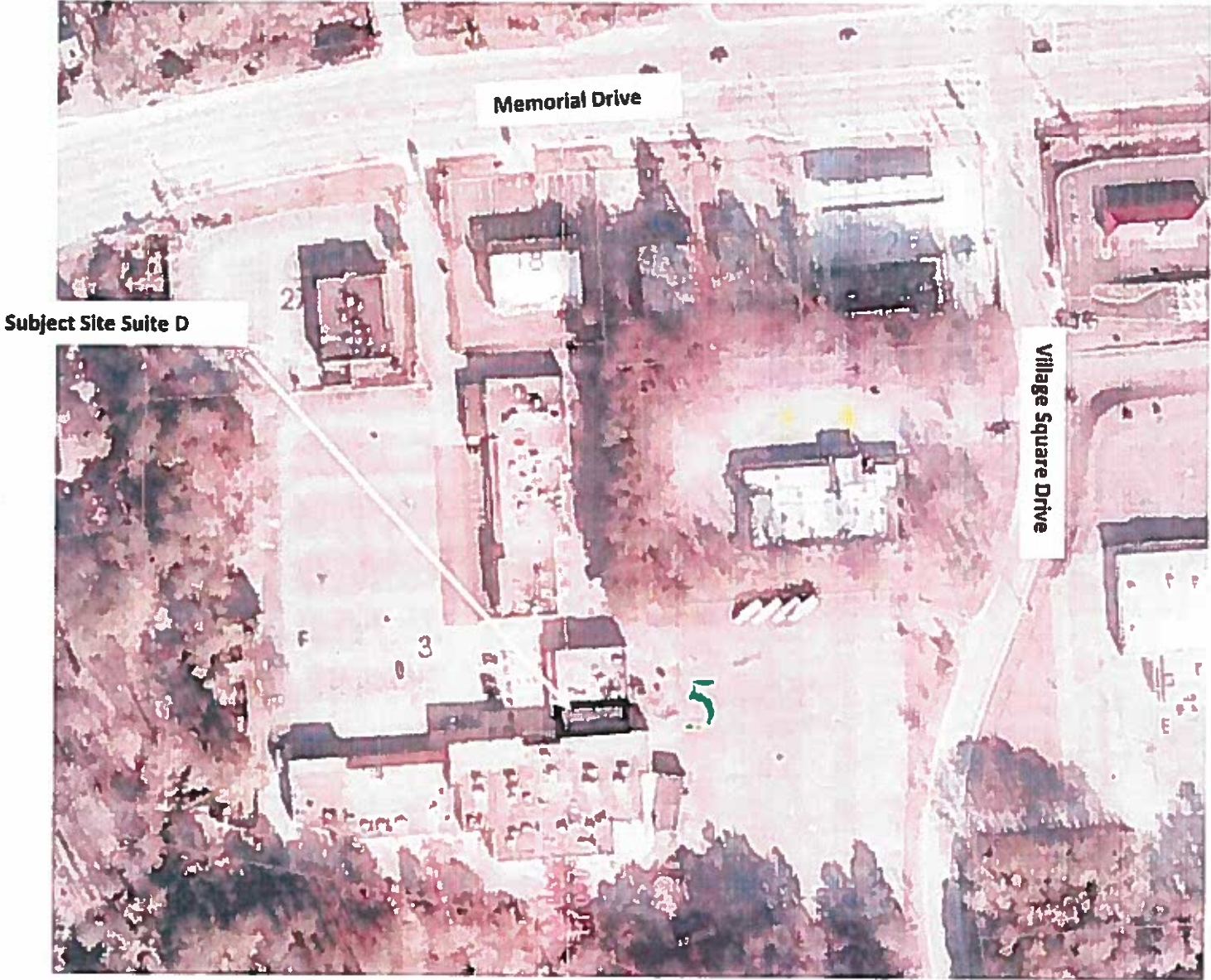
SLUP 17-21752



N4

Aerial Photo

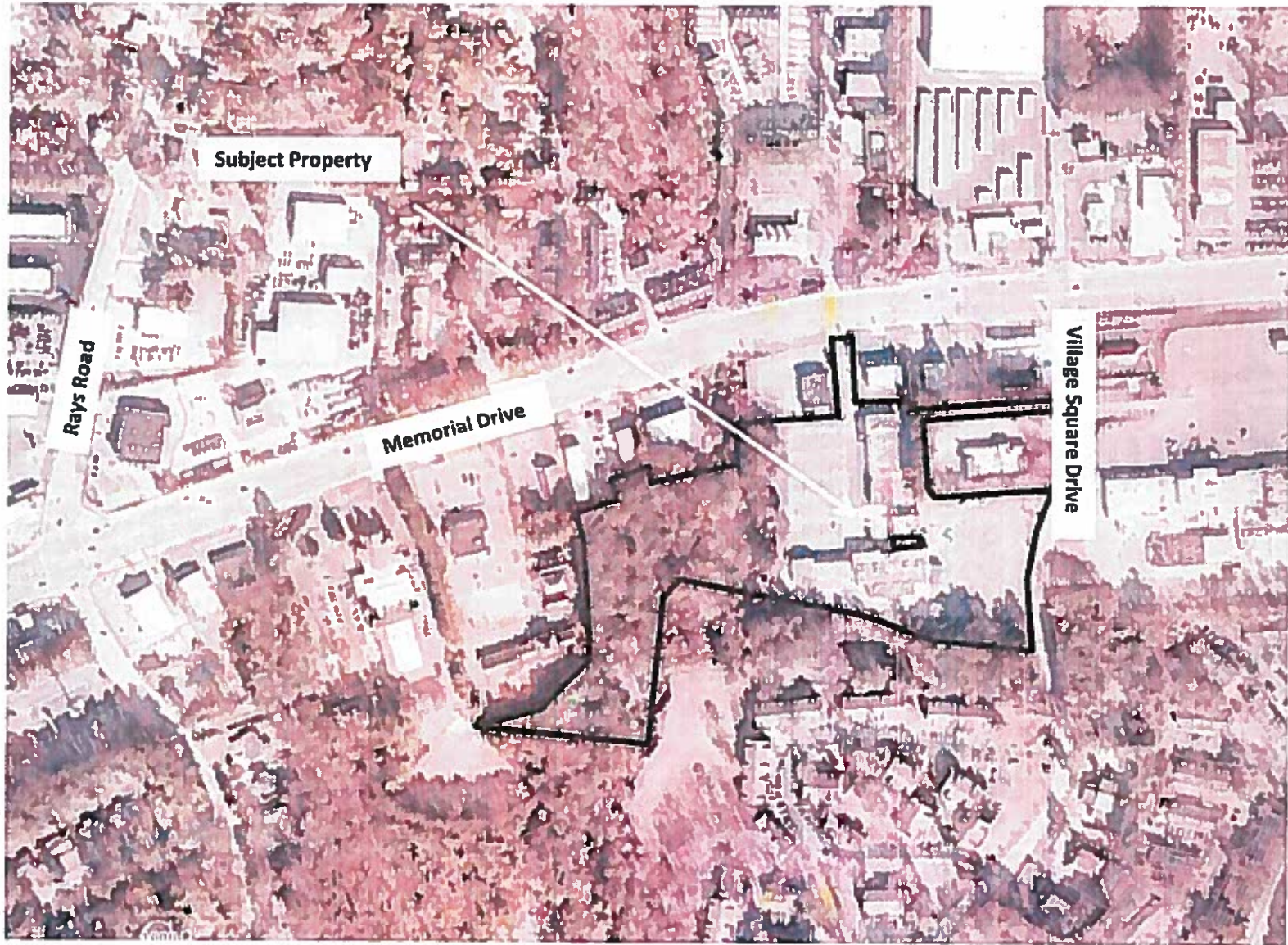
SLUP 17 21752



N4

Aerial Photo

SLUP 17 21752



JUL 31 RECD

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: SWP-17-21752

APPLICANT NAME: AHMED BANGOURA

Daytime Phone #: 404-668-1918 Fax #: _____

Mailing Address: 5475 Memorial Dr Ste D Stone Mt GA 30083

E-mail: _____

OWNER NAME: Ahmed Bangoura

(If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-668-1918 Fax #: _____

Mailing Address: 5475 Memorial Dr Ste D Stone Mt GA 30083

E-mail: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 5475 Memorial Dr Ste D Stone Mountain 30083, DeKalb County, GA,

District(s): 4 Land Lot(s): 69 Block(s): _____ Parcel(s): 13 06902 003

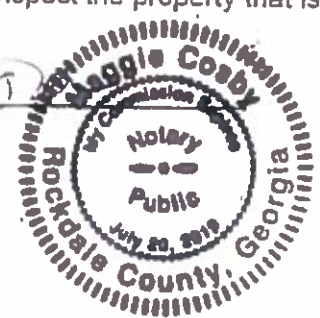
Acreage or Square Feet: 1,255.5 Commission District(s): 4 Existing Zoning: C1

Proposed Special Land Use (SLUP): Restaurant & Lounge late night 11:30 AM to 4 AM Sunday - Saturday

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

Owner: Agent: _____ Signature of Applicant: [Signature]

Printed Name of Applicant: Ahmed Bangoura
Notary Signature and Seal: _____



[Signature]

Notice Date: April 28 17, 2017

JUL 31 REC'D

PUBLIC NOTICE

To

Request for a Special Land Use Permit

Filed by: Ahmed Bangoura/Bissi Restaurant & Lounge

Located at: 5475 Memorial Drive Ste D

Stone Mountain GA 30083

Current Use - Restaurant & Lounge

Purpose Use – Restaurant & Lounge Late Night Establishment

Hours of Operation

Current: Sun-Sat, 11:30am -12:30am Purposed: Sun-Sat, 11:30am -4am

**PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:
Restaurant**

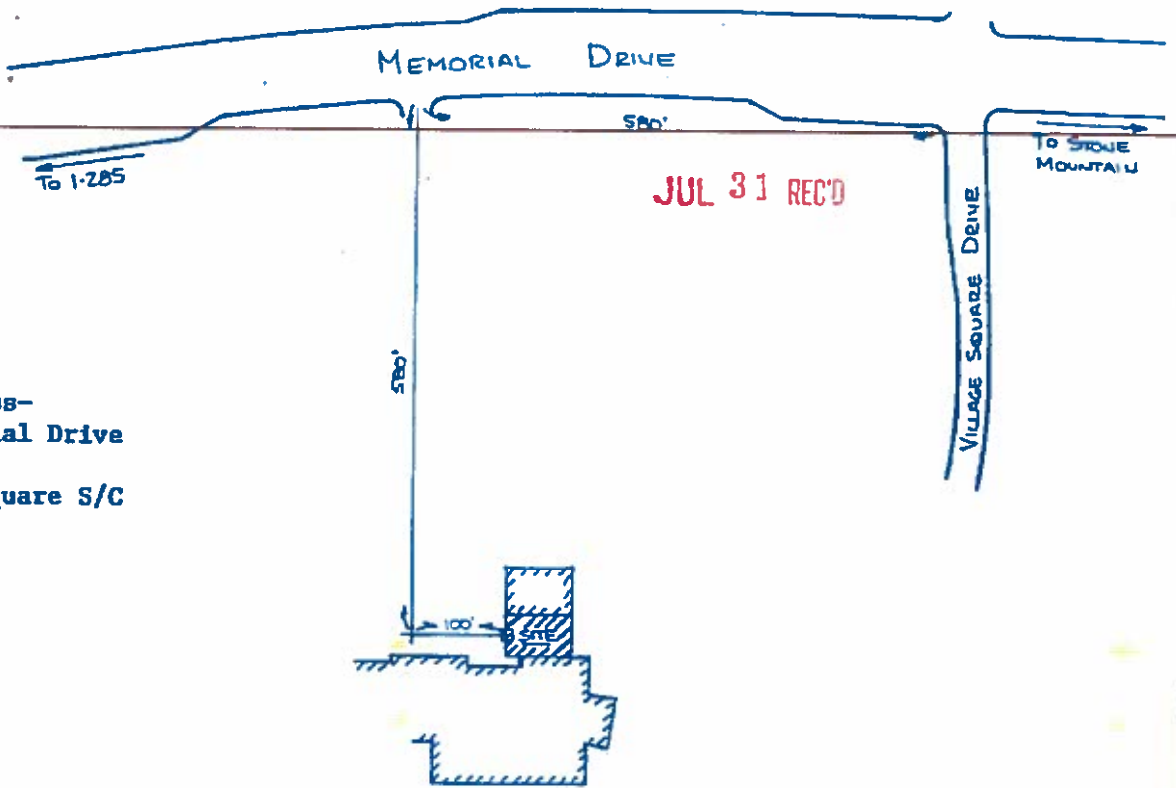
Location: 5475 Memorial Drive Ste D Stone Mountain GA 30083

Date & Time: Wednesday May 17, 2017

Contact Information:

Maggie Cosby Cell: 770-256-1831

MAGNETIC



Site Address-
 5475 Memorial Drive
 Suite D
 Memorial Square S/C

The following distances were measured according to Dekalb County code:

CHURCH- 675 yards to St Timothy United Methodist Church, @ 5365 Memorial Drive.

SCHOOL- 390 yards to Premier Pre-school & Child Care, @ 699 Village Square Drive.

There are no alcohol treatment centers within 200 yards of this site.

Dekalb County Beer, Wine and Liquor Consumption on the Premises License Survey for:

FATOUMATA BALDE d/b/a BISSI RESTAURANT AND LOUNGE



DATE: 11-7-2016	SCALE: 1" = 200'	0 100 200 400
DRAWN BY: GD	GRAPHIC SCALE IN FEET	
LAND LOT 69	18 th DISTRICT	SECTION
DEKALB COUNTY		GEORGIA
GEORGIA LAND SURVEYING CO. 155 CLIFTWOOD DRIVE, ATLANTA, GA 30328 PH (404)255-4671 FAX (404)255-6607 WWW.GLSURVEY.COM		196860