



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: May 2, 2023
Board of Commissioners Hearing Date: May 25, 2023

STAFF ANALYSIS

Case No.:	SLUP-23-1246282	Agenda #: 2023-0334
Address:	4449 Rockbridge Road Stone Mountain, GA 30083	Commission District: 04 Super District: 07
Parcel ID(s):	18-041-03-004	
Request:	A Special Land Use Permit (SLUP) to establish a Special Events Facility in the C-1 (Local Commercial) Zoning District.	
Property Owner(s):	Abraham Whitehead	
Applicant/Agent:	Aamir Bey	
Acreage:	0.68 acres	
Existing Land Use:	Vacant commercial building	
Surrounding Properties:	North: C-1 East: C-1, NS (Neighborhood Shopping) South: RSM (Residential Small Lot) West: C-1, NS	
Comprehensive Plan:	Commercial Redevelopment Corridor Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>

Staff Recommendation: Approval with conditions.

The applicant has requested a Special Land Use Permit (SLUP) to operate a special events facility at the subject property, which is located in the C-1 (Local Commercial) Zoning District and the Commercial Redevelopment Corridor character area. The property was rezoned with conditions (Z-18-1235084/2018-2446) in 2018 from NS (Neighborhood Shopping) to C-1 to redevelop the property with a 10,000 square foot retail building. The new construction never occurred, however, those conditions still apply and do not conflict with this proposal. The applicant proposes to use the existing building to house the special events facility. The building is a circa 1940 front facing bungalow that has approximately 1,200 square feet of area and has been converted from dwelling space into retail space. The submitted floor plan shows open rooms, with two counter tops, a fireplace and a restroom. The building has a covered front porch and an open, elevated rear deck. The applicant does not propose significant changes to the existing building.

The building and property appear to be approximately sized for the proposed use and contain required improvements based on a review of Section 27-7.4.6 criteria A, B, C, D and E. Based on Table 6.2 *Off Street Parking Ratios*, the proposed special events facility is required to have a minimum of six (6) and a maximum of 12 parking spaces based on the building's square footage. The submitted site plan shows the potential for 31 parking spaces, although based on site photos it does not appear that there are this many

parking spaces currently. Although it's unclear if the complete 50-foot transitional buffer is provided between the subject property and the RSM property to the rear, the existing commercial building is more than 250-feet from the closest residences and the rear of the commercial lot is wooded and undeveloped.

The proposed use appears to be consistent with requirements of the C-1 zoning district and is unlikely to have an adverse effect on surrounding properties or uses, based on a review of Section 27-7.4.6 criteria F, G, H, I, J, K and L. The letter of intent states the applicant proposes to offer the space for event rentals seven days a week from 11:00am to 1:00am. Instead, Staff recommends that potential hours of operation be limited to 11:00am to 12:30am seven days a week to prevent any adverse impact to neighboring properties. The letter also states that the intended events for the rental space are baby showers, birthday parties and corporate gatherings. This proposed use appears consistent with the needs of the neighborhood and the community as a whole (Section 27-7.4.6 N).

Furthermore, the proposed use is consistent with the intention of the C-1 zoning district (Section 27-2.26.1 (A)) *To provide convenient local retail shopping and service areas within the county for all residents*, with the 2050 Comprehensive Plan and the specific goals of the Commercial Redevelopment Character Area.

Therefore, after review of the SLUP criteria in Sections 27-7.4.6 staff recommends approval with conditions of the special land use permit request.

SLUP-23-1246282
Staff Recommended Conditions
05/16/2023

1. No clearing of vegetated buffer on the rear of the property. Necessary maintenance is allowed.
 2. Hours of operation are limited to 11:00am to 1:00am.
 3. No amplified sound outside the building after 9:00pm.
4. Trash and dumpster area must be screened prior to Certificate of Occupancy, in accordance with [Chapter 27-5.4.6](#).
5. SLUP is not transferable to another entity unrelated to the applicant.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
RACHEL BRAGG RLBRAGG@DEKALBCOUNTYGA.GOV OR
JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-23-1246382

Parcel I.D. #: 18-053-02-036

Address: 1500 N DECATUR ROAD

ATLANTA, GA 30306

WATER:

Size of existing water main: 12" DIP (adequate/inadequate)

Distance from property to nearest main: Adjacent

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Peavine Creek

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

Water Treatment Facility: Atlanta () adequate () inadequate

Sewage Capacity; 40 (MGPD) Current Flow: 36 (MGPD)

COMMENTS:

Sewer capacity may be required.

Signature: Yola Lewis

Board of Health

4/14/2023

To: Mr. John Reid, Senior Planner

From: Ryan Cira, Environmental Health Manager

Cc: Alan Gaines, Environmental Health Deputy Director

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.


Board of Health

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.

N1 2023-0334**SLUP 23-1246378**

16-183-02-003, 16-202-02-005

4449 Rockbridge Road, Stone Mountain, GA 30083

- Please review general comments.
- Note: There are several properties of septic in this area.

N2 2020-0335**Z-23-1246378**

16-183-02-003, 16-202-02-005

8361 & 8637 Covington Highway, Lithonia, GA 30058

- Please review general comments.

N3 2023-0335**SLUP 23-1246382**

18-053-02-036

1500 North Decatur Road, Atlanta, GA 30306

- Please review general comments.

N4 2023-0337**CZ 23-1246383**

18-103-03-017, 18-103-03-018

1799 & 1805 Clairmont Road, Decatur, GA 30033

- Please review general comments.
- Our record indicates a septic system installed on surrounding property at 1788 Clairmont. No record in our office for 1799 or 1805 Clairmont Road. This property may have a septic system.

Zoning Comments – April 2023

N1. 4449 Rockbridge Road - Rockbridge Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Watch required driveway spacing in Code Section 14-200(6).

N2. 8361 Covington Hwy/8367 Covington Hwy - Stonecrest Overlay District Tier 1. Covington Hwy is classified as a major arterial. (This section is not a state route.) Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Only one access point allowed on Rockbridge Rd. Please provide sheet C-112 (as referenced) for the ROW improvements.

N3. 1526 North Decatur Road - Within the Druid Hills Historic District. North Decatur Road is a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path (dependent on Historic District Review). No poles may remain within the limits of the path. Requires pedestrian scale streetlights of the historic district street lighting standard. (hefowler@dekalbcountyga.gov)

N4. 1799/1805 Clairmont Road - Clairmont Road is SR 155. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov) GDOT Right of way AND Signal upgrade permits required. Upgrade pedestrian signal head/crosswalks at the signalized intersection. Clairmont Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N5. 2001 River Road - Project within the Bouldercrest Overlay District Tier Corr 1. Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) River Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Old Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Old River Road is classified as a local residential road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 5-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

N6. 3507 Memorial Drive - Memorial Drive a state route. DeKalb County standards apply unless more restrictive standards are required by GDOT. GDOT review and approval required prior to permitting. (mwilson@dot.ga.gov). Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Connect sidewalks in front of outparcels, as right of way allows. Coordinate with the Transportation Division.

N7. & N8. 3345 Bouldercrest Rd/2098 Cedar Grove Road - Bouldercrest overlay Dist. Tier 3. Soapstone Hist District (2098). Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Cedar Grove Road is classified as a Minor Arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 10-foot multiuse path. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Extend sidewalks to Clark Street, as right of way allows. Coordinate with the Transportation Division. Relocate guest parking away from Bouldercrest Road to reduce conflicts with entering/exiting space, driveway, and Bouldercrest Rd.

N9. 1439 Conway Drive - Conway Drive is classified as a local road. Extend road along property frontages. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip from back of curb with a 5-foot sidewalk. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

- (1) Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control (those sections have been amended recently, and available in Municode), to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the state waters and special flood hazard areas.
- (2) The county codes require the hydrology study to model the existing conditions as wooded
- (3) Runoff Reduction Volume shall be provided unless technical justification is provided regarding the unfeasibility. Strongly recommend investigating the site and identify location where RRv can be provided and re-design/revise the layout to comply with the RRv requirement.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

N-1



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

N-1-2023-0334

Case No.: SLUP-23-1246282 Parcel I.D. #: 18-041-03.004

Address: 4449

Rockbridge Road,

Stone Mountain, Ga 30083

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:

Plans and field reviewed. No problem That would interfere with Traffic flow.

Signature: Jerry White

SPECIAL LAND USE PERMIT CHECKLIST

(SUBMIT 4 COMPLETE, COLLATED, HARDCOPY SETS AND 1 SET IN PDF FORMAT ON FLASH DRIVE OR CD)

- 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (i.e., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- 3. **Application Form**. Form must be completely filled out and be the first page of the packet.
- 4. Notarized **Authorization Form**, if the applicant is not the owner of the subject property, which
 - a. is signed and notarized by all owners of the subject property;
 - b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
 - c. includes a warranty deed, if ownership is less than 2 consecutive years.
- 5. **Written Legal Description** of subject property, in metes and bounds.
- 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the past ten years by a professional engineer or land surveyor registered in the State of Georgia, consistent with the plat(s) on the Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
 - a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
 - b. Location of buildings, structures, setback lines, buffer lines, and parking;
 - c. Location of any 100-year floodplains, streams, and stream buffer lines;
 - d. Notation of the total acreage or square footage of the subject property;
 - e. Landscaping, trees, open space, and undisturbed buffers;
 - f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
 - g. Copies of site plans:
 - 1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
 - 2. Site plan reduced to 8 1/2" x 11": 4 copies
- 7. **Building Elevations**, renderings or details of materials proposed for compliance to Article 5, Ordinance
- 8. **Letter of Application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of building, number of units, mix of unit types, hours of operation, etc. Include any statement of conditions agreed upon by the applicant.
- 9. Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors specified in Article 7.
- 10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
- 11. **Application fee - \$400.00**. Payable to DeKalb County.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

If subject property is made up of parcels located on opposite sides of a public street, a separate application is required for each parcel.



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 11/18/22 Application No.: _____

APPLICANT NAME: Aamir Bey

Daytime Phone #: 404-207-5947 Fax #: _____

Mailing Address: 542 Peoples st sw Atlanta GA

E-mail: bey.aami@gmail.com

OWNER NAME: Abraham Whitehead (If more than one owner, attach contact information for each owner)

Daytime Phone #: 678-296-5577 Fax #: _____

Mailing Address: 2454 Rockcliff Rd Atlanta GA

E-mail: Whitehead259@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 4449 Rockbridge Rd sw Stone Mountain, DeKalb County, GA, 30083

District(s): 477 Land Lot(s): - Block(s): - Parcel(s): 18 041 03 004

Acreage or Square Feet: 0.68 Commission District(s): 477 Existing Zoning: C-1

Proposed Special Land Use (SLUP): Special Events Facility

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]
(Check One)

Printed Name of Applicant: Aamir Bey

Notary Signature and Seal: 11/18/2022
Mulinda Findley
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 10/12/2025

Mulinda Findley

DEPARTMENT OF PLANNING & SUSTAINABILITY

A. Filing Fee: \$400. Filing fees shall not be refunded at any time following the deadline for amendments.

B. Criteria: Sec. 27-873. Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

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;

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

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

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;

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;

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;

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;

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;

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;

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;

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

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;

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

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

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;

P. Whether the proposed plan will 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.

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.

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

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.

C. Additional Criteria is contained in Supplemental Regulations of Zoning Ordinance: Sec. 27-874. Additional criteria for specified uses: "In addition to the criteria contained in Sec. 27-873 and Sec. 27-863 listed above, which each applicant for special land use permit is required to meet, Article IV, Supplemental Regulations of the DeKalb County Zoning Ordinance shall apply to that specific land use being applied for. No application for a Special Land Use permit for the uses specified shall be granted by the Board of Commissioners unless it is determined that all requirements contained within the zoning district in which such property is located, and the criteria contained in Section 27-873 and Article IV, Supplemental Regulations have been met."

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Aamir Bey Phone: (404) 207 5947 Email: Bey.aami@gmail.com

Property Address: 4449 Rockbridge Rd

Tax Parcel ID: 18 041 03 004 Comm. District(s): 4 & 7 Acreage: .68

Existing Use: Vacant building Proposed Use Special Events Facility

Supplemental Regs: No Overlay District: NA DRI: NA

Rezoning: Yes No X

Existing Zoning: C-1 (Local Commercial)

Proposed Zoning: NA

Square Footage/Number of Units:

Rezoning Request:

Land Use Plan Amendment: Yes No X

Existing Land Use: CRC (Comm. Redev. Corridor) Proposed Land Use: NA Consistent
Inconsistent

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

Special Land Use Request for Special Events Facility within existing building to be open beyond 12:30 am

Major Modification:

Existing Case Number(s): NA

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: 09/01/22* _____
BOC: 09/29/22** _____ Letter of Intent: Impact Analysis: Owner Authorization(s):
Campaign Disclosure: Zoning Conditions: Community Council Meeting: 08/16/22 _____
Public Notice, Signs: (Applicant must pick up and post and/or will be done by Staff) _____ 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

***Land Use Amendment applications take priority on for September agenda and only 4 rezone cases allowed; if cap is hit then may have to go to November agenda.**

***Deadline for hosting pre-community meeting with 15 days notice for September 2022 agenda cycle would be 06/29/22**

****Filing Deadline for application is 06/30/22**

***Deadline for hosting pre-community meeting with 15 days notice for November 2022 agenda cycle would be 08/31/22**

****Filing Deadline for application is 09/01/22**

Review of Site Plan

Density: NA _____ Density Bonuses: NA _____ Mix of Uses: _____ Open Space:
Enhanced Open Space: NA _____ 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: Applicant will need to provide justification as to why proposed SLUP for Special Events Facility is appropriate and compatible with surrounding residential area. Applicant will need to demonstrate

DEPARTMENT OF PLANNING & SUSTAINABILITY

compliance with the approved zoning conditions for this property per CZ-18-1235-084. Show compliance with C-1 requirements, including required parking with paved and striped lot (no gravel), parking lot landscaping, minimum open space, maximum building height, streetscape improvements (sidewalks/street trees/street lighting), building materials, etc. The applicant is encouraged to discuss possible transportation improvements that may be required (if the rezoning is approved by the Board of Commissioners) with the county Transportation Department. The applicant is encouraged to contact Land Development Division of Public Works regarding required storm water management, floodplain, and stream buffer issues. Applicant will need to complete a Letter of Entertainment to clarify their proposed business operation. Applicant will also need to verify that their proposed establishment complies with alcohol distance requirements of county alcohol ordinance.

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid Date 06/15/22

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

**Community Meeting
Special Land Use Permit
The Wall Creative Studio LLC**

Rezoning to allow for The Wall Creative Studio LLC to operate as an Event Space at 4449 Rockbridge Rd SW in Stone Mountain. The Wall Creative Studio LLC is a production forward special event venue focusing on private events. We help create unique and memorable moments through creative planning and execution. We are inviting everyone to our community meeting to solicit community engagement and discuss any questions about the location operating as an event space.

Persons and Organizations contacted with date and explanation of how contacted:

Public records were used to contact interested parties via US mail. Each name on the Public record list was sent a letter with approximately 25 letters mailed. This list includes surrounding neighborhood association(s)/community groups within one-half (1/2) mile of the subject property and adjacent and nearby property owners within a thousand (1000) feet of the subject property.

Proposed Location

4449 Rockbridge Road Southwest
Stone Mountain, Georgia 30083
Parcel Number: 18 041 03 004

Date, time, and locations of meeting:

Meeting will be held via Zoom (see below for instructions):

Or go to www.thewallcreativestudio.com. On the homepage please hover over "Projects", then click "DeKalb County". There you will find the link to the meeting and more information.

The Wall Creative Studio is inviting you to a scheduled Zoom meeting.

Topic: Community Meeting Special Land Use Permit The Wall Creative Studio LLC
Time: Oct 22, 2022 11:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us04web.zoom.us/j/78941286703?pwd=wONWHBapHPY98kCSr1AGKu2Muy3ySb.1>

Meeting ID: 789 4128 6703

Passcode: rY7U6d

Minutes of the Community Meeting for the special land use permit for property located at 4449 Rockbridge RD SW, Stone Mountain, GA 30083

Notice sent for Community Meeting: October 07, 2022

Meeting Held Virtually via Zoom: Oct 22, 2022 11:00 AM

Community Members who Attended the meeting are as follows:

1. Saiyda Bey
2. Kambui John
3. Roslyn Allison
4. Joe Arrington
5. Ashley B.

Following Meeting are:

- The applicant started the meeting as scheduled at 11:00 AM and started a presentation explaining the space and future plans. Community members joined as the presentation was going.
- Roslyn Allison had questions about upgrading the site.
- Joe Arrington had questions about traffic and property population.
- Ashley B. had questions about noise ordinance in the area.
- After the presentation and questions were complete, the applicant closed the meeting.

HOAs (1 mile out)

Mountain Park Community Association
MtnParkCa@gmail.com
<https://www.mountainparkcommunity.us/home>

Hairston bridge
hairstonbridge@yahoo.com
<https://www.hairstonbridge.com/>

new CC4 member Graham Ashton Walker at gashtonwalker@gmail.com

Comm. Council District 4 email addresses: allisongroup40@gmail.com, jarring55@gmail.com,
wesleyabrooks@gmail.com, 04corvette@bellsouth.net, legal51996@yahoo.com,
conward.jones07@gmail.com, grammymix@gmail.com, evorari@bellsouth.net,
richardr_im@yahoo.com, a22stewart@att.net, vic@furiousdreams.com, ahart.vann@gmail.com;
ledmond25@gmail.com] teresitamreid@gmail.com 'Brock Beisel'
<brockbeisel@gmail.com> gashtonwalker@gmail.com

parid	owner	no.	address	city	last sale price	last sale date
18 015 04 006	AGEM ENTERPRISES INC	424	ALLGOOD CIR	STONE MOUNTAIN	1	02/17/2020
18 015 04 157	MCH SFR PROPERTY OWNER 2 LLC	424	SHEPPARD CROOK	STONE MOUNTAIN	263000	01/03/2022
18 015 04 158	FOSTER O D	418	SHEPPARD CROOK	STONE MOUNTAIN	0	02/17/2004
18 015 04 164	BILAL RAHIMAH BINTI	431	SHEPPARD CROOK	STONE MOUNTAIN	0	06/05/2018
18 015 04 192	FKH SFR PROP CO G LP	4186	SHEPPARD CROSSING WAY	STONE MOUNTAIN	3366304	07/30/2021
18 015 04 204	SHUME ADEMASU A	4189	SHEPPARD CROSSING WAY	STONE MOUNTAIN	0	01/06/2020
18 015 05 005	WHITE JERRY L	426	ALLGOOD CIR	STONE MOUNTAIN	0	01/16/2003
18 041 01 041	ALIBASIC MIRA	734	OAK HILL CIR	STONE MOUNTAIN	175000	07/24/2020
18 041 03 003	LEE LIN SHENG	4463	ROCKBRIDGE RD	STONE MOUNTAIN	0	04/27/1987
18 014 09 017	WILLIAMS LUCILLE BANKS	4291	RUE ANTOINETTE	STONE MOUNTAIN	125900	12/23/2004
18 015 04 153	ZERIHUN EMEBET	442	SHEPPARD CROOK	STONE MOUNTAIN	40000	06/22/2011
18 015 04 156	SUGAR CO LTD	428	SHEPPARD CROOK	STONE MOUNTAIN	333000	03/29/2022
18 015 04 180	DORSEY EVA M	395	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	01/22/2007
18 015 04 187	HAMPTON JESSIE	429	SHEPPARD CROSSING CT	STONE MOUNTAIN	129000	07/28/2006
18 015 04 201	IDENTITAS LLC	4165	SHEPPARD CROSSING WAY	STONE MOUNTAIN	73000	07/20/2016
18 015 06 020	INNOCENT DIKE JULIET	4390	ALLGOOD PL	STONE MOUNTAIN	41900	07/19/2010
18 041 01 042	ROBINSON DANITA	736	OAK HILL CIR	STONE MOUNTAIN	12500	03/05/2014
18 041 02 045	MOCCIO MICHAEL	4466	ROCKBRIDGE RD	STONE MOUNTAIN	0	02/19/2008
18 041 04 003	SK MANAGEMENT INC	4513	ROCKBRIDGE RD	STONE MOUNTAIN	638900	06/16/1999
18 015 04 121	QUACH NHAT D	441	ALLGOOD CIR	STONE MOUNTAIN	56600	09/02/2010
18 015 04 124	BELL PAMELA E	455	ALLGOOD CIR	STONE MOUNTAIN	1	08/24/2012
18 015 04 160	RM1 SFR PROP CO A LP	415	SHEPPARD CROOK	STONE MOUNTAIN	254500	08/31/2021
18 015 04 166	WOLDEMEDHIN ERMIA S	441	SHEPPARD CROOK	STONE MOUNTAIN	47500	04/16/2013
18 015 04 167	DEMELE SOLOMON SEYOUM SR	447	SHEPPARD CROOK	STONE MOUNTAIN	255000	02/11/2022
18 015 04 170	EDWARDS MARILYN E	439	SHEPPARD CROSSING CT	STONE MOUNTAIN	140000	01/31/2001
18 015 04 173	LEE ELLEN T	430	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	07/27/2000
18 015 04 175	ALEMU TILAHUN M	418	SHEPPARD CROSSING CT	STONE MOUNTAIN	113000	06/25/1999
18 015 04 181	TAYLOR PATRICIA L	399	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	06/18/2003
18 015 04 182	OGBU FIDELIS OKAFOR	403	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	10/26/1992
18 015 04 184	FARAYARE ISMAIL G	413	SHEPPARD CROSSING CT	STONE MOUNTAIN		05/02/2022
18 015 04 186	BROOKS OLLIE MAE	423	SHEPPARD CROSSING CT	STONE MOUNTAIN	134900	05/31/2002
18 015 04 190	NGUYEN NAM	4196	SHEPPARD CROSSING WAY	STONE MOUNTAIN	106000	04/07/2000
18 015 04 199	FARUK TROY KARIM	4155	SHEPPARD CROSSING WAY	STONE MOUNTAIN	265000	05/14/2021
18 015 04 203	GEBREMEDHIN YESHE	4185	SHEPPARD CROSSING WAY	STONE MOUNTAIN	45000	09/28/2012
18 015 05 002	CITY OF PINE LAKE GEORGIA	425	ALLGOOD RD	STONE MOUNTAIN	137500	12/20/2018
18 015 05 007	SSFR ATLANTA ACQUISITION NO 1 LP	436	ALLGOOD CIR	STONE MOUNTAIN	208000	09/30/2021
18 015 05 009	TECHNO BERKSHIRE CO LTD	4394	OLD ALLGOOD CIR	STONE MOUNTAIN	329000	03/29/2022
18 015 06 019	LINDO HOWEIN	464	ALLGOOD CIR	STONE MOUNTAIN	136000	05/10/2019
18 041 01 084	ASHGROVE INVESTMENTS LLC	481	HAMBRICK RD	STONE MOUNTAIN	7200000	05/06/2022
18 041 02 005	BROWN SAMUEL DANIEL	447	OAK HILL CIR	STONE MOUNTAIN	0	03/05/2021
18 041 02 015	TEUTA ALVARO JOSE	4496	ROCKBRIDGE RD	STONE MOUNTAIN	165000	10/18/2001
18 041 03 007	JOO DONG SOON	4419	ROCKBRIDGE RD	STONE MOUNTAIN	20000	04/01/1998
18 042 11 043	MEKURIA BOGALE H	415	DIXIE LEE LN	STONE MOUNTAIN	110000	05/14/2019
18 042 11 044	LEGESSE DEREGE	4392	ROCKBRIDGE RD	STONE MOUNTAIN	110000	11/08/2002
18 014 09 013	HUMPHRIES SHERRY ANN	4294	RUE ANTOINETTE	STONE MOUNTAIN		12/14/2021
18 014 09 014	MOHAMED LEYLA ALI	4300	RUE ANTOINETTE	STONE MOUNTAIN	125100	08/10/2017
18 015 04 159	LONG JOANNE CATHY THORNE	416	SHEPPARD CROOK	STONE MOUNTAIN	0	07/30/2021
18 015 04 177	VM MASTER ISSUER LLC	408	SHEPPARD CROSSING CT	STONE MOUNTAIN	712000	04/26/2022
18 015 04 188	JOHNSON HARRY O	435	SHEPPARD CROSSING CT	STONE MOUNTAIN	89900	07/02/2015
18 041 02 009	HAMBLEN LINDA L	423	OAK HILL CIR	STONE MOUNTAIN	76200	05/23/1997
18 041 04 001	WEBSTER AUDLEY A	4499	ROCKBRIDGE RD	STONE MOUNTAIN	118000	02/17/1997
18 014 09 015	DISCOVERY ENTERPRISES III LLC	4308	RUE ANTOINETTE	STONE MOUNTAIN	0	07/27/2021
18 015 04 001	AGEM ENTERPRISES INC	433	ALLGOOD CIR	STONE MOUNTAIN	1	02/17/2020
18 015 04 122	WILLIAM SIMMONS DELORIS Q	445	ALLGOOD CIR	STONE MOUNTAIN	1	10/11/2014
18 015 04 125	DELESTON MICHELLE L	459	ALLGOOD CIR	STONE MOUNTAIN	68900	08/28/1992
18 015 04 127	OPENDOOR PROPERTY TRUST I	469	ALLGOOD CIR	STONE MOUNTAIN	291100	05/31/2022
18 015 04 155	BANU SARA	432	SHEPPARD CROOK	STONE MOUNTAIN	110000	12/15/2016
18 015 04 195	RH EVERGREEN OWNERCO LLC	4172	SHEPPARD CROSSING WAY	STONE MOUNTAIN	171366	04/28/2021
18 015 04 196	GEBRE AGERITU	4166	SHEPPARD CROSSING WAY	STONE MOUNTAIN	55000	12/23/2014
18 015 05 004	CAMPBELL ROGER NATHAN	416	ALLGOOD CIR	STONE MOUNTAIN	0	08/03/1979
18 015 05 010	DAVINCI GA LLC	4400	OLD ALLGOOD CIR	STONE MOUNTAIN	5359900	12/07/2021
18 015 05 013	ADVANCE PREPARATORY LEARNING ACADEMY LLC	431	ALLGOOD RD	PINE LAKE	0	07/13/2017
18 041 01 068	LYNCH FLORENCE L	442	OAK HILL CIR	STONE MOUNTAIN	119900	07/18/1996
18 041 01 083	FRAY KINGLSEY O	4430	ROCKBRIDGE RD	STONE MOUNTAIN	65000	03/29/2002
18 041 05 001	ASHGROVE INVESTMENTS LLC	480	HAMBRICK RD	STONE MOUNTAIN	7200000	05/06/2022
18 042 11 041	FEARS FRANKIE S	431	DIXIE LEE LN	STONE MOUNTAIN	0	02/07/2002
18 015 04 171	OUMER SEIFU YASSIN	443	SHEPPARD CROSSING CT	STONE MOUNTAIN	34600	12/13/2010
18 015 04 174	ABITEW MELAT A	424	SHEPPARD CROSSING CT	STONE MOUNTAIN	232100	05/28/2021
18 015 04 183	BRUNSON LORETTA	407	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	12/31/1997
18 015 04 185	JONES CONNIE S	417	SHEPPARD CROSSING CT	STONE MOUNTAIN		12/20/2021
18 015 06 008	BORDEAUX JEAN M	450	ALLGOOD CIR	STONE MOUNTAIN	53000	03/21/2013
18 041 02 010	ASHE MARCIA LYNNE	417	OAK HILL CIR	STONE MOUNTAIN	152000	06/22/2007
18 041 02 011	MOCCIO MICHAEL	4464	ROCKBRIDGE RD	STONE MOUNTAIN	0	02/19/2008
18 041 03 005	SAI FAMILY LLC	4429	ROCKBRIDGE RD	STONE MOUNTAIN	240000	09/04/2007
18 014 09 016	BEHARRYSINGH MARGARET	4299	RUE ANTOINETTE	STONE MOUNTAIN	110000	12/12/2012
18 015 04 123	PERRY BILLY JAMES	449	ALLGOOD CIR	STONE MOUNTAIN	82000	08/30/1991
18 015 04 128	WRIGHT ERROL	473	ALLGOOD CIR	STONE MOUNTAIN		12/22/2021
18 015 04 161	HORTON TOMMERIA	417	SHEPPARD CROOK	STONE MOUNTAIN	310000	01/18/2022
18 015 04 168	HAWKINS RALPH W	444	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	08/14/2001
18 015 04 179	GALICIA HERNANDEZ DOUGLAS E	398	SHEPPARD CROSSING CT	STONE MOUNTAIN	80000	09/17/2015
18 015 04 191	MCDONALD JOYCE	4192	SHEPPARD CROSSING WAY	STONE MOUNTAIN	0	01/27/2011
18 015 04 200	OZONU AGATHA	4159	SHEPPARD CROSSING WAY	STONE MOUNTAIN	47500	09/14/2010
18 015 04 202	BRYANT VICTOR L	4177	SHEPPARD CROSSING WAY	STONE MOUNTAIN	117000	08/23/2002
18 015 05 008	SHEFFIELD EDDIE LEE III	4390	OLD ALLGOOD CIR	STONE MOUNTAIN	0	10/23/1997
18 015 06 018	DOUGLAS FAITH MARIE	458	ALLGOOD CIR	STONE MOUNTAIN	167500	06/16/2017
18 041 01 071	MAIN MCGEE INVESTMENT LLC	4450	ROCKBRIDGE RD	STONE MOUNTAIN	450000	12/16/2016
18 041 02 004	DISCOVERY ENTERPRISES LLC	453	OAK HILL CIR	STONE MOUNTAIN	35500	03/14/2011

18 041 03 002	ABDIRAHMAN MAHMOUD ADBULLAHI	4483	ROCKBRIDGE RD	STONE MOUNTAIN	136000	04/10/2015
18 041 05 002	4402 ROCKBRIDGE PROPERTY LLC	4402	ROCKBRIDGE RD	STONE MOUNTAIN	950000	08/31/2020
18 014 09 021	WALKER MAYLON E	4276	RUE SAINT LAZAR	STONE MOUNTAIN	160000	07/17/2008
18 015 04 126	MCMILLIAN CYNTHIA BOOKER	463	ALLGOOD CIR	STONE MOUNTAIN	70000	08/20/1992
18 015 04 172	WOLDEGHERGHIS DERAR HAGOS	434	SHEPPARD CROSSING CT	STONE MOUNTAIN	1	09/16/2021
18 015 04 189	GORDON MARTHA Y	4200	SHEPPARD CROSSING WAY	STONE MOUNTAIN	122000	10/29/2001
18 015 06 014	THANG DUH	453	ALLGOOD CIR	STONE MOUNTAIN	160000	02/10/2021
18 041 02 013	MOCICIO MICHAEL	4480	ROCKBRIDGE RD	STONE MOUNTAIN	0	02/19/2008
18 041 02 016	HART CLYDE	737	OAK HILL CIR	STONE MOUNTAIN	120000	08/15/2018
18 041 02 020	HARVEY ANNA MARIA	719	OAK HILL CIR	STONE MOUNTAIN	160000	11/16/2012
18 041 02 021	MCGHEE CARLTON A JR	713	OAK HILL CIR	STONE MOUNTAIN	238000	05/11/2021
18 041 03 004	JOHN LENROY E	4449	ROCKBRIDGE RD	STONE MOUNTAIN	108000	05/28/2004
18 041 03 006	CHARLES VANESSA AUDREY	4405	ROCKBRIDGE RD	STONE MOUNTAIN	0	02/15/2005
18 041 02 008	GHEDDAI AMIRA	429	OAK HILL CIR	STONE MOUNTAIN	109000	01/24/2018
18 015 04 162	SHUMPERT VICKIE L	423	SHEPPARD CROOK	STONE MOUNTAIN	72000	09/17/1992
18 015 04 165	NICHOLSON CHRISTOPHER L	437	SHEPPARD CROOK	STONE MOUNTAIN	192000	12/18/2020
18 015 04 198	ALI MAO A	4154	SHEPPARD CROSSING WAY	STONE MOUNTAIN	60044	12/18/2015
18 041 02 014	TEUTA ALVARO JOSE	4490	ROCKBRIDGE RD	STONE MOUNTAIN	165000	10/18/2001
18 015 04 163	PLUMMER DIJON L	427	SHEPPARD CROOK	STONE MOUNTAIN	0	12/30/2016
18 041 01 085	MCLEOD JOHNNY P	428	OAK HILL CIR	STONE MOUNTAIN	0	11/09/2007
18 015 04 197	BARTOLOMEOS FISSEHA	4160	SHEPPARD CROSSING WAY	STONE MOUNTAIN	145000	12/20/2006
18 015 04 169	RANGWOOD CAPITAL PARTNERS LLC	440	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	06/29/2016
18 015 04 176	BEDADA DEMESU	414	SHEPPARD CROSSING CT	STONE MOUNTAIN	0	06/23/2018
18 015 04 194	DIRAR SAMSON	4176	SHEPPARD CROSSING WAY	STONE MOUNTAIN	50100	05/15/2012
18 015 04 193	WRIGHT GREGORY E	4182	SHEPPARD CROSSING WAY	STONE MOUNTAIN	82800	05/31/1990
18 015 05 006	YAPI BORGIA	430	ALLGOOD CIR	STONE MOUNTAIN	105000	03/27/1997
18 041 01 043	BLUEPRINT CHURCH STONE MOUNTAIN INC	4258	ROCKBRIDGE RD	STONE MOUNTAIN	0	09/22/2020
18 041 01 077	ROCKBRIDGE INVESTMENT INC	4420	ROCKBRIDGE RD	STONE MOUNTAIN	800000	12/23/2021
18 041 02 006	ADAMSON STEVEN S	441	OAK HILL CIR	STONE MOUNTAIN	140500	06/13/2017
18 015 04 178	REED JOHN W JR	404	SHEPPARD CROSSING CT	STONE MOUNTAIN	81000	12/11/1992
18 041 01 064	MONDAL SUSANTA K	450	OAK HILL CIR	STONE MOUNTAIN	66500	08/16/2013
18 041 02 018	RICHMOND DARRELL	731	OAK HILL CIR	STONE MOUNTAIN	89800	05/05/1997
18 014 09 022	WALKER OLIN E	4284	RUE SAINT LAZAR	STONE MOUNTAIN	0	06/10/2010
18 015 04 154	GETIE EMEBET	438	SHEPPARD CROOK	STONE MOUNTAIN	42000	07/18/2011
18 042 11 042	STEWART RUTH B	423	DIXIE LEE LN	STONE MOUNTAIN	55800	02/24/1995

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION 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: 11-18-22

TO WHOM IT MAY CONCERN:

(I) (WE), Abraham Whitehead
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Aamer Bey
Name of Applicant or Agent

to file an application on (my) (our) behalf.

Mulinda Findley
Notary Public

Abraham Whitehead
Owner

11/18/2022
Mulinda Findley
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 10/12/2025



Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

POINT OF BEGINNING AS THUS ESTABLISHED, thence running N 07° 46' 30" E a distance of 100.81' to a point; thence running S 82° 13' 30" E a distance of 40.00' to a point; thence running S 07° 46' 30" W a distance of 100.00' to a point; thence running N 83° 23' 06" W a distance of 40.01' to a point and the POINT OF BEGINNING.

This Deed is given subject to all easements and restrictions of record, if any, and all ad valorem taxes for 2004 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD the Land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE; subject only to the matters (hereinafter referred to as "Permitted Exceptions") set out in the attached Exhibit "A", which Exhibit is incorporated herein.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of any persons whomsoever claiming by, through or under Grantor, except for claims arising under or by virtue of the Permitted Exceptions.

IN WITNESS WHEREOF, Grantor/s hand and seal have been hereunto affixed, the day and year first above written.

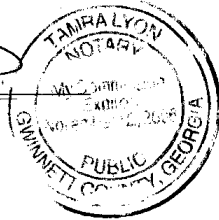
Signed, sealed and delivered in the presence of:

Suzana Kabrut
Witness

INDORE C. STORES, INC.
By: *[Signature]*
President



[Signature]
Notary Public



BOUNDARY ONLY SURVEY FOR

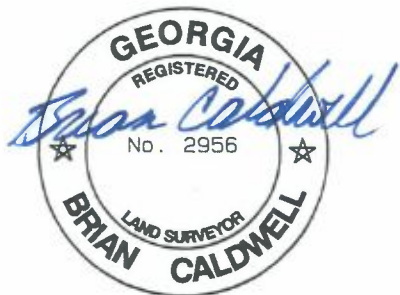
Lenroy John

SYMBOLS

- ⊗ FIRE HYDRANT
- UTILITY POLE
- Ⓢ SEWER MANHOLE
- ∅ WATER METER
- ⌘ WATER VALVE
- Ⓞ UNDERGROUND UTILITY
- ⊠ AIR CONDITIONER
- ⊞ GAS METER
- ⌘ LIGHT POLE
- ↓ GUY WIRE
- IRON PIN SET
- IRON PIN FOUND

LEGEND

- AC - ACRES
- BL - BUILDING SETBACK LINE
- C&G - CURB AND GUTTER
- DB, PG - DEED BOOK, PAGE
- EP - EDGE OF PAVEMENT
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET (1/2" R/B)
- N/F - NOW OR FORMERLY
- PB, PG - PLAT BOOK, PAGE
- PL - PROPERTY LINE
- POB - POINT OF BEGINNING
- RB - REBAR
- RW - RIGHT OF WAY
- SF - SQUARE FEET
- WF - WOOD FENCE



ZONING

NS, FRONT 10 FT, SIDE 20 FT, REAR 20 FT

TECHNICAL STANDARDS

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE BOARD RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

PRECISION NOTE

THE FIELD DATA DATED 5-24-2018 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,206 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE. AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 110,475 FEET. TOPCON GTS-3005 USED FOR ANGULAR AND LINEAR MEASUREMENTS

REFERENCES

CLERK OF SUPERIOR COURT FOR DEKALB COUNTY DEED BOOK 9746, PAGE 206

FLOOD NOTE:

THIS PROPERTY IS NOT IN A FEMA FLOOD AREA AND IS SHOWN ON DEKALB COUNTY PANEL 13089C0087J, DATED 05/16/2013 AS ZONE X

THIRD PARTY DISCLAIMER

THIS PLAT IS FOR THE EXCLUSIVE USE OF LENROY JOHN, USE BY THIRD PARTIES IS AT THEIR OWN RISK

SURVEYORS NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT POLICY; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD WHICH MAY EXIST. UTILITIES ARE VISIBLE AND ABOVE GROUND, NO SUBSURFACE INVESTIGATION WAS PERFORMED.

VERTICAL DATUM NAVD 1988

SHEET 1 OF 2

DATE: 5-24-2018
REV:
JOB#ROCKBRIDGE4449
DRAWN BY BAC

BOUNDARY ONLY SURVEY FOR

Lenroy John

BEING

4449 Rockbridge Rd SW, Stone Mountain, GA 30083

LOCATED IN
LAND LOT 41, DISTRICT 18
DEKALB COUNTY, GEORGIA

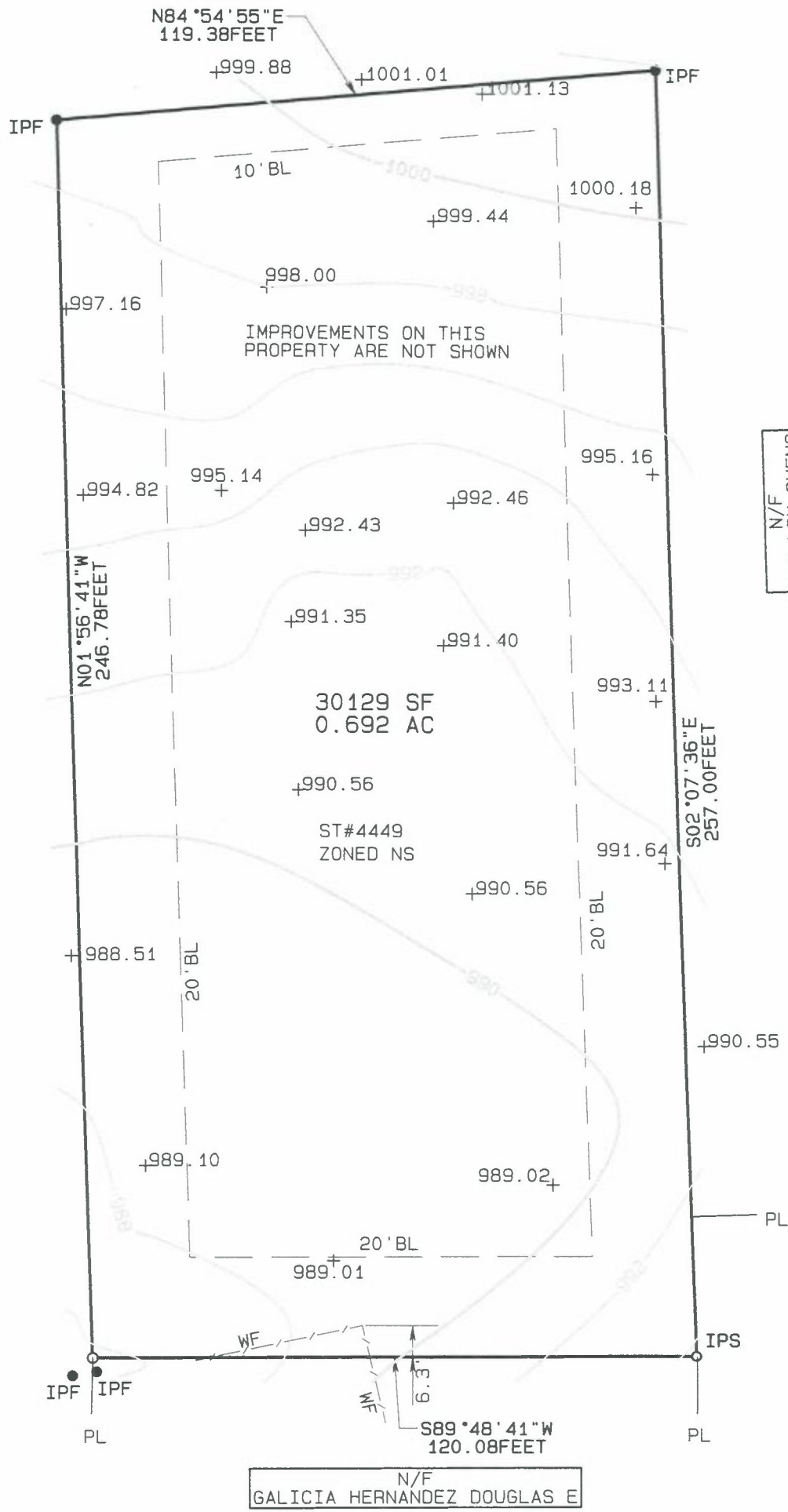
Compass Surveying, Inc.

9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073

ROCKBRIDGE RD
50' RW

C&G

EP

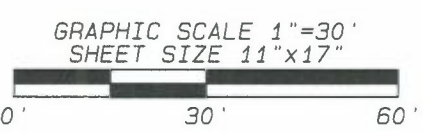
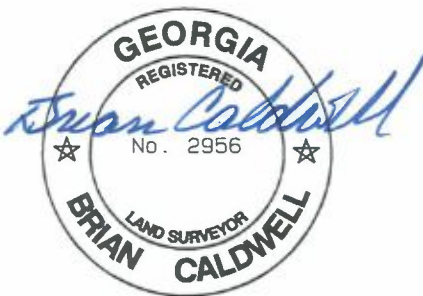


SAI FAMILY LLC

LEE LIN SHENG

MCPHERSON MARY V

N/F
GALICIA HERNANDEZ DOUGLAS E



THIS SURVEY IS VOID WITHOUT THE NOTES FROM SHEET 1

SHEET	OF
2	2

DATE: 5-24-2018
 REV:
 JOB#ROCKBRIDGE4449
 DRAWN BY BAC

BOUNDARY ONLY SURVEY FOR
Lenroy John
 BEING
 4449 Rockbridge Rd SW, Stone Mountain, GA 30083
 LOCATED IN
 LAND LOT 41, DISTRICT 18
 DEKALB COUNTY, GEORGIA

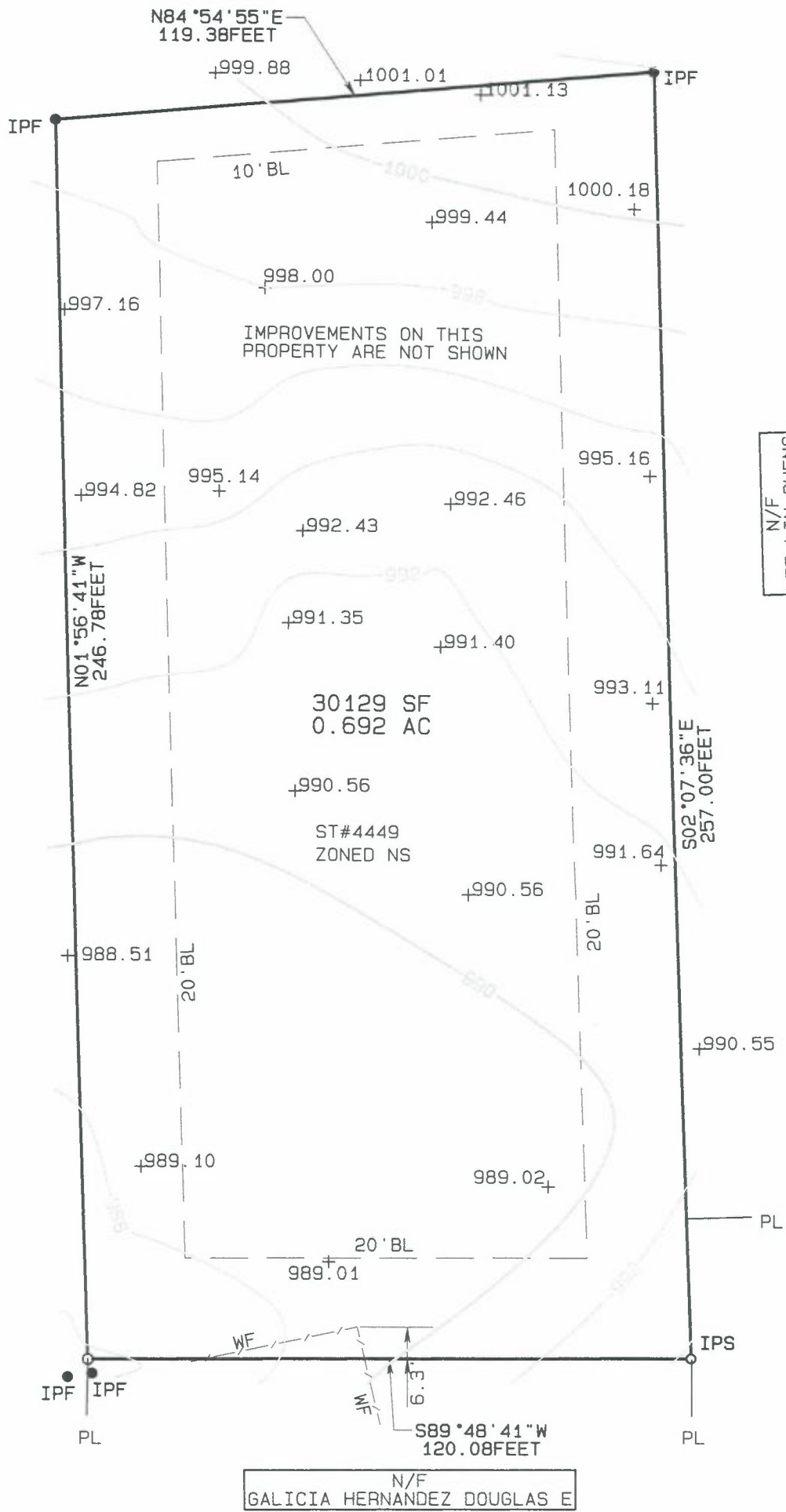
Compass Surveying, Inc.
 9337 Meadow Gate Lane
 Jonesboro, Georgia 30236
 Tel 404-550-9512
 BCaldwell@CompassSurveying.com
 Survey Firm LSF001073

ROCKBRIDGE RD
50' RW

C&G

EP

DEED REFERENCE
NORTH BY

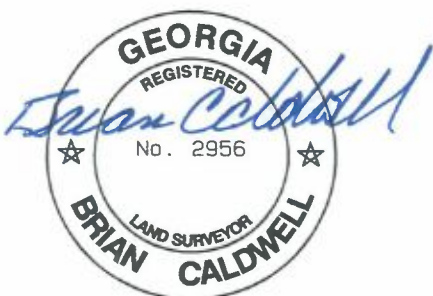


SAI FAMILY LLC

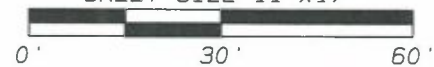
LEE LIN SHENG

MCPHERSON MARY V

N/F
GALICIA HERNANDEZ DOUGLAS E



GRAPHIC SCALE 1"=30'
SHEET SIZE 11"x17"



THIS SURVEY IS VOID WITHOUT THE NOTES FROM SHEET 1

SHEET OF
2 2

DATE: 5-24-2018
REV:
JOB#ROCKBRIDGE4449
DRAWN BY BAC

BOUNDARY ONLY SURVEY FOR
Lenroy John
BEING
4449 Rockbridge Rd SW, Stone Mountain, GA 30083
LOCATED IN
LAND LOT 41, DISTRICT 18
DEKALB COUNTY, GEORGIA

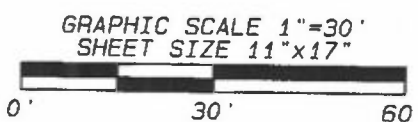
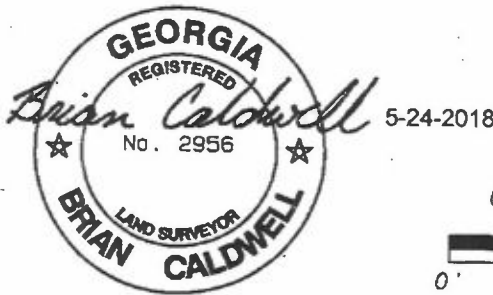
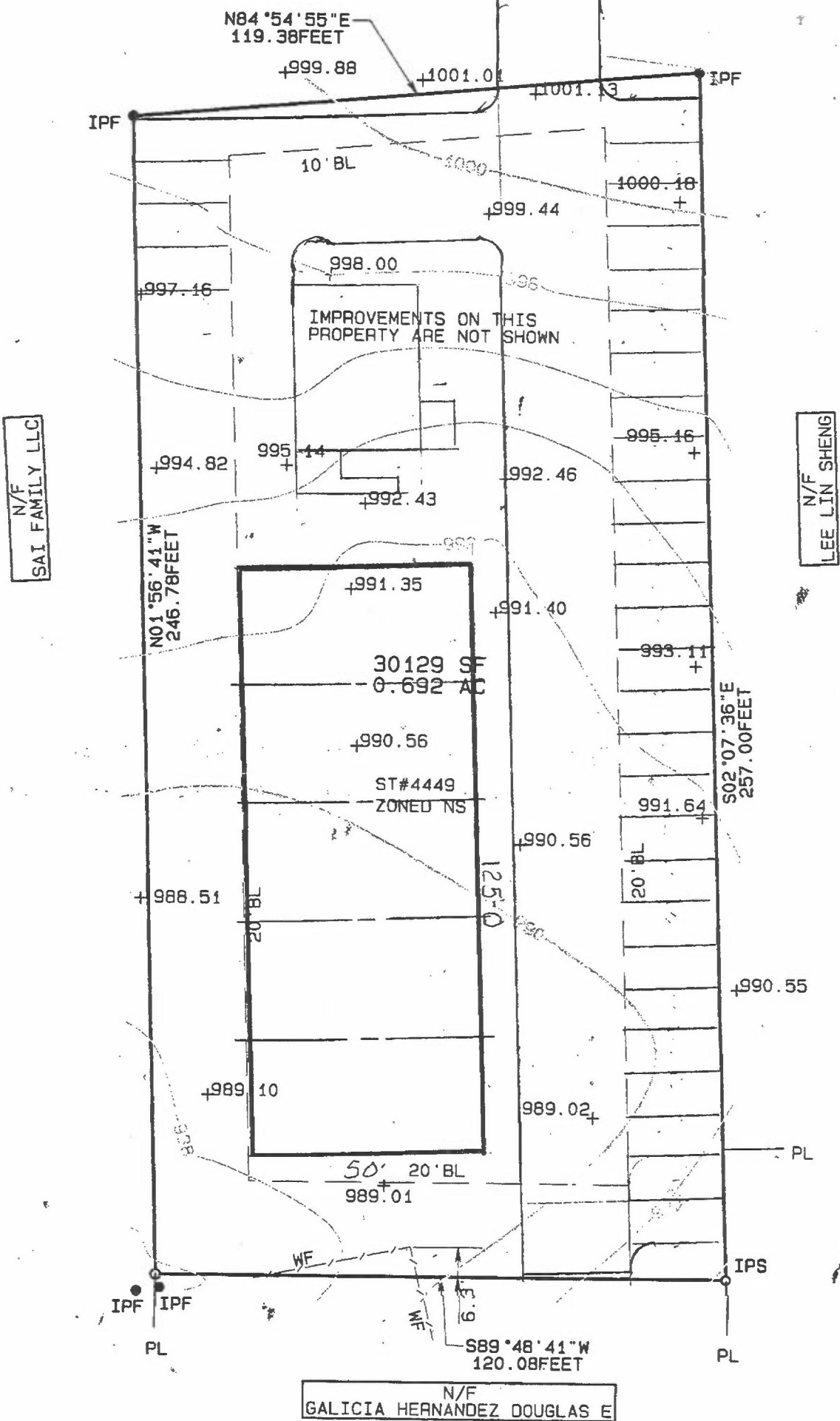
Compass Surveying, Inc.
9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073

9000

C&G

ROCKBRIDGE RD
50' RW

EP



THIS SURVEY IS VOID WITHOUT THE NOTES FROM SHEET 1

SHEET 2 OF 2

DATE: 5-24-2018
REV:
JOB#ROCKBRIDGE4449
DRAWN BY BAC

BOUNDARY ONLY SURVEY FOR
Lenroy John
BEING
4449 Rockbridge Rd SW, Stone Mountain, GA 30083

LOCATED IN
LAND LOT 41, DISTRICT 18
DEKALB COUNTY, GEORGIA

Compass Surveying, Inc.

9337 Meadow Gate Lane
Jonesboro, Georgia 30236
Tel 404-550-9512
BCaldwell@CompassSurveying.com
Survey Firm LSF001073

REVISIONS	BY

Appliance Galore
4449 Rockbridge Road
Stone Mountain, GA 30087

Governing Codes:

- 2012 International Building Code, with GA Amendments.
- 2012 International Plumbing Code, with GA Amendments.
- 2012 International Mechanical Code, with GA Amendments.
- 2017 International Electrical Code, with GA Amendments.
- 2012 International Residential Code, with GA Amendments.
- 2012 International Fire Code, with GA Amendments.
- 2012 International Fuel Code, with GA Amendments.
- 2009 International Energy Code, with Ga Amendments.
- 1997 GA Accessibility Code, GAC 120-3-20.
- 2012 National Fire Protection Association 101 Life Safety Code

Occupancy Details:

Occupancy is Mercantile:
Occupancy load is 1010 S.F. / 3 = 3 people.

Scope of Work:

There is no new construction.
The only work is the removal of the Kitchen Hood.

APPROVED

COMMERCIAL PLAN REVIEW
DEKALB COUNTY
DEPARTMENT OF PLANNING AND SUSTAINABILITY

AP#: 3009898
DATE: 12-26-18
BY: R.D. ARMSTRONG ddt

APPROVED

DEKALB COUNTY
FIRE MARSHAL DIVISION

AP#: 3009898
DATE: 12-26-18
BY: R.D. ARMSTRONG ddt

DEKALB COUNTY DEPARTMENT OF PLANNING AND SUSTAINABILITY

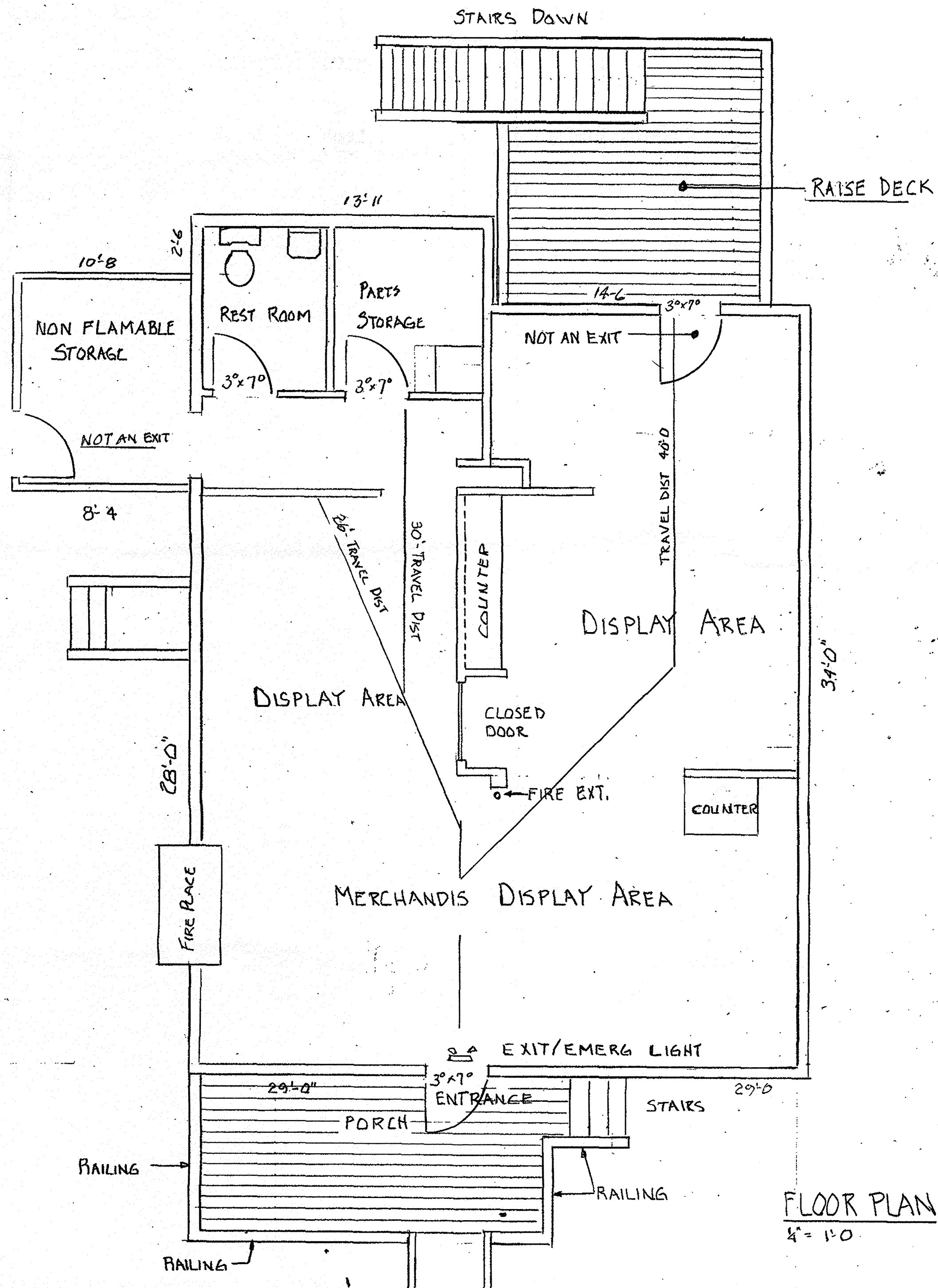
THIS DEPARTMENT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS BY ENGINEERS OR OTHER DESIGN PROFESSIONALS ON DESIGN OR COUNTY CODE REQUIREMENTS OF THIS PROJECT.

PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SECTIONS OF THIS PLAN HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH TYPICAL CODES AND WILL BE FIELD-VERIFIED DURING INSPECTION.

JOB COPY

3009898

Date
Scale
Drawn
Job
Sheet
Of
Sheets



FLOOR PLAN
 1/4" = 1'-0"

REVISIONS	BY

FLOOR PLAN
 APPLIANCE GALORE
 4449 ROCKBRIDGE RD
 STONE MOUNTAIN, GA 30087
 LENNY JOAN 678-437-9770

Date 12-18-2018

Scale 1/4" = 1'-0"

Drawn MAC

Job 2018-22

Sheet

Of 1 Sheets

Elevations
PARID: 18 041 03 004
Tax Dist: 04-UNINCORPORATED
4449 ROCKBRIDGE RD

Front Building



Letter of Application

From: Aamir Bey

To: Department of Planning & Sustainability, Dekalb County

Intent Title: Special Land Use Permit

Location: 4449 Rockbridge Road SW, Stone Mountain, Georgia 30083

This letter is to request the Board of Commissioners and Department of Planning & Sustainability, Dekalb County to approve the Request for a **Special Land Use Permit** for 4449 Rockbridge Rd SW for **Event Space** Use.

The existing site is already zoned for C1 Commercial and is located off rockbridge road neighboring other Commercially zoned locations.

Event Space means a location for the hosting of weddings, conferences, galas, and other similar events. Such use may include conference rooms, banquet halls, a chapel or other ceremonial space for events, outdoor tents, and/or commercial kitchens serving such events. For greater clarity this definition does not include a restaurant or late night establishments serving the traveling public.

The location will be solely used as an event space, a place to be creative, hold meetings, host events, etc. The space has all basic services (adequate heat, hot water, and plumbing) as well as a sound structure that does not pose unreasonable safety risks. The space also includes free wifi, free parking, a full sized refrigerator, sink, and countertop space.

Granting the **Special Land Use Permit** will not cause any negative or adverse effects to the site or the surrounding areas of the property and aid in the development of Rockbridge Road and surrounding areas.

Thank you for your time and consideration

Detailed Analysis

LETTER OF INTENT

APPLICATION FOR SPECIAL LAND USE PERMIT

CITY OF STONE MOUNTAIN, GEORGIA

The Wall Creative Studio, LLC (the “Applicant”) requests a Special Land Use Permit of the approximately 1200 Sq. Ft. C-1 commercial space building, located at 4449 Rockbridge Road (Parcel Identification Number 18 041 03 004) to operate as an event space venue.

The overall property has long been developed as an appliance shop. The proposed project area shown on the site plan has an existing, approved site plan and conditions that shall remain with improvements to the interior and exterior of the space. We request to revise the use of the space to host private events for our guests. The hours of operation will be from 11:00 am to 1:00 am seven (7) days a week.

The goal of the space would be to improve on the existing conditions of the space which will in turn help with the overall development of the local area. The use of the building would not adversely affect the usability of nearby commercial properties, existing streets, or nearby neighborhoods due to the low capacity of the small private gathering.

The location has a full parking area on the property to accommodate all guests. The space will specialize in small private gatherings between 10-30 people. Most events cater to baby showers, birthday parties, and corporate gatherings. This calls for minimum noise, smoke, odors, dust, or vibration generated by use.

The site has all basic utilities for patrons to use during their stay. The building is located off Rockbridge Rd, which is a major connecting road with commercial buildings on each side and has sufficient traffic-carrying capacity to accommodate our guests. The location has one (1) ingress to enter the site and one (1) separate egress leave the site and enter the main road, primarily operates during regular commercial hours and is surrounded by commercial spaces operating in a similar manner.

Detailed Analysis

The use of the space will be for event space rental and follows the requirements of the zoning district classification. The proposed use is consistent with policies of the comprehensive plan presented by Dekalb County. We comply with all requirements and standards presented by the county. The proposed use will not adversely affect historic buildings, sites, districts, or archeological resources due to the building being an existing commercial space.

The location also has a dumpster on site to collect waste from patrons throughout the week and collected weekly. The event space is used for Private Gathering only and is not open to the public. Each guest is charged by the hour and has to choose a time to enter and vacate the premises. The event space is open and available to serve the needs of the community by providing available space to host private events.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Disclosure of Campaign Contribution

PLEASE READ THE FOLLOWING BEFORE SIGNING

- I. This application form must be completed in its entirety. In addition, any application that lacks any of the required attachments or payment of the filing fee shall be determined to be incomplete and shall not be accepted.
- II. Disclosure of Campaign Contributions in accordance with the Conflict of interest in Zoning Act, O.C.G. A Chapter 36-67A, the following questions must be answered. Have you, the applicant made \$250.00 or more in campaign contributions 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 the Board of Commissions, DeKalb County, 1300 Commerce Drive, Decatur, Ga 30030.

[Signature]
Signature of Applicant

Check one: Owner _____ Agent Date 6/5/23

Notary:



04/11/26 Ernest Graham
Expiration Date/Seal

*Notary not needed if answer is "No"



DeKalb County Planning & Development Department

330 West Ponce De Leon Avenue
Suites 100-500
Decatur, GA 30030

Phone: (404) 371-2155
Fax: (404) 371-2778
www.dekalbcountyga.gov
Andrew A. Baker, AICP
Director



Chief Executive Officer
Michael Thurmond

Letter of Entertainment

READ ALL INSTRUCTIONS BEFORE COMPLETING THIS FORM

- Both the tenant and property owner are required to sign the form.
- All signatures must be original. Fax and Xerox signatures are not acceptable.
- Both signatures must be individually notarized (two seals, two stamps, etc.).
- *Agents (holding companies, property managers, attorneys, etc.) signer for property owner must attach any and all documentation necessary to prove they have authorization to act on behalf of the owner. Failure to provide such information will delay approval of all permits and licenses necessary to open this business.

DEPARTMENT USE ONLY	
TAX ID #	_____
AP #	_____

Current Name of Business: The Wall Creative Studio LLC
 Previous Name of Business (if name has changed in past twelve (12) months): N/A
 Address of Business: 4449 Rockbridge Rd SW, Stone Mountain GA 30087
 Business Contact Number: 678-902-4963

EACH OF THE FOLLOWING QUESTIONS MUST BE ANSWERED COMPLETELY:		YES	NO
1.	Does this establishment sell tobacco products, allow smoking, or otherwise allow consumption of tobacco products on the premises including but not limited to Hookah Services? <i>Smoking means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette, e-cigarette, oral smoking device, or pipe, or any other lighted or heated tobacco intended for inhalation, in any manner or in any form.</i> (Please Refer to DeKalb County Clean Indoor Air Ordinance) File No. 52-1548		X
2.	Is this Letter of Entertainment request for a new establishment or renewal of an existing establishment? <input type="checkbox"/> New Establishment <input type="checkbox"/> Renewal of Existing Establishment	X	
3.	Does this establishment include a patio or deck? If yes, please specify:	X	
4.	Is this establishment a Freestanding bar? <i>Definition of Freestanding bar: An establishment that is devoted to the serving of alcoholic beverages for consumption by guests on the premises and which derives at least fifty (50) percent of its total annual gross food and beverage sales from the sale of beverages, including but not limited to taverns, nightclubs, cocktail lounges, and cabarets.</i>		X
5.	Is this establishment a restaurant? <i>Definition of Restaurant: An establishment where food and drink are prepared, served, and consumed primarily within the principal building.</i>		X
6.	If yes, does this restaurant serve beer, wine, and alcohol no later than 12:30 a.m.?		X
7.	Is this a late-night establishment? <i>Definition of Late Night Establishment: Any establishment licensed to dispense alcoholic beverages for consumption on premises where such establishment is open for use by patrons beyond 12:30 a.m.</i>	X	
8.	Is this establishment a nightclub with dancing and musical entertainment? <i>Definition of Nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment is allowed</i>		X
9.	Is this an "Adult Entertainment" establishment as defined by the DeKalb County Zoning and Adult Entertainment licensing and alcohol beverage ordinances?		X
10.	Has a Special Land Use Permit (SLUP) been approved for this establishment? If yes: please provide Case Number _____		X
11.	Are you permitted to sell alcohol on Sunday? Licensed establishments deriving a minimum of sixty (60) percent of their total annual gross food and beverage sale from the sale of prepared meal or food are authorized to apply for a Sunday sales permit to sell and serve distilled spirits by the drink from 12:30 pm on a Sunday until 2:00a.m. of the following Monday.		X

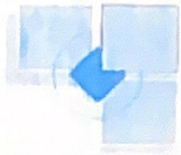
Operation hours cannot exceed time permitted by the Alcohol Licensing Ordinance in chapter 4 of the DeKalb Code

Hours of sale and operation: A.) Monday through Wednesday hours are from 9:00a.m. until 2:00a.m. B.) Thursday through Saturday hours are from 9:00a.m. until 2:30a.m. C.) Sunday hours are from 12:30 p.m. until 2:00a.m.



DeKalb County Planning & Development Department
 330 West Ponce De Leon Avenue
 Suites 100-500
 Decatur, GA 30030

Phone: (404) 371-2155
 Fax: (404) 371-2778
 www.dekalbcountyga.gov
 Andrew A. Baker, AICP
 Director



Chief Executive Officer
 Michael Thurmond

Letter of Entertainment

I THE UNDERSIGNED DO HEREBY SWEAR OR AFFIRM UNDER PENALTY OF PERJURY THAT I HAVE ANSWERED THE ABOVE QUESTIONS AND STATEMENTS TRUTHFULLY AND ACCURATELY AND I UNDERSTAND THAT THE BUILDING PERMIT(S) AND CERTIFICATE(S) OF OCCUPANCY ISSUED IN RELATION TO THIS ENTERTAINMENT STATEMENT ARE CONDITIONED ON THE ANSWERS TO THE ABOVE QUESTIONS AND STATEMENTS.

I THE UNDERSIGNED AFFIRM THAT THE BUSINESS OPERATING NAME IS THE AS THE NAME REFERENCED ON ALL COUNTY APPLICATIONS

I ALSO UNDERSTAND THAT SHOULD I IN THE FUTURE OFFER ANY USE NOT EXPRESSLY PERMITTED BY THE DEKALB COUNTY CODE OR STATE LAW AND/OR CHANGE THE USE OF THE ESTABLISHMENT FROM THE APPROVED PERMITTED USE THAT MY CERTIFICATE OF OCCUPANCY SHALL BE IMMEDIATELY NULL AND VOID

Sworn to and subscribed before me this 21st
 day of December 2022
Earnest Graham
 Notary Public

Sworn to and subscribed before me this 21st
 day of December 2022
Earnest Graham
 Notary Public



Sign [Signature]
 Tenant or authorized agent
 (Print Name) Amir Bey

Sign [Signature]
 Property owner or authorized agent
 (Print Name) Amir Bey

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP

AN ORDINANCE TO AMEND THE DEKALB COUNTY ZONING MAP IN ORDER TO REZONE PROPERTY FROM NS (NEIGHBORHOOD SHOPPING) DISTRICT TO THE C-1 (LOCAL COMMERCIAL) DISTRICT TO DEVELOP A 2-STORY, 10,000 SQUARE FOOT RETAIL BUILDING BEHIND THE EXISTING COMMERCIAL BUILDING ON THE SITE. THE PROPERTY IS LOCATED ON THE SOUTH SIDE OF ROCKBRIDGE ROAD, APPROXIMATELY 359 FEET WEST OF ALLGOOD CIRCLE AT 4449 ROCKBRIDGE ROAD, STONE MOUNTAIN, GEORGIA. THE PROPERTY HAS APPROXIMATELY 120 FEET OF FRONTAGE ALONG THE SOUTH SIDE OF ROCKBRIDGE ROAD AND CONTAINS 0.67 ACRE.

APPLICANT: Harold L. McGlothin

OWNER:

COMMISSION DISTRICTS: 4 & 7

WHEREAS, Harold L. McGlothin has filed an application to amend the DeKalb County Zoning Ordinance to rezone property located at 4449 Rockbridge Road, and more particularly described as follows:

All that tract or parcel of land and being in **District 18, Land Lot 041, Block 03, Parcel 004** of DeKalb County, Georgia, containing 0.67 acre, and

WHEREAS, it appears to the Board of Commissioners that the application meets all of the criteria set forth in the DeKalb County Code, Chapter 27, Article IIV, Division 3, Section 27-7.3 for amending the DeKalb County Zoning Ordinance for the subject property from NS District to C-1 District.

THE BOARD OF COMMISSIONERS OF DEKALB COUNTY, GEORGIA, HEREBY ORDAINS:

Part 1: Pursuant to the authority of the DeKalb County Board of Commissioners to exercise powers of zoning, set forth in Section 27, Article 1.1 & 7.3 of the DeKalb County Zoning Ordinance, an amendment to rezone property from NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District to develop a 2-story, 10,000 square foot retail building behind the existing commercial building on the site. The property is located on the south side of Rockbridge Road, approximately 359 feet west of Allgood Circle at 4449 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 120 feet of frontage along the south side of Rockbridge Road, contains 0.67 acre and is hereby approved, (with conditions).

Part 2: That if this amendment is approved conditionally, and under the provisions of Section 27-7.3.9 of the DeKalb County Zoning Ordinance, as identified by the use of the term "Conditional" after the district designation in Part 1 above, the development and use of the above-described property shall be permitted only in compliance with the conditions and/or site plan as attached to this ordinance.

Part 3: That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Part 4: This ordinance, hereby approved, does not authorize the violation of any Zoning District Regulations. District regulation variances can be approved in accordance with Chapter 27, Article VII, Division 5.

ADOPTED by the DeKalb County Board of Commissioners this _____ day of

_____ 2018.

Jeff Rader
Presiding Officer
Board of Commissioners
DeKalb County, Georgia

ATTEST:

Barbara H. Sanders, CCC
Clerk to the Board of Commissioners and
Chief Executive Officer
DeKalb County, Georgia

FINAL CONDITIONS FOR Z-18-1235084

2018-2446

REQUESTED BY APPLICANT:

Application of Harold L. McGlothin to rezone property from NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District to develop a 2-story, 10,000 square foot retail building behind the existing commercial building on the site.

PLANNING AND SUSTAINABILITY DEPARTMENT:

Approval w/Conditions. The applicant is requesting to rezone the property from the NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District. The proposed use is retail and commercial uses. The rezoning request to the C-1 (Local Commercial) District will allow retail, professional and commercial related service establishments and reflect consistency with Commercial Redevelopment Corridor Plan Policy designated by the 2035 Comprehensive Plan: Focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor. Located on (Rockbridge Road) a minor arterial, there should be no significant impact on traffic. The proposed C-1 (Local Commercial) District is compatible with existing commercial and office zonings along Rockbridge Road. Compliance to required transitional buffers along residential zoned property lines should mitigate the impact on adjacent residential zoned properties. The Department of Planning and Sustainability recommends, "Approval, subject to the following conditions":

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Site plan is conceptual and subject to the approval of the Director for compliance to zoning code and approved conditions.
2. The number of access points on Rockbridge Road are subject to approval by the Transportation Division of the Department of Public Works.
3. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
4. Provide sidewalks and street lights per Article 5 of the DeKalb County Code and as may be required by the Transportation Division of the Department of Public Works.
5. Provide outside trash receptacles for patrons.
6. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

PLANNING COMMISSION:

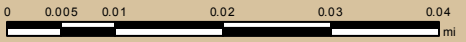
Approval w/Conditions 8-0-0. Osler moved, J. Johnson seconded for approval with Staff's recommended conditions.

BOARD OF COMMISSIONERS:

September 25, 2018, Approved with Staff's six (6) conditions.



DeKalb County Parcel Map



Date Printed: 3/14/2023



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18 041 01 077¹⁵⁰

18 041 01 083

18 041 01 071

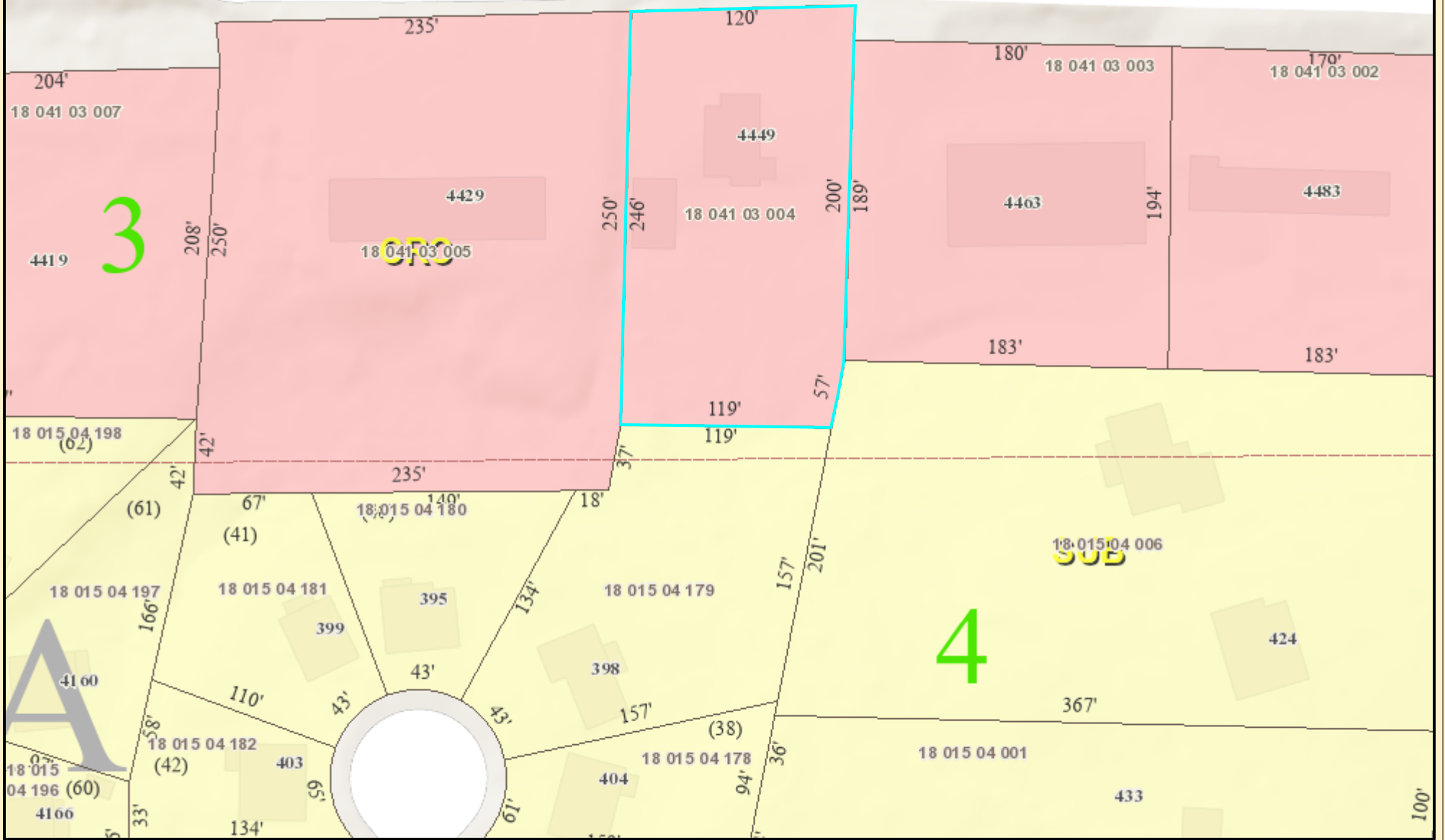
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18 041 02 045

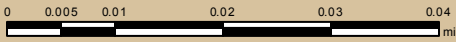
18 041 02 013

Rockbridge Rd

Oak Hill Cir



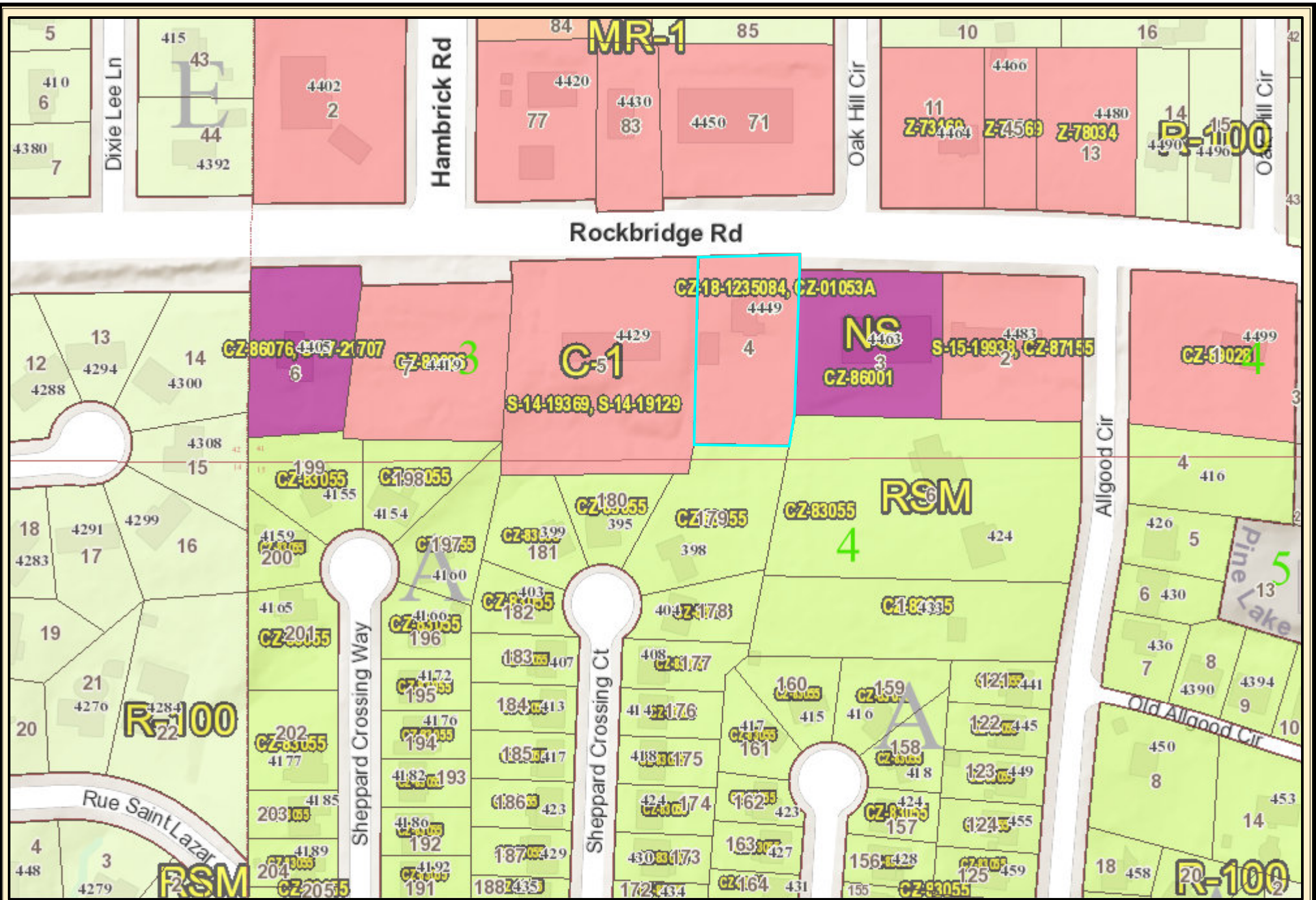
DeKalb County Parcel Map



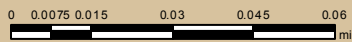
Date Printed: 3/14/2023



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DeKalb County Parcel Map



Date Printed: 3/14/2023



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