



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2024-0108, Version: 1

Public Hearing: YES NO **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER DISTRICT 07

Application of John Koryan for a Special Land Use Permit (SLUP) to allow an event center in the C-1 (Local Commercial) zoning district, at 6009 Memorial Drive, Ste. 10.

PETITION NO: D4-2024-0108 SLUP-24-1246803

PROPOSED USE: Event center.

LOCATION: 6009 Memorial Drive, Ste. 10, Stone Mountain, Georgia 30083

PARCEL NO. : 18-072-02-072

INFO. CONTACT: Lucas Carter, Planner.

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of John Koryan for a Special Land Use Permit (SLUP) to allow an event center in the C-1 (Local Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2024) Denial. (Feb. 2024) Denial.

PLANNING COMMISSION: (July 11, 2024) Pending. (March 5, 2024) Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The subject business is a special events center currently operating in Suite 10 within the Spring Mill Village Shopping Plaza. The proposal seeks to extend current operating hours from 12:30 AM to 2:30 AM, with the ability to serve open beverage alcohol by licensed caterers and servers. Upon further review and consideration of additional community feedback, several key concerns have emerged that warrant a recommendation for denial of the request. There have been multiple reports from the community of the operator failing to control events, leading to activities extending beyond permitted operating hours. This raises significant concerns regarding the ability of the operator to comply with any extended hours. The extension of operating hours poses potential risks to the public welfare, especially for the neighboring residential areas. Community members have expressed concerns about noise disturbances and safety issues. While staff was unable to find documentation of events from code enforcement, the operator had not denied the events at the community council meeting. The business's proximity directly adjacent to an MR-2 (Medium Density

Residential-2) zoned apartment complex to the east and an R-100 (Residential Medium Lot-100) zoned single-family subdivision to the south increases these concerns. The potential for increased noise and late-night activity is likely to disrupt the peace and well-being of these residential areas. Additionally, the applicant has expressed to staff the intent to install soundproofing measures through a contractor but has not provided staff any information regarding existing or proposed sound mitigation efforts. While the location has sufficient land area for the proposed use, including adequate off-street parking within the shopping center parking lot, this does not mitigate the primary concerns regarding noise and safety. Although the proposal could support the Comprehensive Plan by promoting commercial use between businesses and aid in revitalizing the CRC (Commercial Redevelopment Corridor) land use area, these benefits do not outweigh the potential negative impacts on the residential community. The suite meets safety standards and code requirements for pedestrian and automotive access with two points of egress and appropriate emergency exits. However, compliance with these standards does not address the broader issues of operational control and community impact. Given the concerns regarding the operator's control of events, potential public welfare impacts, lack of community engagement, and inadequate sound mitigation measures, it is recommended that the request for extending the operating hours be denied. Staff recommends "Denial" of the request to extend the operating hours of the special events center in Suite 10, within the Spring Mill Village Shopping Plaza.

PLANNING COMMISSION VOTE: (July 11, 2024) Pending. (March 5, 2024) Denial 8-0-0. LaSonya Osler moved, Jana Johnson seconded for Denial.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2024) Denial 7-0-0. (March 2024) Denial 8-0-2. Applicant did not show up.