



# DeKalb County Government

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

## Legislation Text

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File #: 2023-0334, Version: 1

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

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission Districts 04 Super District 07

**Application of Amir Bey for a Special Land Use Permit (SLUP) for a Special Events facility in a C-1 (Local Commercial) Zoning District, at 4449 Rockbridge Road.**

**PETITION NO:** N1-2023-0334 SLUP-23-1246282

**PROPOSED USE:** Special Events Facility.

**LOCATION:** 4449 Rockbridge Road, Stone Mountain, Georgia 30083

**PARCEL NO. :** 18-041-03-004

**INFO. CONTACT:** Rachel Bragg, Zoning Administrator.

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Amir Bey for a Special Land Use Permit (SLUP) for a Special Events facility in a C-1 (Local Commercial) Zoning District. The property is located approximately 320 feet east of the intersection of Hambrick and Rockbridge Road, at 4449 Rockbridge Road in Stone Mountain, Georgia. The property has 120 feet of frontage on the south side of Rockbridge Road and contains approximately 0.68 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval with one (1) condition.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** 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".

**PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0.** LaSonya Osler moved, Edward Patton seconded for Approval with four (4) conditions, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with one (1) condition 10-0-0.** The Special Land Use Permit (SLUP) shall be non-transferrable.