



Legislation Text

File #: 2022-1178, Version: 1

Substitute

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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

Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late-Night Establishment within the C-1 (Local Commercial) District, at 8002 Rockbridge Road.

PETITION NO: D4. SLUP-22-1245448 (2022-1178)

PROPOSED USE: Late-night establish to operate beyond 12:30 a.m.

LOCATION: 8002 Rockbridge Road, Lithonia, Georgia 30058

PARCEL NO. : 16-193-04-006

INFO. CONTACT: Dustin Jackson, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late-Night Establishment within the C-1 (Local Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.32 Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Rockbridge Road at the intersection of Rockbridge Road and Rock Chapel Road, approximately 136 feet west of The Trace, at 8002 Rockbridge Road in Lithonia, Georgia. The property has approximately 520 feet of frontage along Rockbridge Road and contains 17.37 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 19, 2022) Approval. (Feb. 15, 2022) Full Cycle Deferral.

PLANNING COMMISSION: (May 3, 2022) Approval with Conditions. (March 3, 2022) Denial.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The SLUP proposal to continue a late-night establishment with recommended conditions appears to be compatible with adjacent properties and will not create adverse impacts upon adjoining land uses by reason of hours of operation or by noise, smoke, odor or vibration. The proposed late-night establishment is surrounded by established retail, personal services, and office uses existing in the Stonebridge Village Shopping Center. There are no anticipated adverse impacts on surrounding properties since the site is within an established commercial building, has access to a major thoroughfare (Rockbridge Road), and has ample

parking. A major thoroughfare road (Rockbridge Road) separates the single-family residential uses to the south from the proposed late-night establishment. Furthermore, the proposed tenant space is located 460 feet away from the nearest residential area to the west (Forest Cove Subdivision), and there is a creek, a hill, significant mature vegetation, and an eight-foot-tall wooden fence to provide an appropriate separation from the proposed late-night establishment. The Department of Planning and Sustainability shall refer the application to the discretion of the board. If the board decides to approve the application, the Planning Department recommends “Approval with Conditions”.

PLANNING COMMISSION VOTE: (May 3, 2022) Approval with Conditions 6-0-1. LaSonya Osler moved, Lauren Blaszyk seconded for Approval with two (2) conditions, per Staff recommendation. Tess Snipes abstained. **(March 3, 2022) Denial 8-0-0.** LaSonya Osler moved, Lauren Blaszyk seconded for Denial due to the applicant not being present and not holding their pre-community meeting. Edward Patton was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 19, 2022) Approval 9-1-0. (Feb. 15, 2022) Full Cycle Deferral 8-1-0. To allow the applicant time to schedule another pre-community meeting that would allow appropriate community input, since no members of the community attended the pre-community meeting.