

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.

SLUP-22-1245448 (2022-1178)
Recommended Conditions – May 2022
7984 Rockbridge Road

1. The late-night establishment shall be limited to the existing 4,500 square foot suite within the Stonebridge Village Shopping Center referenced as "JEC Property, LLC" as shaded on the Site Plan date stamped July 10, 2012.
2. A minimum of two security officers must be present to provide security for the facility and patrol the parking lot at regular intervals during the hours of operation from 12:30 a.m. until a minimum of 30 minutes after closing.



DeKalb County Department of Planning & Sustainability

178 Sams Street

Decatur, GA 30030

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

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: May 3, 2022

Board of Commissioners Hearing Date: May 26, 2022

STAFF ANALYSIS

Case No.: SLUP-22-1245448 **Agenda #:** D4

Location/Address: 8002 Rockbridge Road, Lithonia, GA 30058 **Commission District:** 04 **Super District:** 07

Parcel ID: 16-193-04-006

Request: Special Land Use Permit (SLUP) renewal request to continue the use of a 4,500 square foot lounge (Glowbar ATL) use within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a late night establishment within the C-1 (Local Commercial).

Property Owner(s): Jec Property LLC

Applicant/Agent: Xandria Branch

Acreage: 17.37 acres

Existing Land Use: Commercial

Surrounding Properties: To the north of the subject property is single-family residential, to the south is Rockbridge Road and existing commercial and residential uses, to the west is single-family residential, and to the east is Gwinnett County.

Adjacent Zoning: **North:** RSM **South:** R-100 **East:** Gwinnett Co. **West:** RSM

Comprehensive Plan: **Neighborhood Center (NC)**



Consistent



Inconsistent

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: 4,500 Sq. Ft.	Existing Units/Square Feet: 4,500 Sq. Ft.
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A

SUBJECT PROPERTY

The 17.37 acre project site is located on the north side of Rockbridge Road, approximately 694 feet southwest of North Druid Hills Road in Lithonia, Georgia. The property is currently developed with a 98,676 square foot shopping center (Stonebridge Village Shopping Center). The subject property was zoned to the C-1 district on June 23, 1987 per case CZ-87037 with the following conditions: 1). The property is developed consistent with the conceptual plan which identifies a planned shopping center with restricted access; and 2) The developer shall provide road improvements on Rockbridge Road and Rock Chapel Road as may be required by the Public Works Department and Georgia DOT. The previous SLUP to operate beyond 12:30am was approved in 2019 and was for a 3-year term set to expire on December 31, 2021.

PROJECT DESCRIPTION

The proposed request is to allow a late-night establishment to serve alcohol after 12:30 a.m. until 2:30 a.m. The submitted site plan and information indicates the proposed late-night establishment would occupy a 4,500 square foot tenant space within an established 98,675 square foot multi-tenant shopping center (Stonebridge Village Shopping Center).

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		100 feet	520	YES
LOT AREA		20,000 square feet	773,190 square feet	YES
SETBACKS	FRONT	60 feet	250	YES
	SIDE	20 feet	50 feet	YES
	REAR	30 feet	150 feet	YES
TRANS. BUFFERS		50 feet	50 feet	YES
HEIGHT		2 story/35 feet	1 story	YES

Supplemental Requirements

Based on the submitted information and information from the Planning and Sustainability Department, the proposed use satisfies the requirements contained in Section 4.2.32 of the Supplemental Regulations for late- night establishments.

As set forth in Article 6 of the *DeKalb County Zoning Ordinance*, off-street parking requirements for late-night establishments (restaurants) within the C-1 district are established at one space for every 300 square feet of floor area, with a minimum of ten spaces. Since the proposed tenant space contains 4,500 square feet and would not be expanded, 15 spaces would be required. There are 20 other commercial tenants on the property. However, the applicant has indicated that there will be one additional late-night establishment business open in the shopping center which offers different services and presents and no adverse impacts. Including the proposed late-night establishment (LNE), 81 parking spaces would be required for all tenants with late night operations in the shopping center. There are approximately 554 parking spaces on the project site which provides ample parking for the three business anticipated to be open during late night hours and include the proposed late-night establishment, the Dialysis Vita medical office, and the Colonnade Special Events Facility. Therefore, it appears that the project site can sufficiently accommodate the required 15 parking spaces for the proposed late-night establishment as well as the 81 parking spaces required for the other two late night tenants.

LAND USE AND ZONING ANALYSIS

Section 7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted 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 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 previously submitted site plan and 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 when within 1,500 feet of residentially zoned property. The subject late-night establishment is 514 feet from the nearest residential property.

The C-1 district requires 20,000 square feet (approx. .46 acres), and the project site contains 17.73 acres (773,190 square feet).

Additionally, the proposed use will be located within an established shopping center (Stonebridge Village Shopping Center). There are approximately 554 parking spaces on the project site which provides ample parking for the three businesses anticipated to be open during late night hours, which include the proposed late night establishment, the Dialysis Vita medical office, and the Colonnade Special Events Facility. It appears that there is adequate land area available for the proposed use as there is compliance with all required yards, open space, off-street parking, and other requirements of the *Zoning Ordinance*.

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

Based on the previously submitted site plan and information, as well as field investigation of the project site, it appears that the proposed use is compatible given the established retail, institutional, personal services, and restaurant uses existing in the Stonebridge Village Shopping Center as well as the emission testing station and vacant land to the east and the convenience store to the southwest across Rockbridge Road.

There should be no adverse impacts on surrounding properties since the proposed establishment is not a nightclub, is within an established 98,675 square foot multi-tenant building within the Stonebridge Village Shopping Center, and most of the surrounding businesses will be closed during the peak operating hours of 12:30 a.m. to 2:30 a.m. There is sufficient shared parking (554 parking spaces) on the shopping center site to accommodate the proposed late night establishment. While there is a single-family residential subdivision to the west (Forest Cove), there is a five foot drop in elevation, a creek (Stone Mountain Creek), an abundance of mature hardwood trees within an area ranging between 80 feet and 170 feet in width, and an eight foot high fence to provide a buffer from the proposed LNE. Additionally, the proposed suite of the late night establishment is located 460 feet away from the Forest Cove Subdivision. While there are single-family residential uses to the south, those lots are located across a four lane major thoroughfare(Rockbridge Road).

The *County Alcohol Ordinance* requires that alcohol-serving establishments must be located at least 100 yards (300 feet) from any church. While it appears that there is a church known as "*Jesus is our Lord Ministries*" in the same shopping center and within 300 feet of the proposed SLUP request, the property owner has provided a "Lease Termination Agreement" (see attached) which indicates that the churches lease expired on June 30, 2019 which resolves this noncompliance issue. The applicant is aware that their establishment is required to comply with all applicable codes and ordinances including the *Noise Ordinance* and the *Alcohol Ordinance*, and that capacity is subject to approval of the Fire Marshal's Office.

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

It appears that public transportation facilities are adequate to service the use contemplated. There will no impact on schools since the proposed use is non-residential. 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 insufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

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 within the Stonebridge Village Shopping Center, and accesses a major thoroughfare (Rockbridge Road).

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:

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 thoroughfare (Rockbridge Road).

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:

The ingress and egress to the subject property is adequate since the proposed use will be located in an established commercial building within the Stonebridge Village Shopping Center with three curb cuts on a major thoroughfare (Rockbridge Road).

Moreover, the proposed use can be accessed via two driveways from Rockbridge/Chapel Road and one driveway from Rockbridge Road. Rockbridge/Rock Chapel Road is four lane major thoroughfare which can sufficiently accommodate commercial traffic. There are sidewalks along this stretch of Rockbridge/Rock Chapel Road. Internal circulation is limited to the parking areas and internal access drives on the project site within the Stonebridge Village Shopping Center. The Traffic Engineer had indicated that there are no traffic engineering concerns at this time. Therefore, ingress/egress and parking should be sufficient within this established shopping center

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:

The proposed use will not create adverse impacts upon adjoining land uses since the proposed establishment is not a nightclub, and is within an established 98,675 square foot multi-tenant building within the Stonebridge Village Shopping Center, and most of the surrounding businesses will be closed during the peak operating hours of 12:30 a.m. to 2:30 a.m. There will be a minimum of two security officers during the hours of operation from 12:30 a.m. until a minimum of 30 minutes after closing (2:30 a.m).

While there is a single-family residential subdivision to the west (Forest Cove), there is a five foot drop in elevation, a creek (Stone Mountain Creek), an abundance of mature hardwood trees within an area ranging between 80 feet and 170 feet in width, and an eight foot high fence to provide a buffer from the proposed LNE. Additionally, the proposed suite of the late night establishment is located 460 feet away from the Forest Cove Subdivision. While there are single-family residential uses to the south, those lots are located across a four lane major thoroughfare road (Rockbridge Road).

The applicant is aware that their establishment is required to comply with all applicable codes and ordinances including the *Noise Ordinance* and the *Alcohol Ordinance*, and that capacity is subject to approval of the Fire Marshal's Office. Since the approval of the previous SLUP the establishment has had no code enforcement complaints or citations.

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:

It appears that the proposed use would not create adverse impacts on the adjoining land use by reason of the hours of operation since most of the surrounding businesses would be closed during the peak hours of 12:30 am to 2:30 am. Since the approval of the previous SLUP the establishment has had no code enforcement complaints or situations.

I. Whether or not the proposed use would create adverse impacts upon 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 proposed plan is consistent with the requirements C-1 (Local Commercial) Zoning District.

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 proposed use, with recommended conditions, is consistent with the policies and strategies of the Neighborhood Center (NC) character area of the *DeKalb County Comprehensive Plan* calling for a mixture of retail, office, services, and employment to serve local neighborhoods.

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 buffers are required since no new construction is proposed.

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 shopping center and is required to have sufficient refuse for its tenants.

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

It appears appropriate to not limit the duration of the SLUP due to there being no occurrence of disturbances or code violations during the term of the previously approved SLUP. The late-night establishment appears to have demonstrated compatibility with surrounding single-family residential land uses.

- 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:**

The proposed use will be located in an established commercial building.

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

Based on the previously 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, the proposed use satisfies the requirements contained in Section 4.2.32 of the Supplemental Regulations for late-night establishments.

- 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:**

The use is located within an established one-story commercial building which should not create a negative shadow impact on any adjoining lot or building.

- S. 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 proposed use with recommended conditions is consistent with the policies and strategies of the Neighborhood Center (NC) character area of the *DeKalb County Comprehensive Plan*, which calls for a mixture of retail, office, services, and employment to serve local neighborhoods (NCCAS21). Based on the submitted information, the SLUP proposal with recommended conditions will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

Staff Recommendation: APPROVAL WITH CONDITIONS

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 the following conditions:

- 1) The late-night establishment shall be limited to the existing 4,500 square foot suite within the Stonebridge Village Shopping Center referenced as "JEC Property, LLC" as shaded on the Site Plan date stamped July 10, 2012.
- 2) A minimum of two security officers must be present to provide security for the facility and patrol the parking lot at regular intervals during the hours of operation from 12:30 a.m. until a minimum of 30 minutes after closing.

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: _____

APPLICANT NAME: Xandria Branch

Daytime Phone #: 404 717 4142 Fax #: _____

Mailing Address: 7800 Nolan Trail SHELVILLE GA
30039 E-mail: Glitz2010@hotmail.com

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

Daytime Phone #: 404 717 4142 Fax #: _____

Mailing Address: _____

_____ E-mail: _____
SUBJECT PROPERTY ADDRESS OR LOCATION: 8002 Rockbridge rd
Lithonia, DeKalb County, GA, 30058

District(s): _____ Land Lot(s): _____ Block(s): _____ Parcel(s): _____

Acreage or Square Feet: _____ Commission District(s): _____ Existing Zoning: _____

Proposed Special Land Use (SLUP): _____

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:** Xandria Branch
(Check One)

Printed Name of Applicant: Xandria Branch

Notary Signature and Seal:



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 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: _____

TO WHOM IT MAY CONCERN:

(I) (WE). ~~Yonah Brown~~ Jec Properties
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
~~Yonah Brown~~ Jec Properties
Name of Applicant or Agent

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

Notary Public

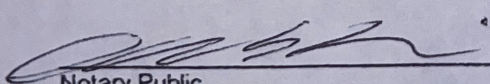

Owner

Notary Public

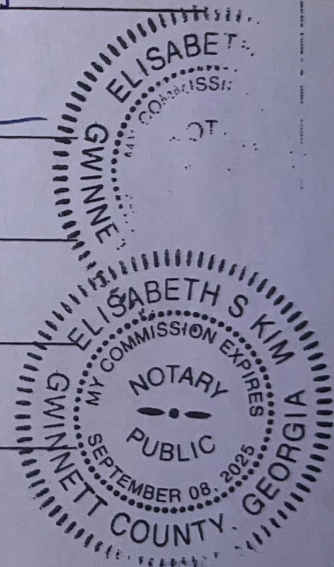
Owner

Notary Public

Owner


Notary Public

Owner





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: Glitz Globalent
Previous Name of Business: _____
Address of Business: 88002 Rockbridge rd
Business Contact Number: 702 21 798081

EACH OF THE FOLLOWING QUESTIONS MUST BE ANSWERED COMPLETELY:

- Is this Letter of Entertainment request for a New Establishment ☐ or Renewal for an existing Establishment ☒?

- Is this a sit down restaurant that only serves food (No Alcohol)? Yes ☐ No ☒

- Is this establishment a restaurant serving food and alcohol (beer, wine, and alcohol) no later than 12:30 a.m.?
☐ Yes ☒ No:

Definition of Restaurant: An establishment where food and drink are prepared, served, and consumed primarily within the principal building.

- Is this a late-night establishment? ☒ Yes ☐ No

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.

- Is this establishment a nightclub with dancing and musical entertainment? ☐ Yes ☒ No

Definition of Nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment is allowed.

- Is this an "Adult Entertainment" establishment as defined by the DeKalb County Zoning and Adult Entertainment licensing and alcohol beverage ordinances? ☐ Yes ☒ No

- Has a Special Land Use Permit (SLUP) been approved for this establishment? ☒ Yes ☐ No
If yes; please provide Case Number _____

- Are you permitted to sell alcohol on Sunday? ☐ Yes ☒ No

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

- Hours of sale and operation: A.) Monday through Wednesday hours are from 9:00a.m. until 2:00 a.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.

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

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 11
day of November 20 21

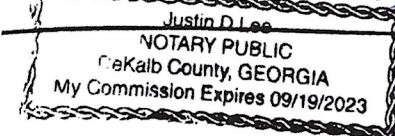
Notary Public

Sign _____
Tenant or authorized agent
(Print/Type name) Xandria Branson

Sworn to and subscribed before me this
day of Dec 20 21

Notary Public

Sign _____
Property owner or authorized agent
(Print/Type name) JAMES LEE



Revised Dec 12 2017



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 11
day of November 20 21

Notary Public [Signature]

Sworn to and subscribed before me this _____
day of _____ 20 _____

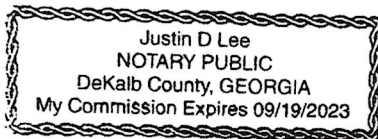
Notary Public _____

Sign [Signature]
Tenant or authorized agent

(Print/Type name) Xandria Blair

Sign [Signature]
Property owner or authorized agent

(Print/Type name) James Lee





DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-19-1243160 Parcel I.D. #: 16-193,04-006

Address: 8002
Rockbridge Rd
Lithonia, GA

Rock Chapel Rd Adjacent Roadway (s):
Major
(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) 6TH 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:

Plan and field reviewed. Found nothing that would interfere with traffic.

Signature: _____

David Moss

INVITATION TO ATTEND COMMUNITUTY MEETING DEC 21 2021

PLEASE TYPE IN THE FOLLOWING TO ATTEND A COMMUNITY MEETING FOR SLUP LATE NIGHT
PERMIT FOR GLOW BAR ATL LOCATED AT 8002 ROCKBRIDGE ROAD LITHONIA GA 30058

THE MEETING IS TO GAIN PERMISSION TO OPEN LATE NIGHT FOR AN ADDITION TWO HOURS
THURSDAY-SATURDAY

DATE: DECEMBER 21ST 2021

TIME: 7PM

LOCATION: <https://us05web.zoom.us/j/89599952444?pwd=TWx3eIMzUHIUQnBCSEU3S1BwenhBUT09>

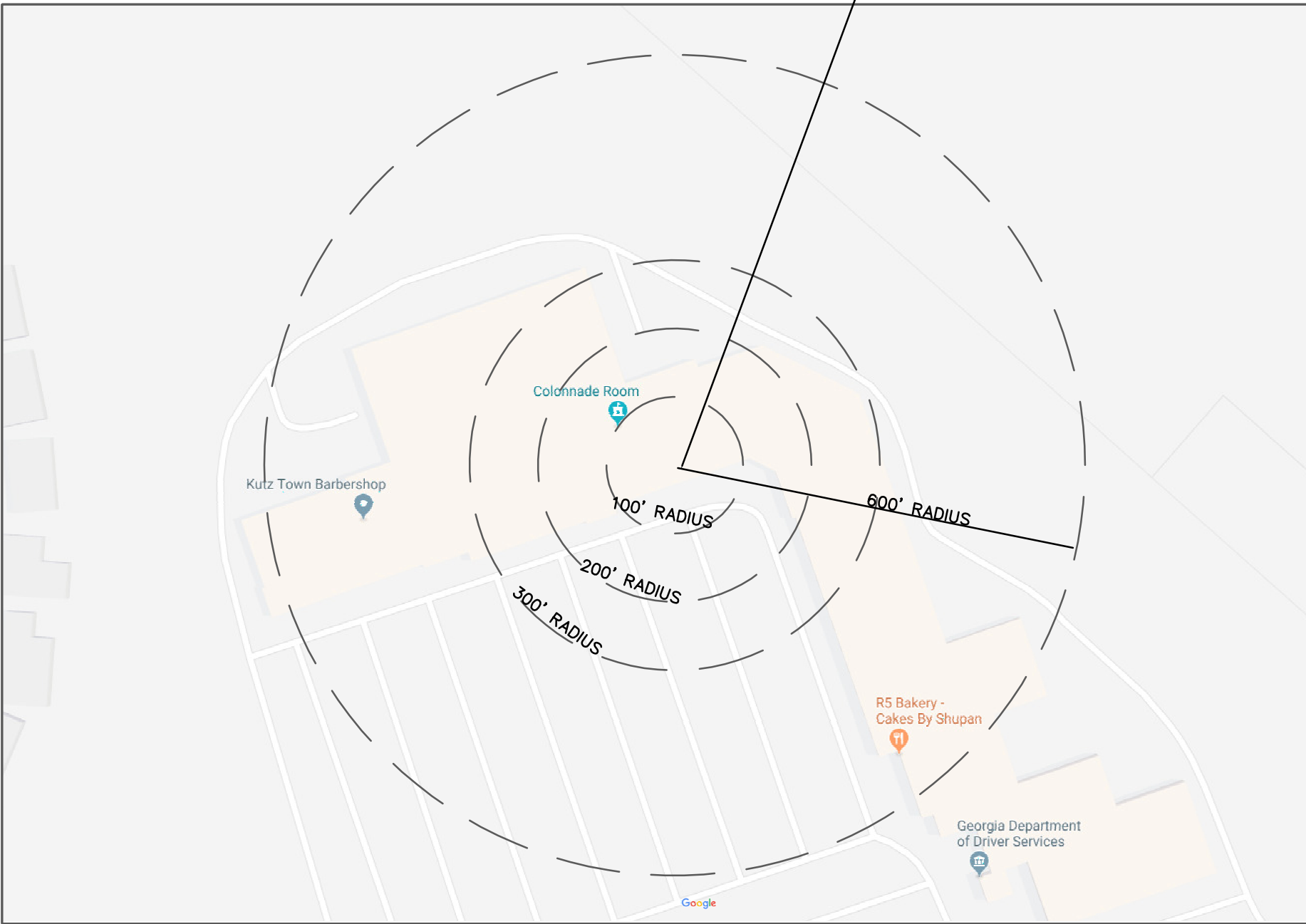
METTING ID: 89599952444

PASSWORD: GLOW BAR ATL



NOTE: DISTANCES MEASURED IN CONCENTRIC CIRCLES.

FRONT DOOR OF
Glow Bar ATL
8002 Rockbridge Rd
Stone Mountain, GA 30087



NEAREST:

NEAREST CHURCH: Linh Mu Buddhist Center of Stone Mountain, 3828 S Rockbridge Rd, Stone Mountain, GA 30087 - 0.6 MILES = 1056 YARDS

NEAREST SCHOOL: Rock Chapel Elementary School, 1130 Rock Chapel Rd, Lithonia, GA 30058 - 1.3 MILES = 2288 YARDS

NEAREST ALCOHOL TREATMENT CENTER: Watershed Alcohol & Drug, Stone Mountain, GA 30087 - 7.5 MILES = 13200 YARDS

PROPERTY ADDRESS:
8002 Rockbridge Rd
Stone Mountain, GA 30087

LIQUOR LICENSE SURVEY
for:
Glow Bar ATL
8002 Rockbridge Rd
Stone Mountain, GA 30087

Unincorporated

DeKALB COUNTY, GEORGIA

DATE 6-12-2019



0 200
SCALE 1" = 200'

SURVEY SYSTEMS & ASSOC., INC.
2156 W Park Ct, Ste D, Stone Mtn, GA 30087
COA # LSF000867

info@SurveySystemsAtlanta.com
FAX (404)760-0011
PHONE (404)760-0010

IMPACT ANALYSIS

Section 27-7.4.6 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:

The overall existing 4500 building square footage sits on 18.75 acres and is adequate for operation of a freestanding bar/lounge. Per the submitted documentation, the commercial structure has approximately 4,500 square feet with one office, one utility room, a kitchen and 6 bathrooms. The applicant proposes to maintain the previous operational use of the lounge /bar. The parking space is adequate as it has 710 parking spaces on the premises.

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

The proposed lounge is compatible with other businesses in the immediate surrounding area. Neighborhood property lines are of a comparable distance with approximately 2 football fields in distance of the establishment. There will be no outside physical changes to the existing structure. The entrance of the building faces away from nearest neighborhood.

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:

8002 Rockbridge Rd is located along Centerville highway and creates no impact on residential streets or traffic in the area. The parking lot allows for guest to enter through multiple entrances which eliminates traffic. Parking lot will accommodate all potential guest.

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:

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. Adequacy of 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:

The existing structure on the site is accessed by vehicles via Emergency vehicles can access the site from the one of 3 main entry ways to the parking lot.

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:

The lounge is will not cause adverse impacts by reason of noise, smoke, odor, dust or vibration due to the nature of the lounge which will contain all music within the establishment facing all speakers away

ALCOHOLIC BEVERAGE LICENSE SURVEY – CONSUMPTION ON PREMISES LICENSE

To: DeKalb County, Georgia - Alcohol Licensing
330 W. Ponce De Leon Ave., 2nd Floor
Decatur, Ga. 30031

Date: 6/12/19

Applicant's Name: Glow Bar ATL

Trade Name: Glow Bar ATL

Business Address: 8002 Rockbridge Rd Stone Mountain, GA 30087

BEER AND / WINE (100 YARDS MINIMUM)

1. 1056 Number of yards to the nearest church or place used primarily for religious services at:

Linh Mu Buddhist Center of Stone Mountain, 3828 S Rockbridge Rd, Stone Mountain, GA 30087

2. 2288 Number of yards to the nearest school, school grounds, educational facility or college campus; this includes kindergartens, or churches, which have schools or kindergartens, located at:

Rock Chapel Elementary School, 1130 Rock Chapel Rd, Lithonia, GA 30058

3. 13200 Number of yards (must be at least 200 yards for Beer, Wine or Distilled Spirits) to the nearest alcohol treatment center located at:

Watershed Alcohol & Drug, Stone Mountain, GA 30087

LIQUOR (200 YARDS MINIMUM)

1. 1056 Number of yards to the nearest church or place used primarily for religious services at:

Linh Mu Buddhist Center of Stone Mountain, 3828 S Rockbridge Rd, Stone Mountain, GA 30087

2. 13200 Number of yards (must be at least 200 yards) to the nearest alcohol treatment center located at:

Watershed Alcohol & Drug, Stone Mountain, GA 30087

3. 2288 Number of yards to nearest school, school grounds and college campus; this includes kindergartens or churches, which have schools or kindergartens located at:

Rock Chapel Elementary School, 1130 Rock Chapel Rd, Lithonia, GA 30058

NOTE: ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE OF TRAVEL ON THE GROUND (WALKING or DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER:

- (a) From the front door of the structure from which alcoholic beverage is to be sold or served;
(b) In a straight line to the nearest public sidewalk, street, highway, road or walkway;
(c) Along such public sidewalk, street, highway, road or walkway;
(d) To the front door of the building, unless you are measuring to an educational facility (schools and school grounds). When measuring to a school, the measurement stops at the nearest property line of the school.

Note: Survey drawing showing distance to the businesses described above must be attached to this survey certificate.

The undersigned surveyor has examined the subject location and has made measurements to determine compliance or non-compliance with the above distance requirements.

Charles W. Loveless

Signature of Land Surveyor

** Revised 09-20-05

2288

State License Number

6/12/19

Date



Xandria & Landon Lee <glitzglobalent@gmail.com>
to mcwilliams, John ▾

On Saturday December 4th A notice will be hand delivered to the neighborhood, and an email will be sent to those committee members zoned for the areas to bring awareness to the pre-submittal meeting that will be held Sunday December 19th 2021. We will try to obtain as many signatures and record addresses that are reached out to.

----- Forwarded message ----- From: Xandria & Landon Lee <glitzglobalent@gmail.com> Date: Fri, Dec 3, 2021 at 1:59 PM Subject: To: <mcwilliams@dekalbco

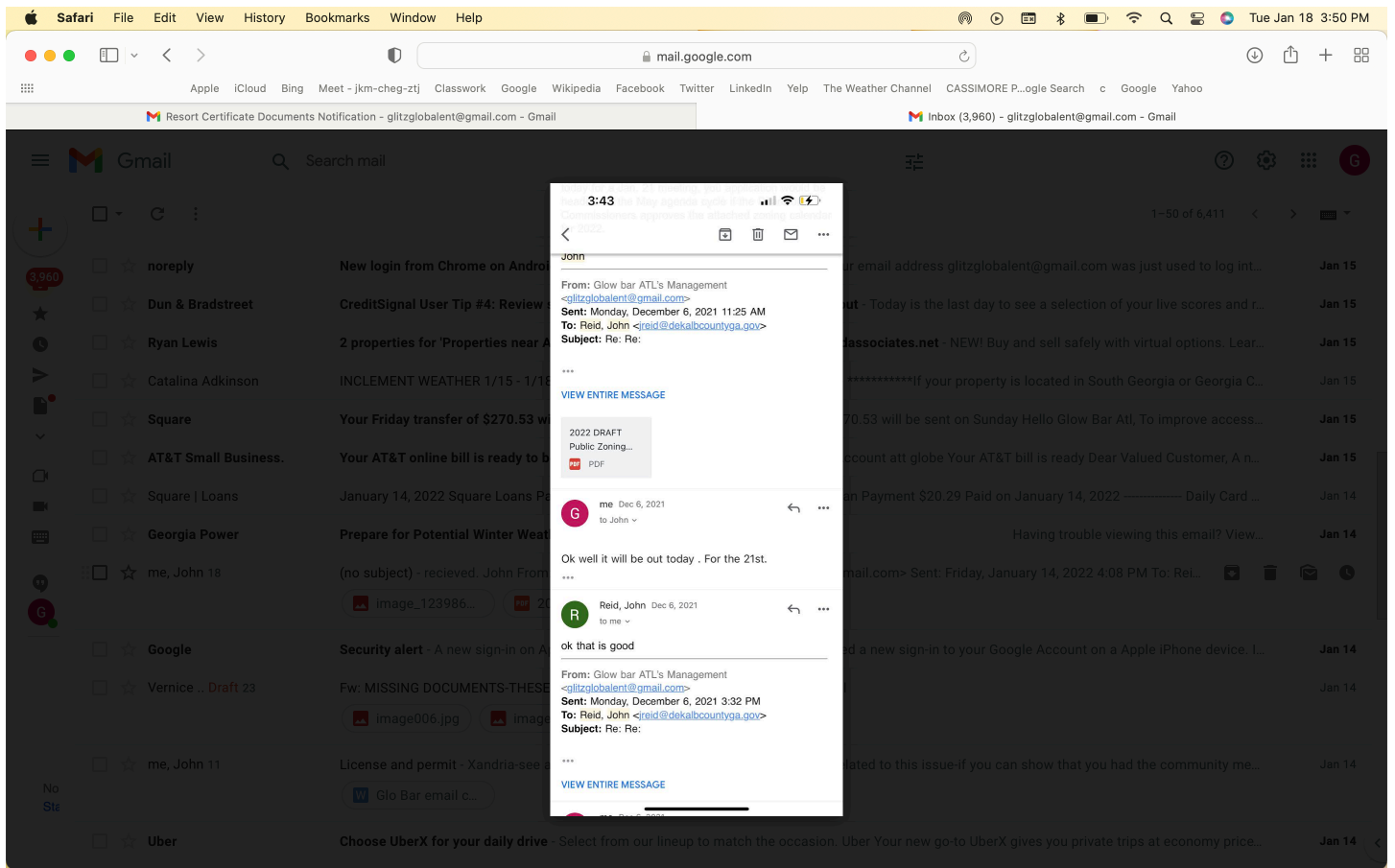
📎 9:28 AM (1 hour ago) ☆

----- Forwarded message ----- From: Glow bar ATL's Management <glitzglobalent@gmail.com> Date: Tue, Jan 18, 2022 at 9:28 AM Subject: Fwd: To: Reid, Joh

📎 9:29 AM (1 hour ago) ☆

Please give me a call i believe this is everything . 4047176162 if not just let me know.~Xandria

9:31 AM (1 hour ago) ☆



Xandria & Landon Lee <glitzglobalent@gmail.com>
to mcwilliams, John ▾

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9:31 AM (1 hour ago) ☆

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

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 to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

from residential areas and taking proper measures to contain music within the property. The establishment will be equipped with proper ventilation system in order eliminate any smoke within the establishment. All smoking will be prohibited excluded hookahs in the establishment.

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:

Per the information submitted with the application, the proposed operating hours for the lounge are 1:00 p.m. to 2:30am Thursday through Saturday. Planning Staff anticipates that the proposed hours of operation may not create adverse impacts upon adjoining land uses nor create traffic due to only sharing the entire parking lot (710 spaces) after hours with one other establishment between the hours of 11-2:30 (3 hours).

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.

Per the submitted application, it appears there will be one additional late night establishment business open in the shopping center which offer different services and presents and no adverse impacts.

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

Proposed use is consistent with the requirements of the zoning districts and classified by business license and Letter of entertainment as a freestanding bar/ Lounge.

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

Proposed land is consistent with the Policies of the comprehensive plan calling for a medium high density mix of retail, office, service and employment to serve neighborhoods. (NCCAS21)

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

Transitional buffers are not 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.

Refuse area and service areas appear to be ample and adequate since the proposed land use is located within an established commercial building.

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

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

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 the preexisting lounge/ LateNight Establishment to operate within an existing shopping center. Therefore there are no existing 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:

It does not appear that the proposed use will adversely affect historic building 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 plan and information in addition to area investigation of the location, the plan meets the requirements contained in Section 4.2.32 of the supplemental regulations for late night establishment during peak operating hours (after 12:30 a.m.).

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

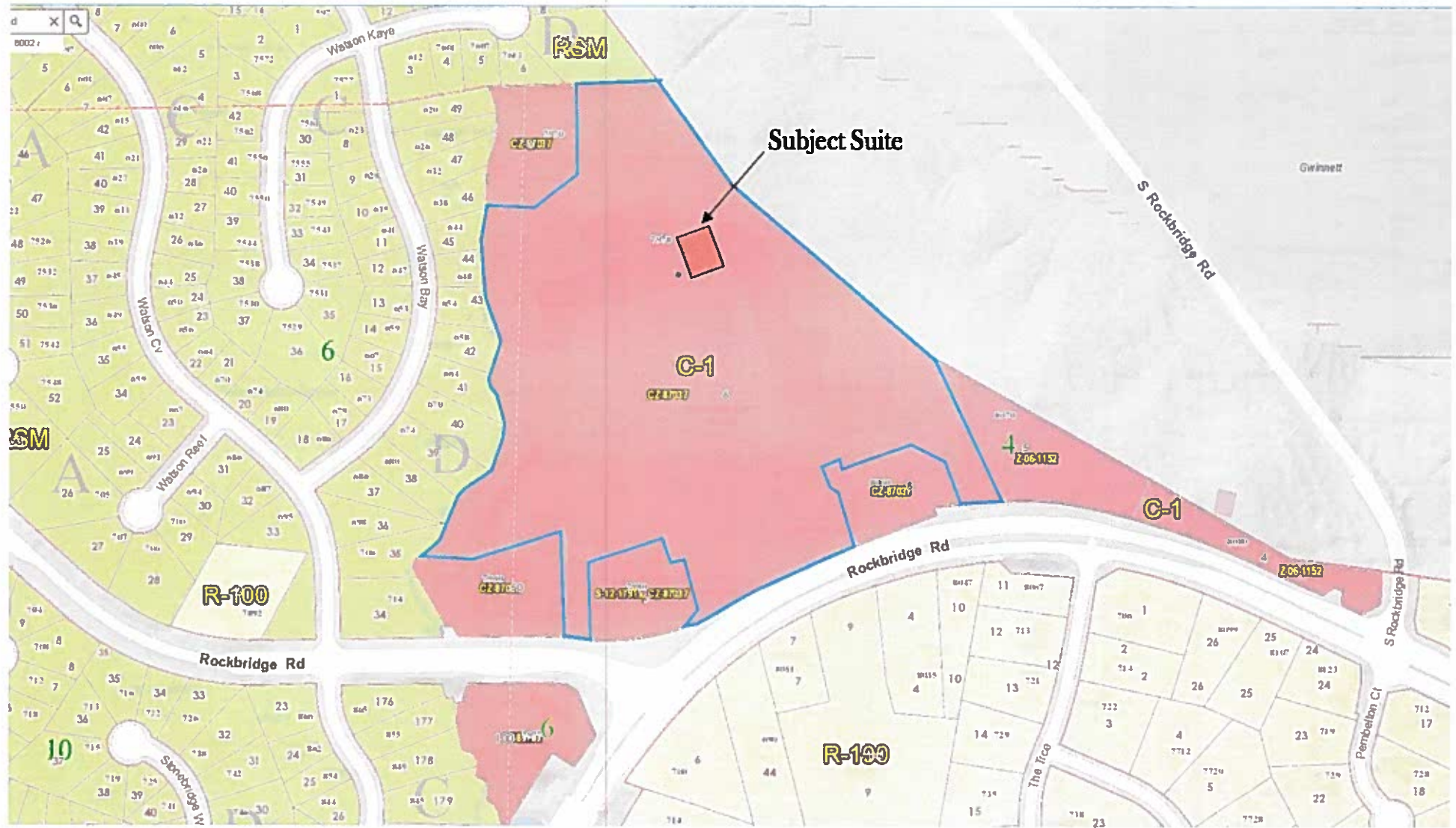
There are no new buildings proposed the request is only to expand hours of operation for an existing lounge in suite 8002-8006 within an existing commercial building. There will be no negative shadow impact on any adjoining lot.

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

It appears there is only one other existent. LNE within the vicinity but operates as a different use.

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 .



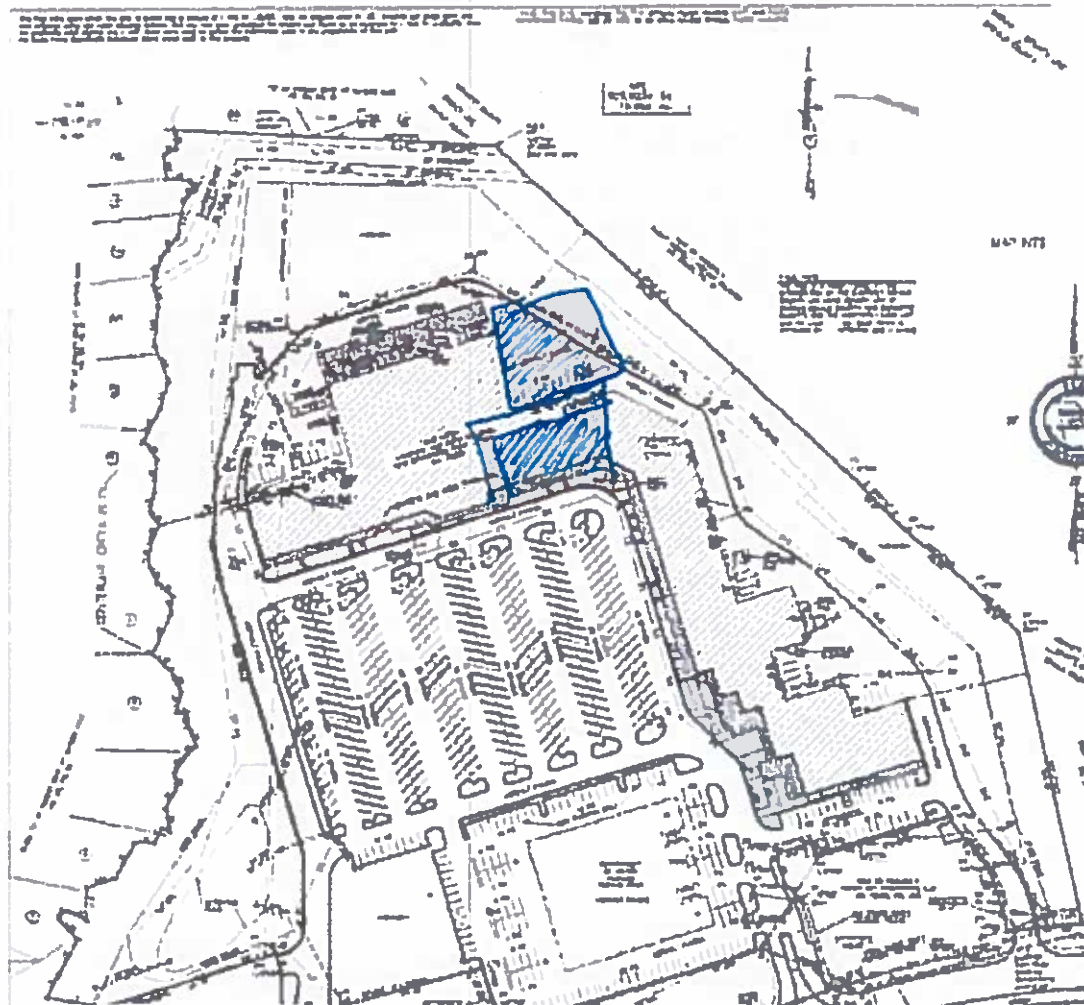


N.1 SLUP-19-1243160 Use Map

Future Land



Stonebridge Village Shopping Center Site Plan



Letter of Application

- A) Existing zoning classification is C-1, C2-87037.
 - B) No need for rezoning. Requesting additional 2 hours of operational times Thursday- Saturday 1- 2:30am due to various research that shows peak hours for free standing bars and lounges are after 11pm.
 - C) Preexisting use of property and proposed is a freestanding bar/ Lounge.
 - D) The Lounge (Glow Bar ATL) would like to expand its hours of operation by adding an additional two hours to operating times. The upcoming hours of operation are Sunday- Saturday 1- 12:30am, (Wednesday may be closed, undecided). The building is 4500 sq. ft. The entire building is 225,000 sq. ft and sits on 23.3 acres. The site has adequate parking. The site features 5 cars per every 1000 sq. ft which is equivalent to 1125 spaces for parking.
-

IMPACT ANALYSIS

Section 27-7.4.6 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:

The overall existing 4500 building square footage sits on 18.75 acres and is adequate for operation of a freestanding bar/lounge. Per the submitted documentation, the commercial structure has approximately 4,500 square feet with one office, one utility room, a kitchen and 6 bathrooms. The applicant proposes to maintain the previous operational use of the lounge /bar. The parking space is adequate as it has 710 parking spaces on the premises.

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

The proposed lounge is compatible with other businesses in the immediate surrounding area. Neighborhood property lines are of a comparable distance with approximately 2 football fields in distance of the establishment. There will be no outside physical changes to the existing structure. The entrance of the building faces away from nearest neighborhood.

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

Given that the site is at an established shopping center it appears that there are adequate public services, facilities and utilities to serve the proposed freestanding bar.

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

8002 Rockbridge Rd is located along Centerville highway and creates no impact on residential streets or traffic in the area. The parking lot allows for guest to enter through multiple entrances which eliminates traffic. Parking lot will accommodate all potential guest.

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:

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. Adequacy of 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:

The existing structure on the site is accessed by vehicles via Emergency vehicles can access the site from the one of 3 main entry ways to the parking lot.

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:

The lounge is will not cause adverse impacts by reason of noise, smoke, odor, dust or vibration due to the nature of the lounge which will contain all music within the establishment facing all speakers away from residential areas and taking proper measures to contain music within the property. The establishment will be equipped with proper ventilation system in order eliminate any smoke within the establishment. All smoking will be prohibited excluded hookahs in the establishment.

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:

Per the information submitted with the application, the proposed operating hours for the lounge are 1:00 p.m. to 2:30am Thursday through Saturday. Planning Staff anticipates that the proposed hours of operation may not create adverse impacts upon adjoining land uses nor create traffic due to only sharing the entire parking lot (710 spaces) after hours with one other establishment between the hours of 11-2:30 (3 hours).

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.

Per the submitted application, it appears there will be one additional late night establishment business open in the shopping center which offer different services and presents and no adverse impacts.

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

Proposed use is consistent with the requirements of the zoning districts and classified by business license and Letter of entertainment as a freestanding bar/ Lounge.

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

Proposed land is consistent with the Policies of the comprehensive plan calling for a medium high density mix of retail, office, service and employment to serve neighborhoods. (NCCAS21)

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

Transitional buffers are not 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.

Refuse area and service areas appear to be ample and adequate since the proposed land us is located within an established commercial building.

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

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

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 the preexisting lounge/ LateNight Establishment to operate within an existing shopping center. Therefore there are no existing 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:

It does not appear that the proposed use will adversely affect historic building 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 plan and information in addition to area investigation of the location, the plan meets the requirements contained in Section 4.2.32 of the supplemental regulations for late night establishment during peak operating hours (after 12:30 a.m.).

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

There are no new buildings proposed the request is only to expand hours of operation for an existing lounge in suite 8002-8006 within an existing commercial building. There will be no negative shadow impact on any adjoining lot.

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

It appears there is only one other existent. LNE within the vicinity but operates as a different use.



DeKalb County

404 371 2155 (o)
404 371 4556 (f)
DeKalbCountyGa.gov

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

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: Xondra Lee Phone: 477-6162 Email: glitzglobalent@gmail

Property Address: 8002 Rockbridge Rd

Tax Parcel ID: 116-193-04-006 Comm. District(s): 417 Acreage: _____

Existing Use: shopping center Proposed Use: late night

Supplemental Regs: _____ Overlay District: NA DRI: _____

Rezoning: Yes _____ No ☒

Existing Zoning: C-1 Proposed Zoning: C2-87037 Square Footage Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No ☒

Existing Land Use: MC Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes ☒ No _____ Article Number(s) 27- 4.2.32

Special Land Use Request(s): Late night Thur, Fri, Sat

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

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

Case No.: SLUP-22-1245448

Parcel I.D. #: 16-193-04-006

Address: 8002 ROCKBRIDGE RD

LITHONIA, GA 30058

WATER:

Size of existing water main: 8" (likely adequate) (adequate/inadequate)

Distance from property to nearest main: on parcel

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Yellow River

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

Water Treatment Facility: Pole Bridge (x) adequate () inadequate

Sewage Capacity: 20 (MGPD)

Current Flow: 7.8 (MGPD)

COMMENTS:

May need sewer capacity approval if expanding or moving to a new space.

Signature: _____



2/7/2022

To: Mr. Brandon White, Planning Manager
From: Ryan Cira, Environmental Health Director
Cc: Alan Gaines, Technical Services Manager
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.

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.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/7/2022



N.8

Z-22-1245427 2022-1175/16-037-02-004

1726 Panola Road, Stone Mountain, GA 30088

Amendment

- Septic system installed on property (Date: 08/21/1991). DeKalb County Public Health prohibit use of on-site sewage disposal systems for food service establishment.
- Please review general comments.

N.9

LP-22-1245408 2022-1176/18-108-07-001

1493 LaVista Road, Atlanta, GA 30324 and 1501 LaVista Road, Atlanta, GA 30324

Amendment

- Please review general comments.
- Surrounding area indicated to have septic system installation.

N.10

SLUP-22-124508 2022-1178 18-108-07-001

8002 Rockbridge Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- Surrounding properties indicated with septic system installed.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/7/2022

Zoning Comments – Feb. 2022

- N1. No comment
- N2. McAfee Road is classified as a collector road. Miter right of way at corner to allow for ADA ramps. Please note that DeKalb Transportation has recently acquired right of way and easements for the construction of sidewalks along McAfee. Make sure the survey is updated with the changes to ensure no impacts future setback requirements.
- N3. No comment
- N4. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Misty Valley Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Miter right of way to allow for ADA ramps at the corner of Misty Valley at Glenwood. Glenwood is classified as a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike and OR a 10 for multiuse path (preferred), pedestrian scale street lighting required. No poles or utility obstructions (including guy wires) to remain within the pedestrian/bike facilities. Interior street must be private. Section 14-200(6)- watch required street spacing. Hard to tell if you have enough offset on the plans submitted but the offset may come up at the land development stage. Ensure intersection and stopping sight distance for the new road and Misty Valley during permitting.
- N5. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Old Rockbridge Road is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Rockbridge Road is a minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. If installing a gate, there needs to be a queueing area for entry and a place to turn around if entry is not granted. We cannot have cars backing out onto Rockbridge Road.
- N6. No Comment
- N7. No Comment
- N8. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Panola Road is classified as a major arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N9. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. LaVista Road is state route 236. GDOT review and approval required prior to land development permitting. Lavista Road is classified as minor arterial. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required. Only one access point will be allowed onto LaVista Road.
- N10. No Comment

- N11. Please see chapter 5 of the zoning code and chapter 14 of the land development code for required infrastructure improvements. Unable to comment about specifics without site plan. Shadowridge Drive is classified as a local road. Right of way dedication of 27.5 feet from centerline or such that all public infrastructure is within right of way, 6-foot landscape strip, 5-foot sidewalk, pedestrian scale street lighting required. Moreland Ave. is SR 42. GDOT review and permits required prior to land development permitting. Moreland Ave. is classified as minor arterial. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within right of way, 10-foot landscape strip, 6-foot sidewalk with a 4-foot bike lane OR a 10-foot multiuse path (preferred), pedestrian scale street lighting required.
- N12. No Comment



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**

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, 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. Low Impact Development features/ Green Infrastructure shall be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated 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** 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.



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-22-1245448 Parcel I.D. #: 16-193 . 04-006

Address: 8002 Rockbridge Rd
Stone Mtn
30058

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

NEXT STEPS

Following an approval of this zoning action, one or several of the following 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.)*

Overlay Review *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*

Historic Preservation *(Certificate of Appropriateness required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*

Variance or Special Exception *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*

Minor Modification *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*

Major Modification *(Required submittal of a complete zoning application for a public hearing if there are any proposed 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 of application, fees and supporting documents. Please consult with the appropriate department/division.