

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: N4-2024-0108 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: Denial.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Two-cycle deferral.

STAFF ANALYSIS: The subject business is a special events center currently operating in suite 10 within the Spring Mill Village Shopping Plaza and proposes 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. There remains uncertainty regarding the alignment of the proposed events with the residential zoning and their integration into the surrounding community, as indicated by the materials accompanying the application. The absence of representation by the applicant during the Community Council meeting has been noted, with concerns raised by community members regarding potential noise disturbances and safety issues, notably an instance of exceeding venue capacity. Staff recommends a two-cycle deferral to afford the applicant adequate time to address these concerns. Upon review of Section 7.4.6 of the *Zoning Ordinance*, the Planning & Sustainability Department recommends a “Two-cycle deferral to the July 2024 zoning agenda to allow time for the applicant to submit updated materials”.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 8-0-2. Applicant did not show up.

DeKalb County Department of Planning & Sustainability

178 Sams Street,

Decatur, GA 30030

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

Planning Commission Hearing Date: March 5, 2024

Board of Commissioners Hearing Date: March 28, 2024

STAFF ANALYSIS

Case No.:	SLUP-24-1246803	Agenda #: 2024-0108
Location/Address:	6009 Memorial Drive	Commission District: 04 Super District: 07
Parcel ID(s):	18 072 02 071	
Request:	Special Land Use Permit to operate a special events facility until 2:30 AM within the C-1 (Local Commercial) Zoning District	
Property Owner(s):	Spring Mill Village LLC	
Applicant/Agent:	John Koryan	
Acreage:	7.35	
Existing Land Use:	Event center within strip mall	
Surrounding Properties:	North: C-1 East: MR-2 South: R-100 West: C-2	
Comprehensive Plan:	CRC (Commercial Redevelopment Corridor) <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	

Staff Recommendation: TWO-CYCLE DEFERRAL

The subject business is a special events center currently operating in suite 10 within the Spring Mill Village Shopping Plaza and proposes 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.

There remains uncertainty regarding the alignment of the proposed events with the residential zoning and their integration into the surrounding community, as indicated by the materials accompanying the application. The absence of representation by the applicant during the community council meeting has been noted, with concerns raised by community members regarding potential noise disturbances and safety issues, notably an instance of exceeding venue capacity. Staff recommends a two-cycle deferral to afford the applicant adequate time to address these concerns.

The location has sufficient land area for the proposed use including adequate off-street parking within the shopping center parking lot as most other businesses will be closed during late night hours. However, the property's proximity 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 require additional information regarding existing or proposed sound mitigation efforts to ensure there is adequate separation of uses, in addition to a forested land strip.

The proposed extension of operating hours until 2:30 AM aligns well with neighboring businesses, notably the adjacent lounge operating under a similar SLUP. The proposal could support the *Comprehensive Plan* by promoting commercial use between businesses and aid in revitalizing the CRC (Commercial Redevelopment Corridor) land use rea.

The suite meets safety standards and code requirements for pedestrian and automotive access with two points of egress and appropriate emergency exits. The proposed use may align with the zoning district's requirements and may be consistent with adjacent businesses, including a neighboring lounge operating under similar parameters. Adequate provisions are in place for refuse and service areas, ensuring smooth operations without causing disruptions to the surrounding environment.

As the SLUP pertains to extended operating hours rather than construction, there are no concerns regarding building scale, massing, or shadow impacts. The proposed use does not affect historic buildings, sites, districts, or archaeological resources. Existing public services and facilities may be deemed sufficient, however additional information is required from the applicant. There is minimal impact on traffic flow anticipated.

The applicant should supply additional information to ensure the rear area of the plaza is not utilized for events, describe existing and proposed sound-proofing measures, and provide details regarding proposed security to prevent loitering or other adverse impacts. Therefore, upon review of Section 7.4.6 of the *Zoning Ordinance*, the Planning & Sustainability Department recommends two-cycle deferral to allow time for the applicant to submit updated materials.

ZONING COMMENTS FEBRUARY 2024

N1 & N2- 3744 Redan Road- This section of Redan Road is classified as a local road. (The Planning Department may want to look into this because I believe it is a typo on the map.) With a local road: Minimum right of way dedication of 27.5 feet from centerline OR such that all required public infrastructure is within right of way, whichever greater. Requires 12 foot travel lane with curb and gutter, a 6 foot landscape strip (with at least 5 feet between the back of curb and the sidewalk), pedestrian scale street lights (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov). All interior streets are required to be private streets. Be sure to watch the required separation of access points in Code Section 14-200 (6). This minimum spacing applies to access points on both sides of the road. Verify access point has stopping and intersection sight distances at time of permitting.

N3. 2209 Lawrenceville Hwy. Add 5 foot sidewalks on White Blvd five feet from the back of curb along property frontage. Add pedestrian scale street lighting on all property frontages. (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov) Verify property lines (property corner shown in the roadway). Dedicate right of way to 8 feet behind curb for sidewalk and street light installations.

N4. 6009 Memorial Drive. No comments

N5. 2020 & 2030 Moreland Ave. Moreland Ave is SR 42. Requires GDOT review and approval prior to permitting. Moreland Ave is a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within the State/County right of way, whichever greater. Requires a 10 foot landscape strip (with 5 feet of the landscape strip between the back of the sidewalk and the curb), a 10 foot multiuse path, and pedestrian scale lighting. (Street Light Engineer: Herman Fowler at hefowler@dekalbcountyga.gov) Only one access point will be allowed on Hillcrest Drive. Be sure to consult with DeKalb County Code Section 14-200 (6) for minimum driveway spacing. This applies to drives on both sides of the street. Hillcrest 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 the right of way. A local street requires a 12 foot travel lane with curb and gutter, 6 foot landscape strip and a 5 foot sidewalk. Verify access points have stopping and intersection sight distances at time of permitting.

2/5/2024

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
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.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

2/5/2024

N.1 LP-24-1246832 15-220-01-026

3744 Redan Road, Decatur, GA 30032

- Please review general comments.

N.2 Z-24-1246799 15-220-01-026

3744 Redan Road, Decatur, GA 30032

- Please see general comments.

N.3 SLUP-24-1246801 / 18-100-01-004

2209 Lawrenceville Hwy, Decatur, GA 30033

- Please see general comments.

N.4 SLUP-24-1246803/ 18-072-02-072

6009 Memorial Drive, Ste 10, Stone Mountain, GA 30083

- Please review general comments.

**N.5 SLUP-24-1246804 15-081-01-003, 15-081-01-004, 15-081-01-036,15-081-01-006,
15-081-01-007**

2020 & 2030 MORELAND AVENUE and 1022 & 1032 HILLCREST DRIVE ATLANTA, GA 30316

- Please review general comments.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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:

- Transportation/Access/Row

- Storm Water Management

- Flood Hazard Area/Wetlands

- Landscaping/Tree Preservation

- Tributary Buffer

- **Fire Safety**



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-24-1246803 Parcel I.D. #: 18-072 02-072
Address: 6009 Memorial Dr. STE
Stone Mountain, Georgia 30083

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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: There are no Traffic Engineering concerns at
this time.

Signature: _____



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: SLUP-24-1246803

Parcel I.D. #: 18-072-02-071

Address: 6009 Memorial Dr., Stone Mountain, GA 30083.

Drainage Basin: Barbashela Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: None.

Required detention facility(s): No detention required.

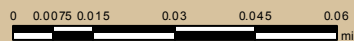
COMMENTS:

This SLUP application is for extension of time of business operations. No road or drainage concerns.

Signature: _____



DeKalb County Parcel Map

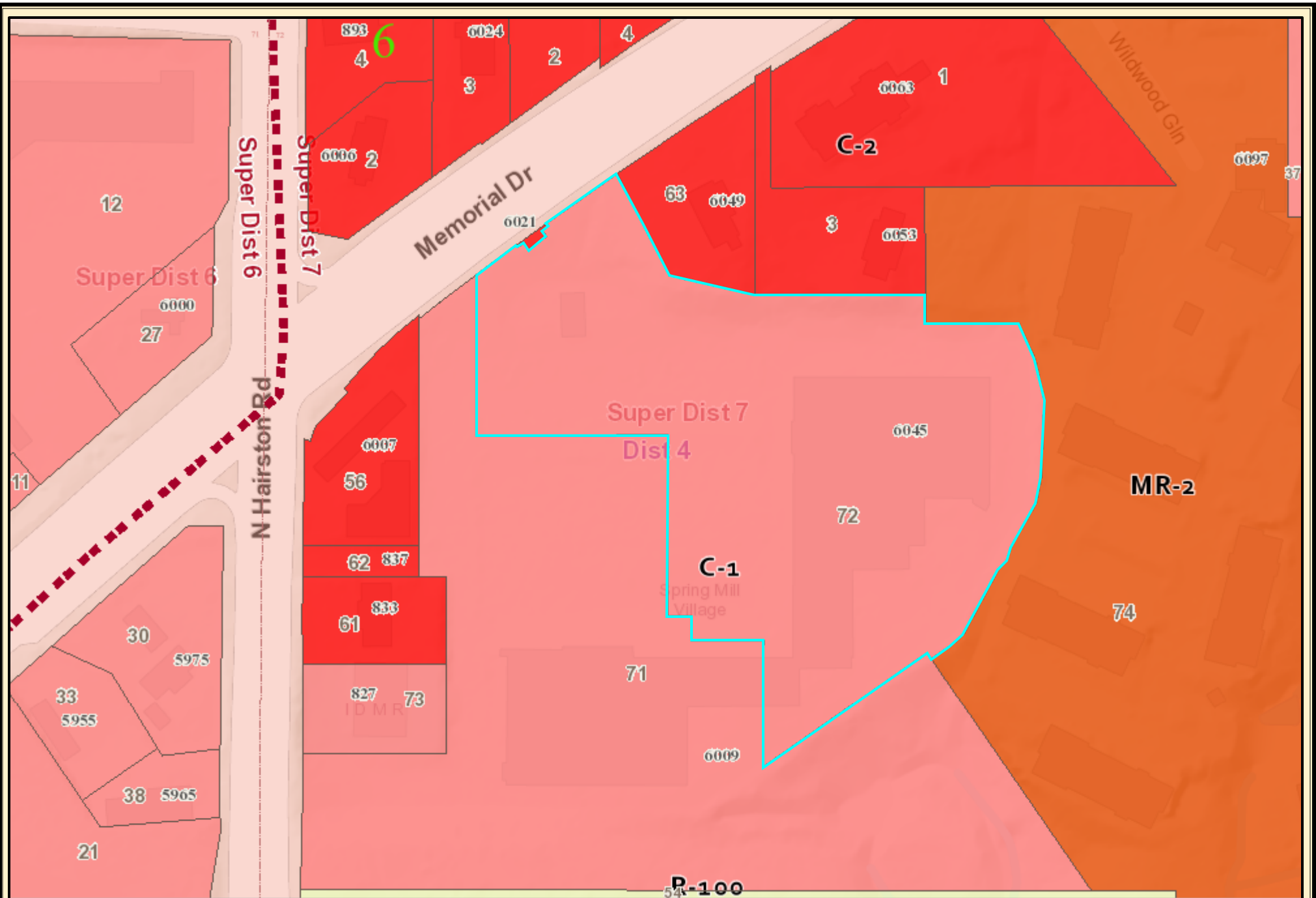


Date Printed: 2/15/2024



DeKalb County GIS Disclaimer

The maps and data, combined on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06
mi

Date Printed: 2/15/2024



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



DeKalb County
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 12/21/2023 Application No: _____

APPLICANT NAME: John Koryan

Daytime Phone: 404-552-9096 E-Mail: johnkoryan@gmail.com

Mailing Address: 3009 Boulder Creek Rd Snellville, GA 30039

Owner Name: John Koryan
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-552-9096 E-Mail: johnkoryan@gmail.com

Mailing Address: 3009 Boulder Creek Rd Snellville, GA 30039

SUBJECT PROPERTY ADDRESS OR LOCATION: 6009 Memorial drive (Ste 10)
Stone Mountain, GA 30083 DeKalb County, GA _____

Parcel ID: _____ Acreage or Square Feet: 4.151^{SF} Commission Districts: 4

Existing Zoning: _____ Proposed Special Land Use (SLUP): ✓

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: ✓ Agent: _____

Signature of Applicant: _____

John Koryan

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.

2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.

3. Submit: **Application** - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:

A. **Application form** with name and address of applicant and owner, and address of subject property;

B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

C. **Letter of application and impact analysis**

1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

E. **Campaign disclosure statement** (required by State law).

F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following

- boundaries of subject property;
- dimensioned access points and vehicular circulation drives;
- location of all existing and proposed buildings, structures, setbacks and parking;
- location of 100-year floodplain and any streams;
- notation of the total acreage or square footage of the subject property;
- landscaping, tree removal and replacement, buffer(s); and
- site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

H. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

I. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

J. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered 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, and unless the application is in compliance with all applicable regulations in Article 4.

- 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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

This SLUP application is only for extending hours of operation for an existing business for 2 more hours (12:30 am to 2:30 am). As shown on my site map, the suite sits in the middle of the Spring Mill Village Shopping Plaza. It's on adequate land area. There is plenty of open space, off-street parking, buffer zones. It meets all the requirements of the zoning district to be open until 2:30 pm.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

From installing soundproof walls to having a police officer on duty from 12:30 am until 2:30am, I am confident that the proposed use is in compatibility to adjacent properties and land uses in the district. For example, my adjacent neighbor is a Lounge (Select lounge) that currently has a SLUP permit to be open until 2:30 am. It is the only business open that late. Therefore, if I am able to operate for 2 more hours, then it will be in compatibility with his property. Regarding compatibility with land uses in the district, this shopping plaza is zoned for business operating until 2:30am. There is no smoking allowed in my business and we don't deal with chemicals for any odor, nor do we deal with dirt to have any dust. However, regarding volume and vibration, I will install a soundproof wall and keep the door closed which will keep all sound inside. The on-duty police officer will make sure nobody is out in the parking lot. With only 1 other business open until 2:30 am, there is plenty of parking spaces in the Shopping Plaza to there will be no problem with congestion.

- C. Adequacy of public services, public (or private) facilities, public and private streets(including considerations of traffic carry capacity) and utilities to serve the use contemplated.

Memorial drive and South Hairston Road are the 2 intersecting streets that borders the Spring Mill Village Shopping Plaza where my suite is located. Anyone can easily make a right turn off South Hairston or a right turn off Memorial drive and turn into the Spring Mill Village Shopping Plaza where the suite is located. There is a steady flow of traffic on these two streets. Customers will be able to enter the shopping plaza without adding to the usual traffic carry capacity on these streets during our operating hours.

- 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.

Memorial drive and South Hairston Road are the 2 intersecting streets that borders the Spring Mill Village Shopping Plaza where my suite is located. Anyone can easily make a right turn off South Hairston or a right turn off Memorial drive and turn into the Spring Mill Village Shopping Plaza where the suite is located. There is a steady flow of traffic on these two streets. Customers will be able to enter the shopping plaza without adding to the usual traffic carry capacity on these streets during our operating hours.

- E. 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 suite has two points of egress, but only one point of ingress- one door is an emergency door that only opens outward. Because this is an existing business with a business license it has gone through all the appropriate inspections and meet all Life Safety standards and Code.

- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

Opening for an extra two hours will not create any adverse impacts on any adjoining land. With soundproof walls and the door closed, there will be no hearing of loud music on the outside. With a police officers and security guards on duty, nobody will be allowed to walk around or wait out in the parking lot. You will have to either enter the facility or get in your car and drive home.

- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Operating an extra 2 hours from 12:30am to 2:30 am is consistent with the requirements of the zoning district classification where my suite is located. Select Lounge next door to me recently opened and have a SLUP permit and share the same zoning district as me. If they were able to successfully get their business license and SLUP permit then me operating an extra 2 hours will be consistent with zoning requirements.

- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

My Comprehensive Plan and my plan since I started my business was to operate an Event Center. My operating an extra 2 hours is still consistent with that comprehensive and original plan. Me operating an Event Center for an extra 2 hours does not conflict or detract from my Comprehensive and original plan which is to operate and an Event Center.

- I. Whether there is adequate provision of refuse and service areas.

There is adequate provision of refuse and service area.

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

The length of time for which the special land use permit is granted should not be limited for any duration of time. Whether that limitation is daily. Weekly, or seasonal. If I am granted a special land use permit to operate for an extra 2 hours, then that time span should no way be limited.

- K. Whether 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

This is a SLUP to be open an extra 2 hours. My current suite is in the Spring Mill Village Shopping plaza. I'm not building anything. Operating and extra 2 hours will not create any shadow impact on any adjoining lot or building. Again, this is not a SLUP to build a building.

- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed use of this SLUP application is for me to extend my operating hours until 2:30am. This operating time extension will in no way adversely affect any historic buildings, sites, districts and archaeological resources.

- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use of extending my operating hours to 2:30 am satisfies the requirements contained within the supplemental regulations of this special land use permit.

- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

The proposed use of extending my operating hours by 2 hours will be consistent with the needs of the neighborhood or the community because it will allow my patrons to start their birthdays, wedding showers, and host of other events at 8 or 9 pm and have a full 6 hours to enjoy the event. The community will benefit from not having to be rushed to leave at 12:30am.

John Koryan Event Center
Notice of Special Land Use Permit
Application Community Meeting

Greetings:

I am planning to apply for a Dekalb County Special Land Use Permit to have a late-night establishment at 6009 memorial drive, Stone Mountain Ga 30083 suite 10. Find out more about the project, ask questions, and voice your opinion at the following community meeting:

Date: Wednesday, December 13, 2023

Time: 6:30pm Eastern (US and Canada)

Location: 6009 memorial drive, Stone Mountain GA 30083 suite 10

If you have any questions about the meeting, please call 404-552-9096 or email johnkoryan@gmail.com.

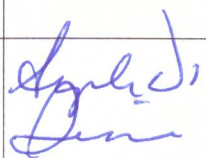




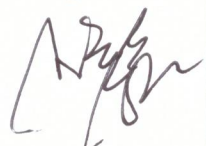
We look forward to seeing you there!

Sincerely,


John Koryan

John Koryan Event Center Community Meeting

December 13, 2023

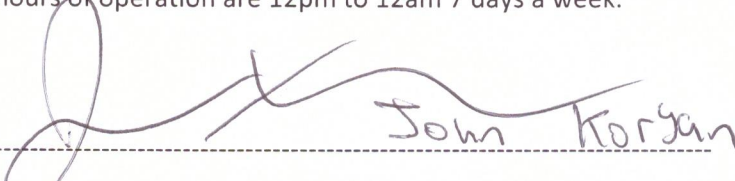
Name	Phone Number	Email	Check-in Time	Date	Signature
Angela Simon	4/298-9166	adsimon @bellsouth .net	6:46pm	12-13-2023	
Henderson L. Maddox Sherry Maddox	4/732-3426	mathtutorials22 @gmail.com sherry9597 @att.net	6:47pm	12-13-2023	
Joachim Rick	404-514-3488	joachim.e. rick@gmail.com	6:46 pm	12-13-2023	
Brooks Campo	518- 554- 8064	XXXXXX	6:46	12/13/ 23	
Kya Campo	↓	Kya.punge @gmail.com	6:46	12/13/ 23	
Priscilla Alvarcon		mary 604 @gmail.com	6:46 pm	12/13/ 23	
STEVE GOSS	404- 454- 2736	stevegoss radio @gmail. com	6:46p	12/13/23	

Patti
Higgins-Thomson
770
310 5921

6:30 12/13/23 

LETTER OF APPLICATION

The proposed zoning classification is a late-night establishment. I want to extend my current event center business hours from 12:30 am until 2:30 am. The existing use of the property is an Event Center. The event center is one unit and the size of 4,151 square feet. There is only one employee. The current hours of operation are 12pm to 12am 7 days a week.



Owner

12/17/23

Date

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered 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, and unless the application is in compliance with all applicable regulations in Article 4.

- 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, transitional buffer zones, 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, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- 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. 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.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: 12-20-2023

TO WHOM IT MAY CONCERN:

(I), (WE) Spring Mill Village, LLC
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

Frances Chapin
Name of Agent or Representative

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

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024

Mary Reeves
Notary Public

Frances Chapin
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

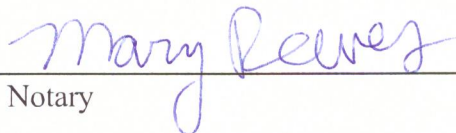
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No ☒ *

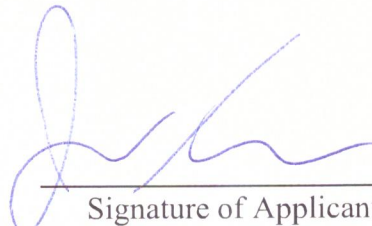
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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



Notary

 12/20/23

Signature of Applicant /Date

Check one: Owner ☒ Agent _____

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business _____ Existing Business ☒. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes ☒ No _____ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes _____ No ☒
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following:
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.

<div>SCOPE OF WORK</div> <div>CONVERTING RETAIL SPACE INTO BANQUET HALL. NO COOKING WILL BE DONE IN THE SUITE EXISTING MECHANICAL PLUMBING AND ELECTRICAL TO REMAIN.</div>	<div>JOHN KORYAN EVENT CENTER</div> <div>6009 MEMORIAL DR. SUITE 10 STONE MOUNTAIN, GA DEKALB COUNTY</div>		<div>GENERAL NOTES</div> <div><div>1. ALL DETAILS OF CONSTRUCTION SHALL CONFORM WITH THE EDITION OF THE BUILDING CODE AND ALL LOCAL PRESIDING BUILDING CODES AND LEGAL REQUIREMENTS.</div><div>2. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING AND TEMPORARY SUPPORTS, ETC. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF SHEATHING, STRUCTURAL ELEMENTS AND FINISH MATERIALS.</div><div>3. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLD DOWNS, EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO ORDERING MATERIALS.</div><div>4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, DEMOLITION MEANS AND METHODS ON THE PROJECT. THE OWNER AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY OR NEGLIGENCE ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS ON THE JOB.</div><div>5. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER AND THE PROJECT CONSULTANTS IF REQUESTED.</div><div>6. ANY CHANGES TO THE DESIGN, AFTER ISSUANCE OF A BUILDING PERMIT, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.</div><div>7. DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.</div><div>8. ACTUAL EG SHOP DRAWINGS FOR THIS SPECIFIC PROJECT MAY VARY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.</div><div>9. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED. "CLEAR" DENOTES FINISH TO FINISH DIMENSIONS.</div><div>10. ALL INTERIOR WALLS SHALL BE 3-3/8" 20 GAUGE METAL STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. SEE WALL TYPES, SHEET A1.</div><div>11. ALL EXTERIOR WALLS SHALL BE AS NOTED AS NOTED ON PLANS.</div><div>12. MOUNT FIRE EXTINGUISHERS LISTED IN SPECIFICATIONS AT LOCATIONS DIRECTED BY FIRE DEPARTMENT. PROVIDE ADDITIONAL IF REQUIRED BY THE FIRE DEPARTMENT.</div><div>13. POST OCCUPANT LOAD SIGN LISTED IN SPECIFICATIONS PER LOCAL GOVERNING AGENCY REQUIREMENTS.</div><div>14. SEE EQUIPMENT DRAWINGS FOR FURNITURE AND EQUIPMENT LOCATIONS.</div><div>15. TOILET WALLS TO HAVE FULL SOUND BATTIS.</div><div>16. INSTALL ADDRESS NUMBERS PER SPECIFICATIONS OR LOCAL GOVERNING AGENCY DIRECTION.</div><div>17. FURNISH AND INSTALL BACKING FOR ALL FIXTURES AND EQUIPMENT AS INDICATED.</div><div>18. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WHO SHALL REVIEW THEM AND PROVIDE A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THESE SUBMITTAL ITEMS MUST THEN BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE AS FOLLOWS:</div></div>
<div>VICINITY MAP</div> <div></div>	<div>KEY PLAN</div> <div></div>		
<div>APPLICABLE CODES</div> <div>2012 INTERNATIONAL BUILDING CODE IV 6A. AMENDMENTS 2012 INTERNATIONAL FIRE CODE IV 6A. AMENDMENTS 2012 INTERNATIONAL PLUMBING CODE IV 6A. AMENDMENTS 2012 INTERNATIONAL MECHANICAL CODE IV 6A. AMENDMENTS 2014 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FUEL GAS CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE IV 6A. AMENDMENTS 2012 NFPA 901 - LIFE SAFETY CODE IV STATE AMENDMENTS 2010 ADA STANDARDS</div>	<div>OCCUPANT LOAD</div> <div>BUILDING TYPE: TYPE II-B BUILDING FLOOR AREA: 4184 SQ.FT. STORIES: 1 STORY SCOPE OF WORK SPRINKLERS: NO OCCUPANCY TYPE: ASSEMBLY BUILDING USE: BANQUET HALL OCCUPANT LOAD: 218 PERSON * 5334 SQ.FT. / 5 SQ.FT PERSON BANQUET AREA 1 PERSON * 874 SQ.FT / 500 SQ.FT PERSON STORAGE AREA 8 PERSON * 354 SQ.FT / 500 SQ.FT PERSON EMPLOYEE AREA TOTAL MAX. OCCUPANCY 218 PERSON</div>	<div>GENERAL LEGEND</div> <div><div> GRID BUBBLE</div><div><div>DETAIL NO. 1111</div><div>SHEET NO. 1111</div></div>SECTION BUBBLE</div> <div><div>DETAIL NO. 1111</div><div>SHEET NO. 1111</div></div> DETAIL REFERENCE BUBBLE	

TRAFFIC ARROW

DOOR NUMBER

WINDOW NUMBER

ROOM NUMBER

SHEET NOTE

REVISION NUMBER

WORK POINT

ELEVATION DATUM

Infinity
DESIGN GROUP

JOHN KORYAN EVENT CENTER

6009 MEMORIAL DR.
SUITE 10
STONE MOUNTAIN, GA

REVISIONS:

DRAWING INDEX

DATE	SHEET #	SHEET TITLE	REVISION DATE:
		GENERAL DRAWINGS	
		COVER SHEET	
		ARCHITECTURAL DRAWINGS	
		A-11 EXISTING FLOOR PLAN	
		A-21 PROPOSED FLOOR PLAN	
		A-31 LIFE SAFETY PLAN	

PROFESSIONAL SEAL



RELEASED FOR CONSTRUCTION

DESIGNED MDA	DRAWN MDA
DATE MDA	SCALE 1/4" = 1'-0"
CS-1	

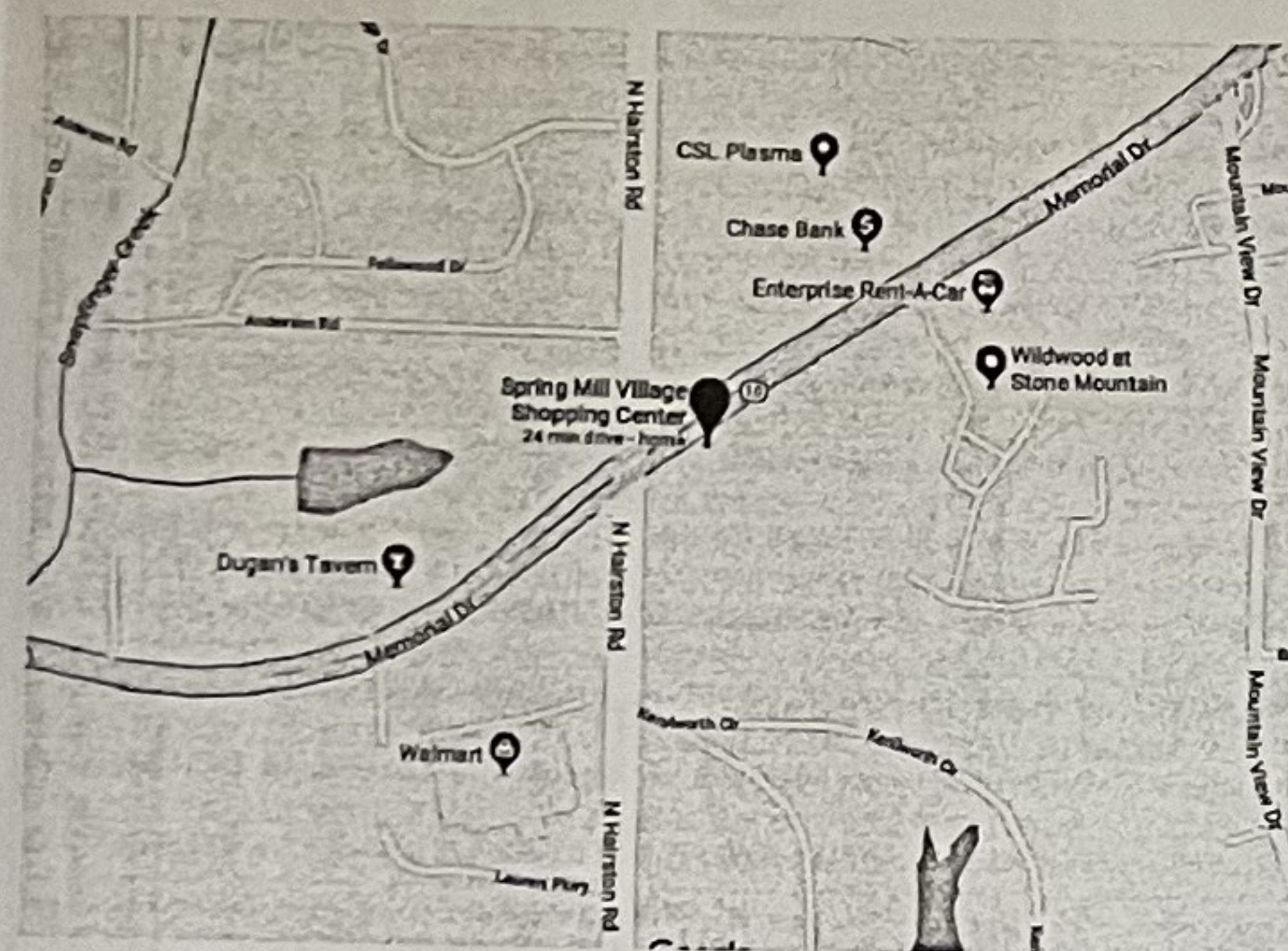
SCOPE OF WORK

CONVERTING RETAIL SPACE INTO BANQUET HALL.
NO COOKING WILL BE DONE IN THE SUITE
EXISTING MECHANICAL PLUMBING AND ELECTRICAL TO REMAIN

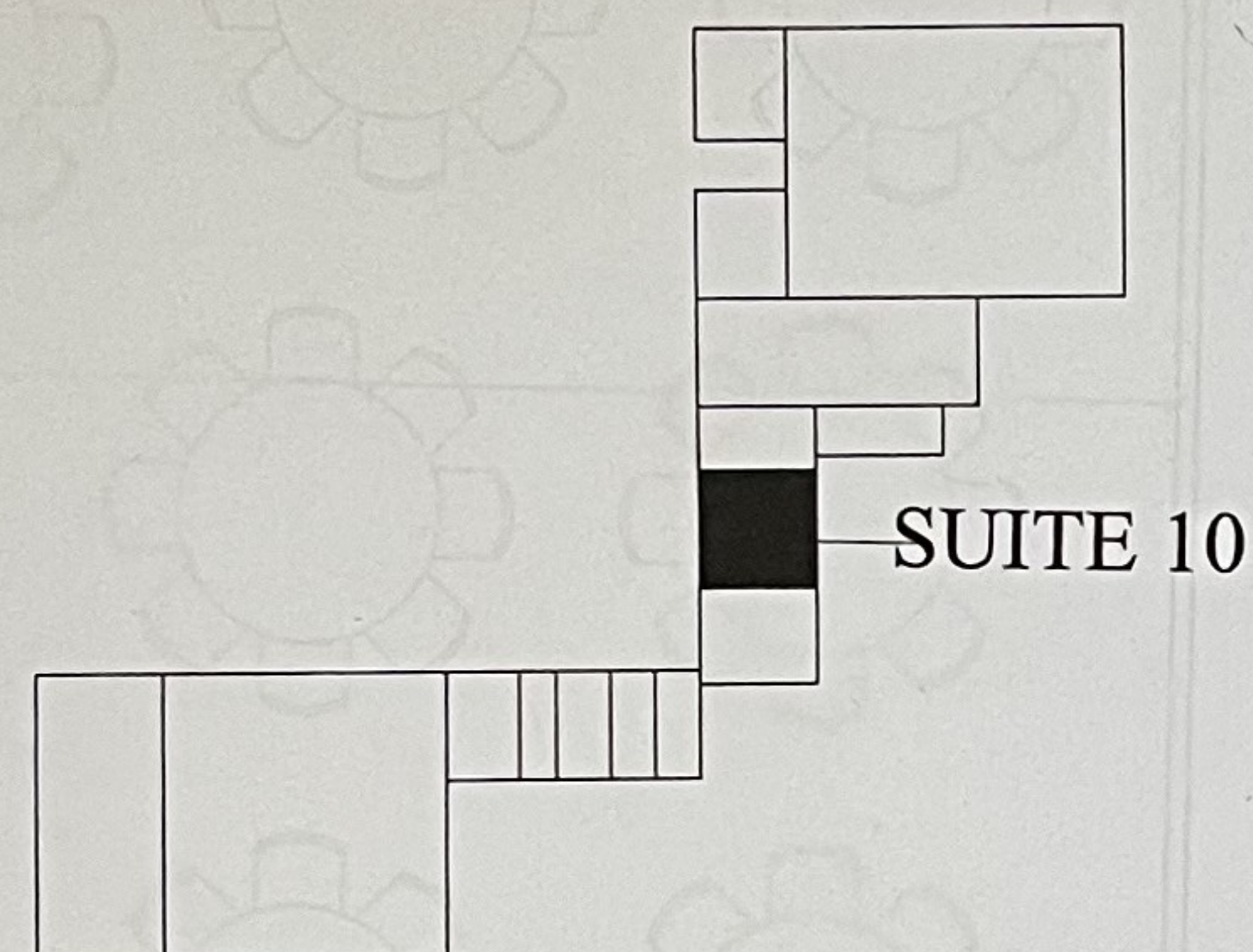
JOHN KORYAN EVENT CENTER

6009 MEMORIAL DR.
SUITE 10
STONE MOUNTAIN, GA
DEKALB COUNTY

VICINITY MAP



KEY PLAN



GENERAL NOTES

1. ALL DETAILS OF CONSTRUCTION SHALL CONFORM WITH THE EDITION OF THE BUILDING CODE AND ALL LOCAL PRESCRIBING BUILDING CODES AND LEGAL REQUIREMENTS
2. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACINGS, SHORINGS AND TEMPORARY SUPPORTS, ETC. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF SHEATHING, STRUCTURAL ELEMENTS AND FINISH MATERIALS.
3. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, LOCATION OF NEW FRAMING MEMBERS, LINES OF SUPPORT, LOCATIONS OF ANCHOR BOLTS, HOLD DOWNS, EXISTING SITE CONDITIONS AND UTILITIES PRIOR TO ORDERING MATERIALS.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION, DEMOLITION MEANS AND METHODS ON THE PROJECT. THE OWNER AND HIS CONSULTANTS SHALL NOT BE RESPONSIBLE FOR HOW THE WORK IS PERFORMED, SAFETY OR NEGLIGENT ACTS OR OMISSIONS BY THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS ON THE JOB.
5. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MATERIALS, AS REQUIRED BY CODE, ARE TESTED BY INDEPENDENT LABORATORIES AND THAT RESULTS ARE FURNISHED TO LOCAL BUILDING AUTHORITIES, OWNER AND THE PROJECT CONSULTANTS IF REQUESTED.
6. ANY CHANGES TO THE DESIGN AFTER ISSUANCE OF A BUILDING PERMIT, SHALL BE SUBMITTED TO THE PRESIDING BUILDING AGENCY FOR APPROVAL BY THE GENERAL CONTRACTOR.
7. DOCUMENTS MARKED "BID DOCUMENTS" SHALL NOT BE USED FOR CONSTRUCTION.
8. ACTUAL EQ SHOP DRAWINGS FOR THIS SPECIFIC PROJECT MAY VARY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE SUPPLIERS FOR THE MATERIALS REPRESENTED BY SHOP DRAWINGS.
9. ALL DIMENSIONS TO FACE OF STUD UNLESS OTHERWISE NOTED. "CLEAR" DENOTES FINISH TO FINISH DIMENSIONS.
10. ALL INTERIOR WALLS SHALL BE 3-5/8" 20 GAUGE METAL STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. SEE WALL TYPES, SHEET A1.
11. ALL EXTERIOR WALLS SHALL BE AS NOTED AS NOTED ON PLANS.
12. MOUNT FIRE EXTINGUISHERS LISTED IN SPECIFICATIONS AT LOCATIONS DIRECTED BY FIRE DEPARTMENT. PROVIDE ADDITIONAL IF REQUIRED BY THE FIRE DEPARTMENT.
13. POST OCCUPANT LOAD SIGN LISTED IN SPECIFICATIONS. PER LOCAL GOVERNING AGENCY REQUIREMENTS.
14. SEE EQUIPMENT DRAWINGS FOR FURNITURE AND EQUIPMENT LOCATIONS.
15. TOILET WALLS TO HAVE FULL SOUND BATTS.
16. INSTALL ADDRESS NUMBERS PER SPECIFICATIONS OR LOCAL GOVERNING AGENCY DIRECTION.
17. FURNISH AND INSTALL BACKING FOR ALL FIXTURES AND EQUIPMENT AS INDICATED.
19. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT WHO SHALL REVIEW THEM AND PROVIDE A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THESE SUBMITTAL ITEMS MUST THEN BE SUBMITTED TO THE BUILDING OFFICIAL. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. DEFERRED SUBMITTALS ARE AS FOLLOWS:


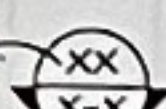








APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE IV GA. AMENDMENTS
2012 INTERNATIONAL FIRE CODE IV GA. AMENDMENTS
2012 INTERNATIONAL PLUMBING CODE IV GA. AMENDMENTS
2012 INTERNATIONAL MECHANICAL CODE IV GA. AMENDMENTS
2012 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL ALUMINUM DESIGNATION CODE IV GA. AMENDMENTS
2012 NFPA 101 - LIFE SAFETY CODE IV STATE AMENDMENTS
2010 ADA STANDARDS

OCCUPANT LOAD

BUILDING TYPE:	TYPE II-B
BUILDING FLOOR AREA:	4134 SQ/FT.
STORIES:	1 STORY SCOPE OF WORK
SPRINKLERS:	NO
OCCUPANCY TYPE:	ASSEMBLY
BUILDING USE:	BANQUET HALL

GENERAL LEGEND

		GRID BUBBLE
DETAIL NO. _____		SECTION BUBBLE
SHEET NO. _____		
DETAIL NO. _____		DETAIL REFERENCE BUBBLE
SHEET NO. _____		
		TRAFFIC ARROW
		DOOR NUMBER
		WINDOW NUMBER
		ROOM NUMBER
		SHEET NOTE
		REVISION
		WORK POINT
<i>2-20</i>		ELEVATION DATUM

PROJECT DIRECTORY

OWNER:

PLANNING DEPARTMENT:

BUILDING DEPARTMENT:

BUILDING USE

- EVENT SPACE WILL BE USED SEATED TABLE AND CHAIR EVENTS ONLY. NO STANDING/DANCING EVENTS ALLOWED.
- NO COOKING WILL BE DONE IN THE SUITE. THERE ARE NO EQUIPMENT LOCATED IN THE EMPLOYEE AREA. THERE ARE NO WARMING APPLIANCES OR SINKS. CLIENTS ARE ALLOWED TO BRING IN SMALL COLD FOOD ITEMS THAT CAN BE GIVEN TO GUESTS ON DISPOSABLE SILVERWARE & PLATES. CLIENTS ARE NOT ALLOWED TO BRING HOT FOOD IN DURING THEIR EVENT.
- EMPLOYEE ROOM WILL BE USED AS BREAK AREA AND TO SETUP FOR EVENTS. STORAGE OF TABLE LINEN AND PLASTIC WARE

PLUMBING FIXTURE CALC.

TOTAL OCCUPANTS: 219 PERSONS
TOTAL: 219 OCCUPANTS / 2 = 110 PER SEX

IBC REQUIRED RATIO

WATER CLOSET, MEN = 1 FIXTURE PER 125 OCCUPANTS,
WATER CLOSET, WOMEN = 1 FIXTURE PER 65 OCCUPANTS,
LAVATORIES, MEN = 1 FIXTURE PER 200 OCCUPANTS,
LAVATORIES, WOMEN = 1 FIXTURE PER 200 OCCUPANTS,
DRINKING FOUNTAINS, 1 FIXTURE PER 500 OCCUPANTS

REQUIRED FIXTURE NUMBER

WATER CLOSET: MEN = $110/75 = 2$ REQUIRED (2 PROVIDED)
WATER CLOSET: WOMEN = $110/75 = 2$ REQUIRED (2 PROVIDED)
LAVATORIES: MEN = $110/200 = 1$ REQUIRED (2 PROVIDED)
LAVATORIES: WOMEN = $110/200 = 1$ REQUIRED (2 PROVIDED)

DRAWING INDEX

[illegible]

Infinity

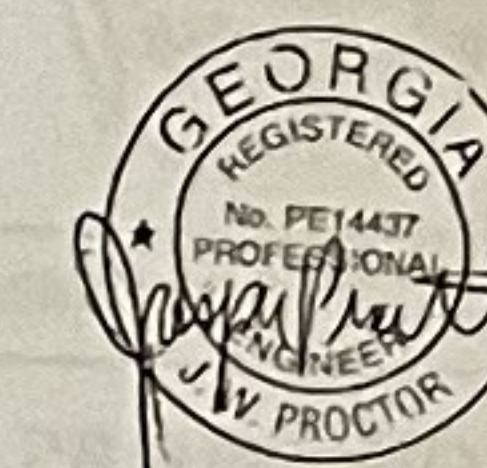
JOHN KORYAN EVENT CENTER

6009 MEMORIAL DR.
SUITE 10
STONE MOUNTAIN, GA

REVISIONS:

[illegible]

PROFESSIONAL FEEL

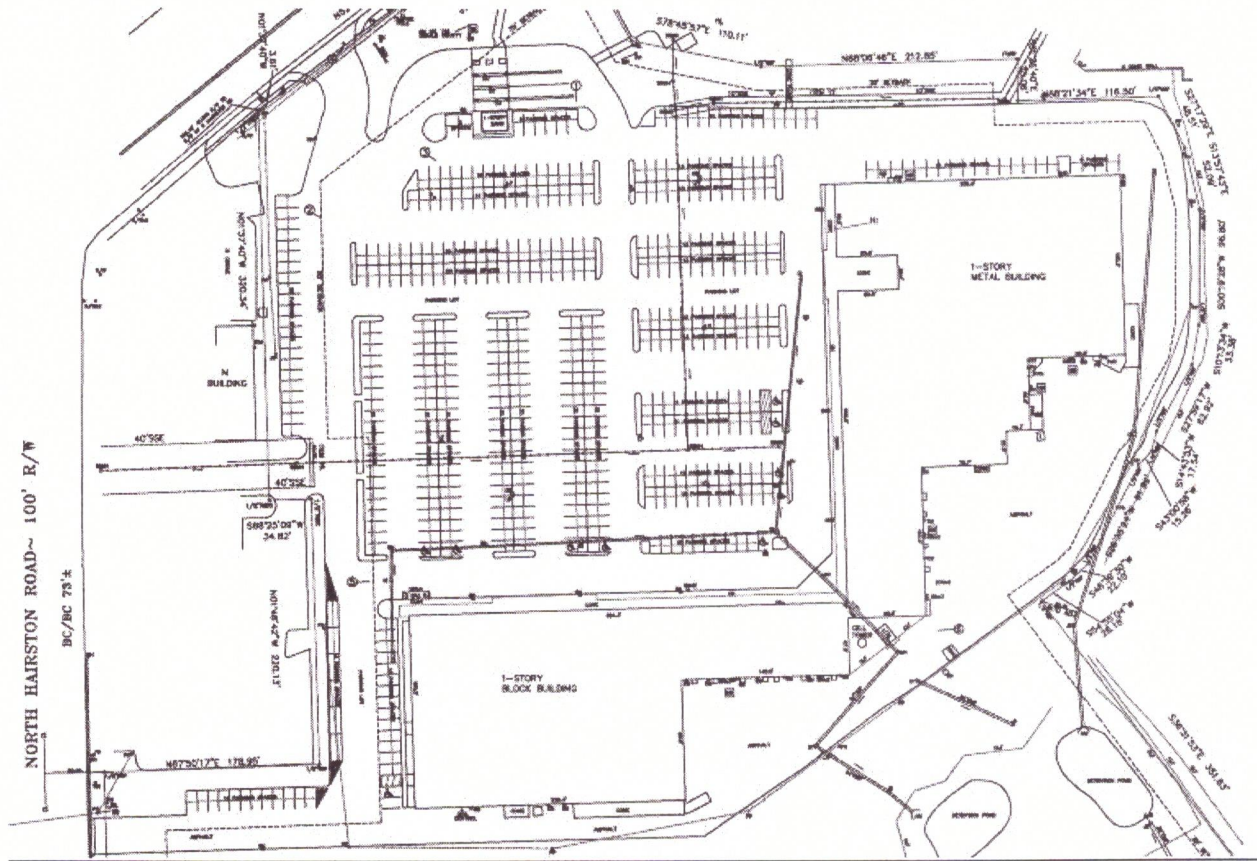


RELEASED FOR CONSTRUCTION

DESIGNER:	SHEET NO.: <div style="font-size: 2em; font-weight: bold; text-align: center;">CS-1</div>
MDA	
DATE	
MDA	
SCALE	

$1/4" = 1'-0"$

Exhibit "B"
SHOPPING CENTER SITE PLAN



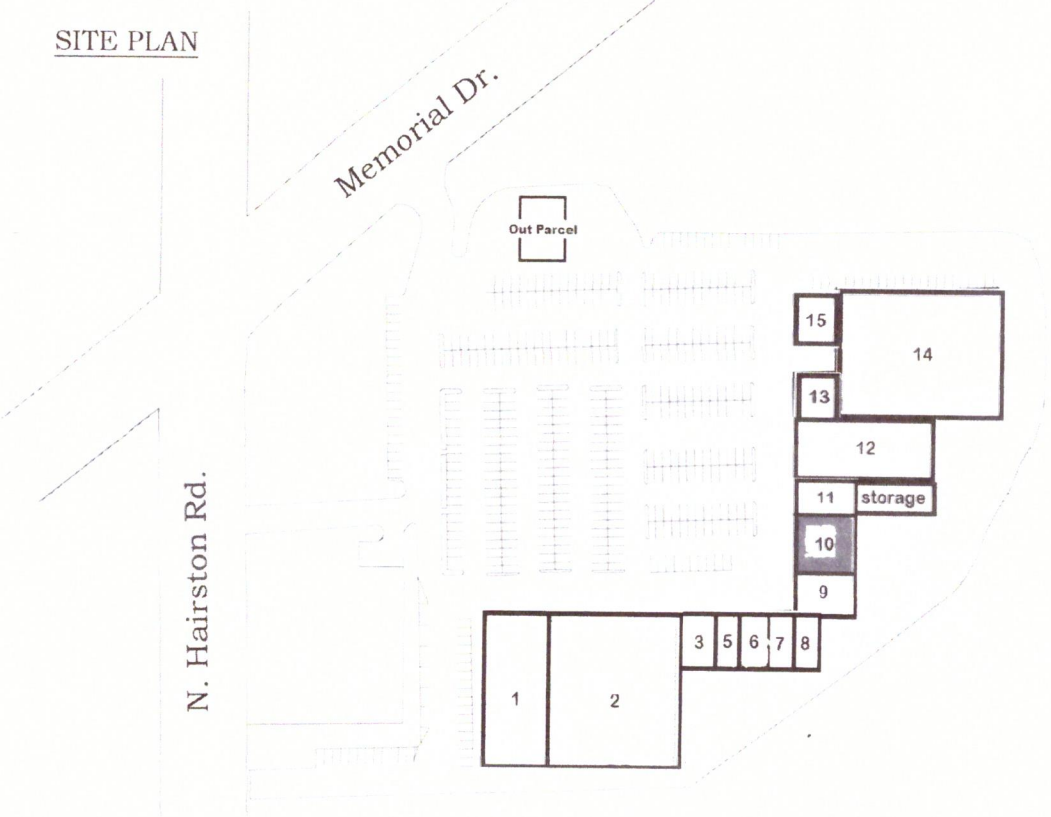
LL	T
----	---

EXHIBIT A – SITE PLAN

Exhibit A is intended only to show the general layout of the shopping center upon execution of this Lease. It does not in any way supersede any of Landlord's rights with respect to arrangements and/or locations of public parts of the Building and changes in such arrangements and/or locations. It is not to be scaled; any measurements or distances shown should be taken as approximate.

SPRING MILL VILLAGE
6009-6011 MEMORIAL DR.
STONE MOUNTAIN, GA 30083

SITE PLAN





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: John Koryan phone: 404 552 9096 Property Address: 6009 Memorial Drive Suite 10 Spring Mill Village shopping center

Tax Parcel ID: 18 072 02 071 Comm. District(s): 4 & 7 Acreage: .45

Existing Use: Special Event Facility close by 1230 am Proposed Use: Late Night Establishment/Nightclub

Supplemental Regs: YES Sec 4.2.32 DRI: NA

Rezoning: Yes No X

Existing Zoning: See above _____ Proposed Zoning: see above Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes___ No __X__

Existing Land Use: CRC Proposed Land Use: NA Consistent Inconsistent

Special Land Use Permit: Yes X No

To convert the existing Special Event Facility into a Late Night Establishment and Nightclub within the existing tenant space. No new construction is proposed.

Major Modification: NA

Existing Case Number(s): _____

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: 03/05/24** _____ BOC:
_____ 03/28/24** _____ Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): _____
Campaign Disclosure: ☒ Zoning Conditions: ☒ Community Council Meeting:
_____ 2/19/24* _____ Public Notice, Signs: ☒ Tree Survey, Conservation: ☒ Land
Disturbance Permit (LDP): _____ Sketch Plat: _____ Bldg. Permits: ☒ Fire Inspection:
_____ X _____ Business License: ☒ State License: _____ Lighting Plan: _____ Tent Permit:
_____ Submittal Format: NO STAPLES, NO BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for March 2024 agenda cycle would be 12/16/23** (This is estimated date as Board of Commissioners has not yet adopted 2024 calendar)**

****Filing Deadline for application is 12/23/23 (This is estimated date as Board of Commissioners has not yet adopted 2024 calendar)**

Review of Site Plan—NO SITE PLAN SUBMITTED

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
Open Space: _____ Setbacks: front ☒ sides ☒ side corner ☒ rear _____ Lot Size:
_____ X _____ Frontage: _____ X _____ Street Widths: _____ X _____ Landscape Strips: _____ X _____
Buffers: _____ Parking Lot Landscaping: ☒ Parking - Auto: _____ X _____ Parking - Bicycle:
_____ Screening: _____ X _____ Streetscapes: _____ X _____ Sidewalks: ☒ Fencing/Walls: _____ Bldg.
Height: ☒ Bldg. Orientation: _____ X _____ Bldg. Separation: _____ X _____ Bldg. Materials: _____ Roofs: _____
Fenestration: _____ X _____ Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter
Landscape Strip: _____

Possible Variances: ☒ No site plan was submitted so potential variances cannot be
determined _____

Comments: _____

Applicant will need to provide justification as to how proposed Late Night Establishment and Nightclub is compatible with surrounding commercial and single-family residential area. Must show compliance with C-1 zoning requirements including but not limited to minimum number of parking spaces per article 6. Must show compliance with supplemental regulations for Late Night Establishments per Section 4.2.32 of zoning ordinance. Address Special Land Use Permit (SLUP) criteria A through N indicating how proposed use is

DEPARTMENT OF PLANNING & SUSTAINABILITY

compatible with surrounding area including but not limited to noise, trash, loitering, crime, etc. Must provide a Letter of Entertainment clarifying that proposed land use is a “*Late Night Establishment/Nightclub*” and not a “*Special Event Facility*”. Proposed operating hours beyond 1230 am must comply with Alcohol Ordinance operating hours restrictions.

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 Special Land Use Permit (SLUP) application and concept plan. If the SLUP application were to be approved by the Board of Commissioners, the applicant would have to submit and obtain a certificate of occupancy for the building, a new alcohol license, and a new business license for a “Late Night Establishment/Nightclub”.

Planner: John Reid Date 11/15/23

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

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.
- 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.

Current Name of Business: John Koryan Event Center
 Previous Name of Business (if name has changed in past twelve (12) months):
 Address of Business: 6009 Memorial Drive, St. GA 30083 Suite # 10
 Business Contact Name & Number: John Koryan 404-552-9096
 Date: 10/02/23

EACH OF THE FOLLOWING QUESTIONS MUST BE ANSWERED COMPLETELY:	
1.	Is this Letter of Entertainment for a <input checked="" type="checkbox"/> New Establishment OR <input type="checkbox"/> Renewal of Existing Establishment?
2.	Is this establishment a Restaurant OR a Freestanding bar? (Check Only One) <input type="checkbox"/> <u>Restaurant</u> : An establishment where food and drink are prepared, served, and consumed primarily within the principal building. <input checked="" type="checkbox"/> <u>Freestanding Bar</u> : 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 cabaret. Note: Sunday Sales are Prohibited for Establishments which are classified as a Freestanding Bar.
3.	Is this establishment permitted to sell alcohol on Sunday? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Licensed establishments deriving a minimum of sixty (60) percent of their total annual gross food and beverage sales from the sale of prepared meals or food are authorized to apply for a Sunday sales permit to sell and serve distilled spirits by the drink from 12:30 pm Sundays. Note: Sunday Sales are allowed only for Establishments which are classified as Restaurants</i>
4.	Is this establishment open after 12:30 am? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>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>
5.	Does this establishment include a patio or deck? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
6a.	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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <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>
6b.	Do you have the required mechanical ventilation permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: Onsite Tobacco Is Prohibited without a Ventilation Permit. Please refer to DeKalb County Clean Indoor Air Ordinance-File No. 52-1548</i>
7.	Is this establishment a nightclub with dancing and musical entertainment? <i>Nightclub: A commercial establishment dispensing alcoholic beverages for consumption on the premises and in which dancing and musical entertainment is allowed.</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
8.	Is this an " Adult Entertainment " establishment as defined by the DeKalb County Zoning and Adult Entertainment licensing and alcohol beverage ordinances? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
9.	Has a Special Land Use Permit (SLUP) been approved for this establishment? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>A Special Land Use Permit is granted by the Board of Commissioners under Section 27-7.4. If yes; please provide Case Number _____</i>

Operation hours cannot exceed the time permitted by the Alcohol Licensing Ordinance in Chapter 4 of the DeKalb County Code. Rev. 4/5/23

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 SAME 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 this

2nd day of October 20 23

Mary Reeves
Notary Public

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024

Sign

[Signature]
Tenant or Authorized Agent

(Print/Type name)

John Koryan

Sign

[Signature]
Property Owner or Authorized Agent

Sworn to and subscribed before me

2nd day of October 20 23

Mary Reeves
Notary Public

MARY REEVES
NOTARY PUBLIC
Gwinnett County, Georgia
My Commission Expires 6/5/2024

(Print/Type name)

Simon Wang



Department of Planning & Sustainability
Division of Business Licensing
178 Sam's Street, Decatur, GA 30030
(404) 371-2461
BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

JOHN KORYAN EVENT HALL
6009 MEMORIAL DR STE 110
STONE MOUNTAIN, GA 30083

Business Name:

JOHN KORYAN EVENT HALL
6009 MEMORIAL DR STE 10
STONE MOUNTAIN, GA 30083-

This is your Business and Occupation Tax Certificate for 2023. We are pleased that you are doing business in DeKalb County and hope you have great success in your enterprise this year.

.....
Detach the certificate below and display it for public view at your place of business.

This certificate must be displayed for public view

Not Transferable

Department of Planning & Sustainability
178 Sam's Street, Decatur, GA 30030

BUSINESS AND OCCUPATIONAL TAX CERTIFICATE

JOHN KORYAN EVENT HALL
6009 MEMORIAL DR STE 110
STONE MOUNTAIN, GA 30083



ACCOUNT:
1237504

EXPIRES:
12/31/2023

JOHN KORYAN EVENT HALL
6009 MEMORIAL DR STE 10
STONE MOUNTAIN, GA 30083-

Business Description: EVENT HALL

This certificate is only valid at this location and when the location conforms to DeKalb County's Zoning Regulations

GEORGIA **UNIFORM TRAFFIC CITATION, SUMMONS AND ACCUSATION**

GA0440200
 NCIC NUMBER

24974547
 Citation Number

Court Case Number

DEKALB COUNTY, GEORGIA POLICE DEPARTMENT

SECTION I - VIOLATOR

Upon (Month) Oct (Day) 29 (Year) 2002 at 8:30 ☐ A.M. ☐ P.M.

Operator License No. 1C-02111995 Expires 1995

License Class or Type 1C-02111995 State GA Endorsements 1C-02111995

Name (Last) 1C-02111995 (First) 1C-02111995 (Middle) 1C-02111995

Address 1C-02111995 State GA Zip Code 1C-02111995

City 1C-02111995 Sex 1C-02111995 Eyes 1C-02111995

DOB 1C-02111995 Hair 1C-02111995 Hgt 1C-02111995 Wgt 1C-02111995 Color 1C-02111995

Veh. Yr. 1C-02111995 Make 1C-02111995 Style 1C-02111995 State 1C-02111995

Registration No. 1C-02111995

CDL ☐ YES ☐ NO ACCIDENT ☐ YES ☐ NO INJURIES ☐ YES ☐ NO FATALITIES ☐ YES ☐ NO

☒ **2 - LANE ROAD** ☐ DRIVER REQUESTED ACCURACY CHECK ☐ VASCAR ☐ LASER ☐ RADAR

Within the State of Georgia, did commit the following offense: **SPEEDING** Clocked by 1C-02111995 ☐ PATROL VEHICLE ☐ OTHER

(Serial # 1C-02111995 Calibration/Check 1C-02111995) at 1C-02111995 MPH in a 1C-02111995 zone

☐ **DUI** (Test Administered): ☐ BLOOD ☐ BREATH ☐ URINE ☐ OTHER) DUI Test Results 1C-02111995

TEST ADMINISTERED BY (If Applicable): 1C-02111995

OFFENSE (Other than above) 1C-02111995 of ☐ State Law ☐ Local Ordinance

in Violation of Code Section 1C-02111995

REMARKS 1C-02111995

SECTION II
 VIOLATION

WEATHER	(A) ROAD	(B)	TRAFFIC	LIGHTING	COMMERCIAL VEHICLE INFORMATION
<input type="checkbox"/> Clear	<input type="checkbox"/> Dry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Light	<input type="checkbox"/> Daylight	<input type="checkbox"/> 16+ Passengers
<input type="checkbox"/> Cloudy	<input type="checkbox"/> Wet	<input type="checkbox"/> Blacktop	<input type="checkbox"/> Medium	<input type="checkbox"/> Darkness	<input type="checkbox"/> Commercial Vehicle Violation
<input type="checkbox"/> Raining	<input type="checkbox"/> Ice	<input type="checkbox"/> Dirt	<input type="checkbox"/> Heavy	<input type="checkbox"/> Other	<input type="checkbox"/> Hazardous Material Violation (PLACARD)
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Other			

SECTION III
 LOCATION

County of 1C-02111995 and 1C-02111995 miles of (city) 1C-02111995

on 1C-02111995 at or near mile post 1C-02111995 or within (city) 1C-02111995

at/on (secondary location) 1C-02111995 Badge # 1C-02111995 Div. 1C-02111995

OFFICER (Print) 1C-02111995

You are hereby ordered to appear in Court to answer this charge on the 1C-02111995 days of 1C-02111995 Court 1C-02111995

at 1C-02111995 ☐ AM ☐ PM in the 1C-02111995

at 3630 Camp Circle Georgia 1C-02111995

City Decatur

SECTION IV
 SUMMONS

NOTICE: This citation shall constitute official notice to you that failure to appear in Court at the date and time stated on this citation to dispose of the cited charges against you shall cause the designated Court to forward your driver's license number to the Department of Driver Services, and your driver's license shall be suspended. (Georgia Code 17-6-11 and 40-5-56) The suspension shall remain in effect until such time as there is a satisfactory disposition in this matter or the Court notifies the Department of Driver Services.

LICENSE DISPLAYED IN LIEU OF BAIL ☐ YES ☐ NO RELEASED TO 1C-02111995

SIGNATURE ACKNOWLEDGES SERVICE OF THIS SUMMONS AND RECEIPT OF COPY OF SAME.

SIGNATURE

ARRESTING OFFICER'S CERTIFICATION

The undersigned has just and reasonable grounds to believe, and does believe, that the person named herein has committed the offense set forth, contrary to law.

Badge # 1C-02111995

Signature of Arresting Officer 1C-02111995

VIOLATOR'S COPY

NCIC NO. GA0440200

24974547

SLUP-24-1246803 Community Council Sign Posting



6009 Memorial Drive Zoning Sign Posting

