



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: January 8, 2019, 6:30 P.M.  
Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** SLUP-19-1235320 **Agenda #:** N. 14

**Location/Address:** 2076 Candler Road **Commission District:** 3 **Super District:** 7

**Parcel ID:** 15-151-05-017

**Request:** A Special Land Use Permit to allow a Late Night Establishment within 1,500 feet of a residential district, on property zoned C-1 (Local Commercial)/I-20 Overlay District, Tier 2, in accordance with Chapter 27, Article 4, Table 4.1 and Section 4.2.32 of the DeKalb County Code.

**Property Owner(s):** James Pope

**Applicant/Agent:** Barry Hayden

**Acreage:** .71 acres

**Existing Land Use:** A vacant commercial building.

**Surrounding Properties:** The subject property is located in a commercial corridor. Adjoining and nearby properties are commercial, except for the properties to the northeast, east, and southeast, which are single-family residential.

**Adjacent Zoning:** **North:** C-1/I-20 OVD **South:** C-1/I-20 OVD **East:** R-75 **West:** C-1/I-20 OVD  
**Northeast:** R-75 **Northwest:** C-1/I-20 OVD **Southeast:** R-75 **Southwest:** C-1/I-20 OVD

**Comprehensive Plan:** CRC (Commercial Redevelopment Corridor)  Consistent  Inconsistent

<b>Proposed Square Ft.:</b> 7,630	<b>Existing Units/Square Feet:</b> 7,630
<b>Proposed Lot Coverage:</b> no changes proposed	<b>Existing Lot Coverage:</b> (estimated) 80%



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**

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

Date Received: \_\_\_\_\_

Application No: SLUP-19-1235320

APPLICANT NAME: BARRY HAYDEN

Daytime Phone: (470) 780-5446

E-Mail: Silk2bar.grill@gmail.com

Mailing Address: 4270 IVY RUN ELLENWOOD, GA 30294

Owner Name: JAMES POPE

(If more than one owner attach contact information for each owner)

Daytime Phone: (470) 601-2193

E-Mail: Silk2bar.grill@gmail.com

Mailing Address: 550 MARTIN RD, STN MTN, GA 30088

SUBJECT PROPERTY ADDRESS OR LOCATION: 2076 CANDLER RD

DECATUR, GA 30032

DeKalb County, GA, \_\_\_\_\_

Parcel ID: 15-151-05-017 Acreage or Square Feet: 7K Sq Ft Commission District 3+7

Existing Zoning: C-1 Proposed Special Land Use (SLUP) LATE NIGHT

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 Barry Hayden

Printed Name of Applicant: Barry Hayden

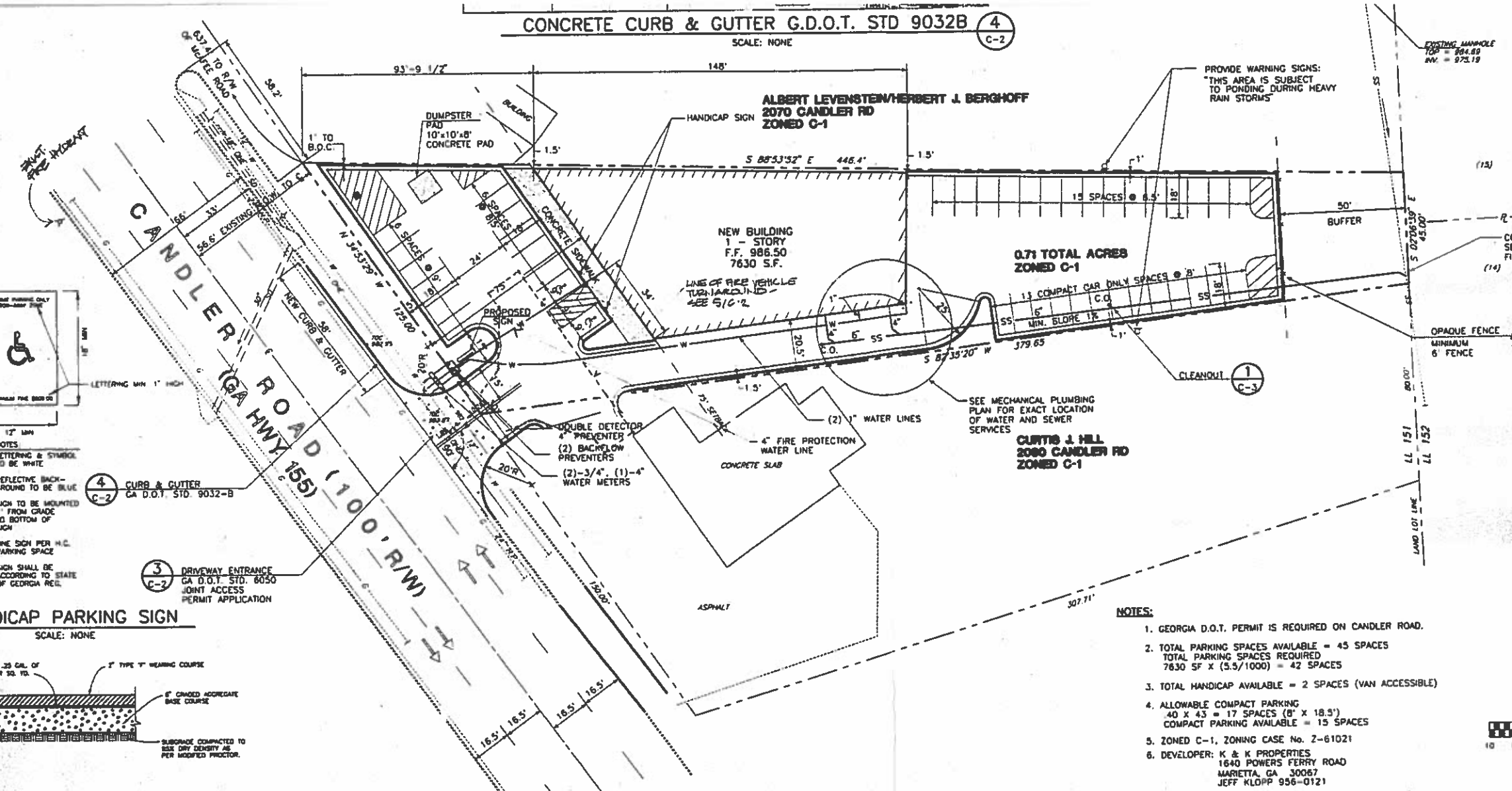
Notary Signature and Seal:



CONCRETE CURB & GUTTER G.D.O.T. STD 9032B (4)

SCALE: NONE

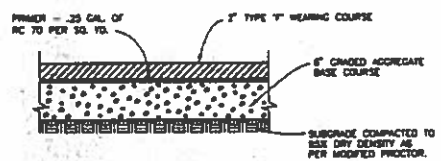
C-2



NOTES:  
LETTERING & SYMBOLS TO BE WHITE.  
REFLECTIVE BACK-GROUND TO BE BLUE  
SIGN TO BE MOUNTED 8' FROM GRADE TO BOTTOM OF SIGN  
ONE SIGN PER H.C. PARKING SPACE  
SIGN SHALL BE ACCORDING TO STATE OF GEORGIA REG.

HANDICAP PARKING SIGN

SCALE: NONE

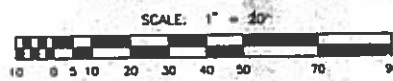


PAVEMENT SECTION

SCALE: NONE

NOTES:

1. GEORGIA D.O.T. PERMIT IS REQUIRED ON CANDLER ROAD.
2. TOTAL PARKING SPACES AVAILABLE = 45 SPACES  
TOTAL PARKING SPACES REQUIRED  
7630 SF X (5.5/1000) = 42 SPACES
3. TOTAL HANDICAP AVAILABLE = 2 SPACES (VAN ACCESSIBLE)
4. ALLOWABLE COMPACT PARKING  
40 X 43 = 17 SPACES (8' X 18.5')  
COMPACT PARKING AVAILABLE = 15 SPACES
5. ZONED C-1, ZONING CASE No. 2-61021
6. DEVELOPER: K & K PROPERTIES  
1640 POWERS FERRY ROAD  
MARIETTA, GA 30067  
JEFF KLOPP 956-0121
7. 264 LF OF FRONTAGE BEING DEVELOPED UNDER THIS PERMIT.



**EASY**  
**2076 CANDLER**  
**DEKALB COUN**

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1995 K&K PROPERTIES ASSOCIATES, INC.

K&K PROPERTIES ASSOCIATES

**KPA**  
2110 POWERS FERRY ROAD  
SUITE 240  
ATLANTA, GEORGIA 30339  
404 / 955-6964

ARCHITECTS AND PLANNERS

DRAWN

DJW  
CHECKED  
LTM  
JOB NO.  
06088.00  
DATE  
06/18/06  
SHEET NO.

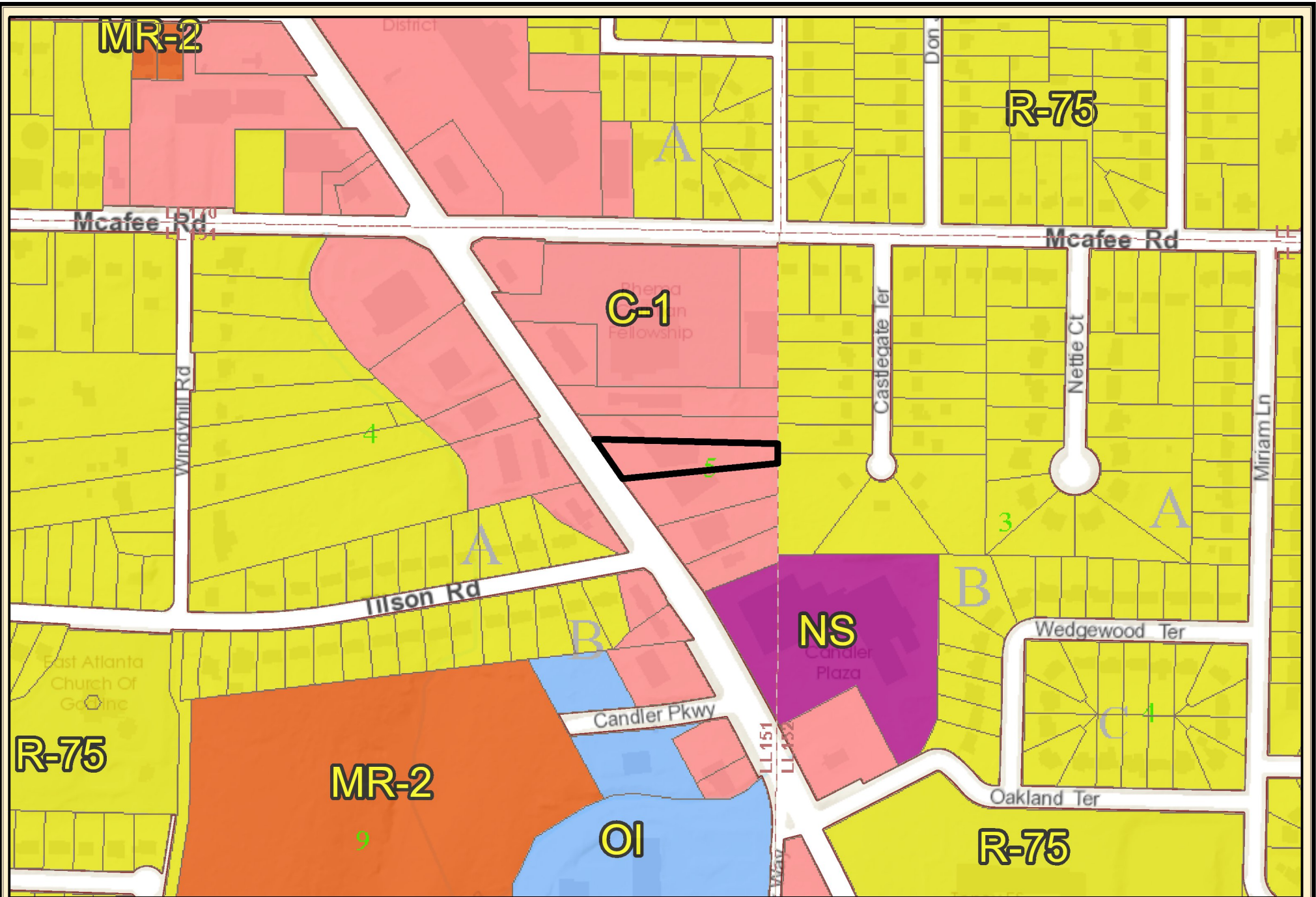
LAYOUT AND

UTILITY PLAN

SHEET

**C-2**  
OF 6 SHEETS

RELEASED FOR CONSTRUCTION



**SLUP-19-1235320**



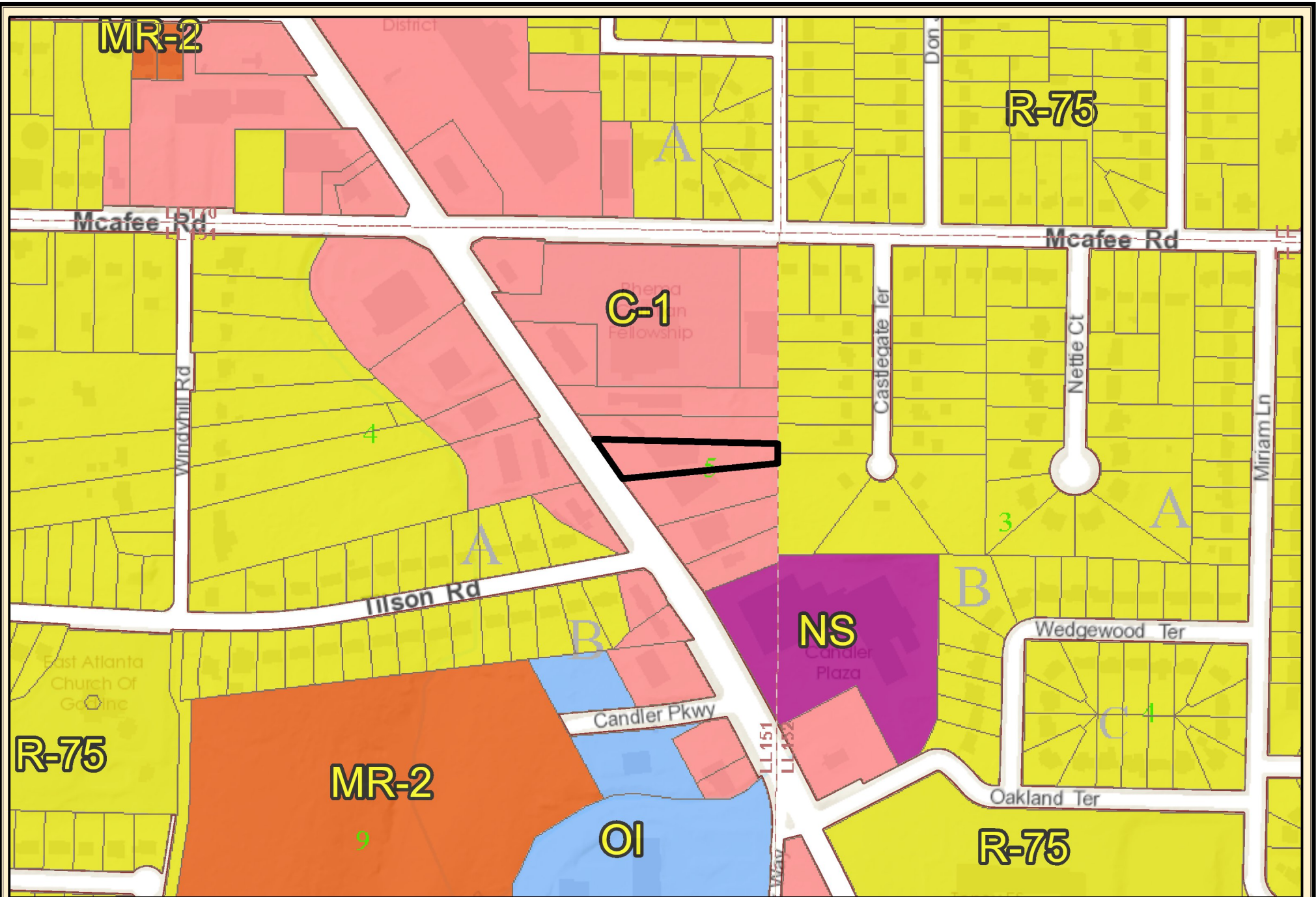
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