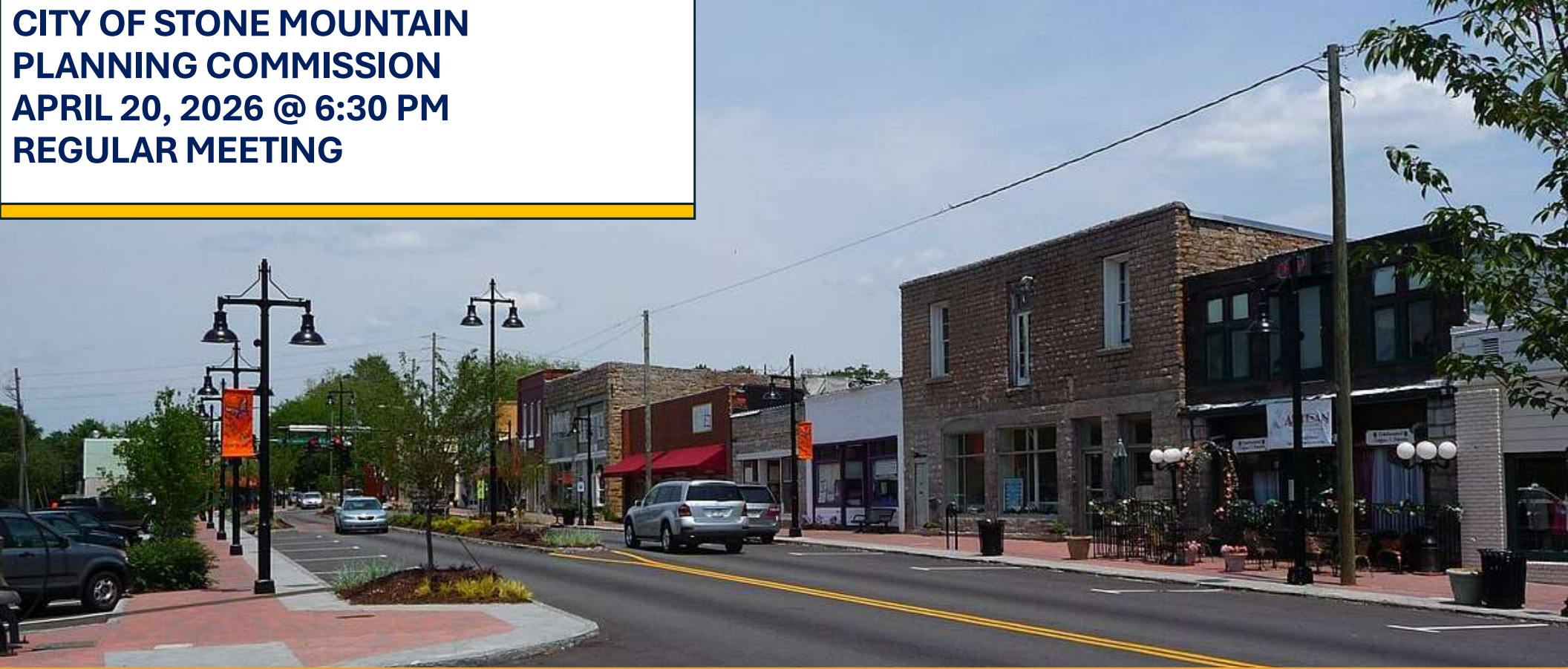


**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
APRIL 20, 2026 @ 6:30 PM
REGULAR MEETING**



**CITY OF
STONE
MOUNTAIN, GA**

REGULAR MEETING

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**CITY OF STONE MOUNTAIN
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APRIL 20, 2026 @ 6:30 PM
REGULAR MEETING**

A. CALL TO ORDER



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B. DETERMINATION OF QUORUM



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C. APPROVAL OF AGENDA



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**City of Stone Mountain Planning Commission Meeting
April 20, 2026, at 6:30 p.m.
875 Main Street, Stone Mountain, GA 30083**

A. Call to Order

B. Determination of Quorum

C. Approval of Agenda

D. Approval of Meeting Minutes

1. March 16, 2026

E. Commission Announcements

1. Planning and Zoning Updates
 - a) Website Updates
 - b) Comprehensive Plan Steering Committee Meeting #1 April 9, 2026
 - c) Town Hall Held March 19th - Update
 - d) Tree Ordinance Stakeholder Committee
 - e) Internal Process Changes
2. City Council Agenda – April 21, 2026
 - a) No action items.

F. Old Business

1. Bylaws Update – Remarks of Privilege

G. New Business

1. CASE #: REZONE2026-1803712007
 - a) Site Address: 5444 Rockbridge Road.
 - b) Request – Rezone from R-1 Single Family Residential to GC General Commercial
 - c) Case Introduction – Planning Staff
 - d) Applicant Statements
 - e) Commission Questions and Remarks
 - f) Public Comments
 - g) Motion and Vote
2. CASE #: CUP2026-1803712007_1
 - a) Site Address: 5444 Rockbridge Road
 - b) Request – Conditional Use Permit for a Nail Salon
 - c) Case Introduction – Planning Staff
 - d) Applicant Statements
 - e) Commission Questions and Remarks
 - f) Public Comments
 - g) Motion and Vote

3. CASE #: CUP2026-1803712007_2
 - a) Site Address: 5444 Rockbridge Road
 - b) Request – Conditional Use Permit for a Laundry Mat (Former Expired 3/2026)
 - c) Case Introduction – Planning Staff
 - d) Applicant Statements
 - e) Commission Questions and Remarks
 - f) Public Comments
 - g) Motion and Vote

4. CASE #: SUP2026-1808927003.
 - a) Site Address. 977 Main Street
 - b) Request – Special Use Permit for a Microdistillery and Smoke Shop
 - c) Case Introduction – Planning Staff
 - d) Applicant Statements
 - e) Commission Questions and Remarks
 - f) Public Comments
 - g) Motion and Vote

5. CASE#: VAR2026-1808926006.
 - a) Site Address. 5406 E Mountain Street
 - b) Request – Sign Variance for two wall façade signs
 - c) Case Introduction – Planning Staff
 - d) Applicant Statements
 - e) Commission Questions and Remarks
 - f) Public Comments
 - g) Motion and Vote

6. Tree Ordinance Stakeholder Committee Representation
 - a) Staff Description
 - b) Commission Questions and Remarks
 - c) Public Comments
 - d) Motion and Vote

H. **Public Comments** (on any topic – 3 minutes each)

I. **Adjournment**

*I. The PC reserves the right to extend or limit the length of public comments based on: 1) the issue under discussion; 2) the number of items on the agenda; and 3) the extent to which the speaker remains constructive in their comments and questions. II. The public may not directly confront the applicant but must direct all comments and questions to the PC. III. Public harassment of, or confrontation with the applicant will not be tolerated. **Members of the public violating tenets two or three will be asked to sit down or leave the premises.**

**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
APRIL 20, 2026 @ 6:30 PM
REGULAR MEETING**

D. APPROVAL OF MINUTES



**CITY OF
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**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
APRIL 20, 2026 @ 6:30 PM
APPROVAL OF THE MINUTES**

APPROVAL OF THE MINUTES

1. MARCH 16, 2026



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MINUTES**

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PLANNING COMMISSION MINUTES
Monday, March 16, 2026 @ 6:30 pm
Regular Meeting
City Hall, 875 Main Street, Stone Mountain, Georgia 30083

A. CALL TO ORDER

Meeting called to order at 6:33 pm.

B. DETERMINATION OF QUORUM

Present: Alex Brennan, Rachel Isley, Meron Tadesse, Grace Kelly, and Matt McConnell
Absent: Raina Wilson and Chountelle Hudson

C. APPROVAL OF THE AGENDA

Matt McConnell moved to approve the agenda as presented; Meron Tadesse seconded.
Vote: Approved Unanimously 4-0.

D. APPROVAL OF MEETING MINUTES

1. January 12, 2026 (Correction).

Motion to approve January 12, 2026, minutes, as corrected, Rachel Isley moved to approve; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0.

2. February 16, 2026

Motion to approve February 16, 2026, minutes as presented, Matt McConnell moved to approve; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0.

E. COMMISSION ANNOUNCEMENTS

1. Planning and Zoning Updates

The City Planning Manager Tamaya Huff presented Planning and Zoning Updates

- a) **City of Stone Mountain Council Retreat.** The Planning Manager provided an update to the Planning Commission regarding the outcomes of the City Council Retreat, which took place on February 28, 2026. The event was facilitated by City Manager Miglena Dimov, along with a consultant from the Georgia Municipal Association (GMA). The agenda included an overview of the 2026 Employee Work Plan and a presentation on the Lawn on Main project.
- b) **City of Stone Mountain 2026 Staff Work Plan.** The Planning Manager provided an update on the Planning and Zoning Department's work plan presented at the City Council Retreat. The focus of this meeting was to align departmental goals with the Council's vision. Key initiatives presented by the Planning and Zoning Department included: Crime Prevention Through Environmental Design (CPTED), enhancing safety through effective environmental design, addressing Blighted Properties by ensuring compliance with the comprehensive plan (Sec. 5-435(c)), promoting complete streets and connectivity, enhancing street and pedestrian connectivity, developing overlay districts and mapping, creating zoning regulations that reflect community character, updating Historic Design Guidelines, streamlining the development review process, making the review process more efficient, updating land use codes monitoring department performance, and tracking performance to meet established objectives. The Chair asked about the Planning Commission's role in the work plan. The Planning Manager clarified that the Planning Commission

will review work products and provide recommendations to the City Council. The Chair also sought clarification on the distinctions between code enforcement, crime prevention reviews, and planning. The Planning Manager explained that the need for a review will be based on statistical data. CPTED involves using planning and design strategies, such as improved lighting, thorny bushes, and PVC fencing (which resembles wrought iron) to deter crime and restrict access, particularly in areas where data supports such recommendations and where planning and zoning review is required. Recommendations would not be required but used as a tool to inform property owners of strategies to enhance safety and in some instances, and guard against blight. Additional questions presented by Commissioner Tadesse on the abandoned buildings on Main Street inquired how to ensure occupancy. The Planning Manager responded, ensuring the buildings are not abandoned would not be under the purview of planning and zoning, but such questions have been explored as part of prior comprehensive plan updates. Vice Chair Grace Kelly requested concepts and timelines on the lawn on main. The Planning Manager indicated that there appeared to be no substantial changes in the presentation compared to prior versions. Nevertheless, recommended submitting an open records request to obtain a copy of the presentation for further review. Chair Commissioner Brennan then summarized that all work plan requirements discussed during the City Council Retreat were derived from reviews mandated by Appendix A or specifically referenced the comprehensive plan to evaluate compliance with properties designated as blighted. The Planning Manager concurred with the Chair's observation.

- c) **Comprehensive Plan Survey Update.** The Planning Manager briefly provided an overview of the Comprehensive Plan Survey Update, the number of views, and comments received to date.
- d) **Town Hall, March 19th @ 6:30 P.M. (announced by chair)**
- e) **Comprehensive Plan Steering Committee Meeting #1 April 9, 2026 (announced by chair)**

2. City Council Agenda – March 3, 2026

- a) **Public Outreach Plan.** The Planning Manager stated this plan was presented to be a document internal to the Planning and Zoning Department, requiring no action of approval.
- b) **2nd Read 1008B Change in Conditions.** This action was presented to the Council and becomes an ordinance upon the mayor's signature.

F. OLD BUSINESS

- 1. **Elect Chair and Vice Chair Per Section 2-312.** Commissioner Brennan was nominated as Chair by Grace Kelly, Matt McConnell moved to nominate Commissioner Brennan as Chair; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0.

Grace Kelly self-nominated herself for vice chair, Matt McConnell moved to approve the nomination for Grace Kelly as vice-chair; seconded by Meron Tadesse.

Vote: Approved Unanimously 4-0.

- 2. **Consider Public Outreach Plan.** The Planning Manager stated this plan was presented to be a document internal to the Planning and Zoning Department, requiring no action of approval. No was action taken by the Commission. Staff will continue utilizing the document as departmental guidance.

G. NEW BUSINESS

- 1. **Revisit Motion to add Remarks of Privilege to Planning Commission Order of Business.** The Planning Manager provided the Commission background on the request to revisit motion. On February 16, 2026, a motion to add Remarks of Privilege to the meeting agenda was called to a vote and passed unanimously, 3 to 0. However, per Section IX Amendments of the Bylaws, the rules of procedure may be amended only by a 75% vote of the members, provided that the proposed amendments were issued to the Commission at least ten (10) days before the vote. According to the Rules of Procedure established in the Bylaws, the latest edition of Robert's Rules of Order shall govern the Planning Commission meeting

procedures. Therefore, to add remarks of privilege to the Planning Commission order of business, the bylaws must be amended according to the established process. As such, the vote to add remarks of privilege was taken outside the established authority granted to the Commission. This action is requested to be nullified by rescinding the previously adopted Motion. The Planning Manager stated rescinding the Motion will only void the Motion, not the discussion that ensued as a result of the motion, as requested by the chair. Matt McConnell moved to void the vote of approval to add remarks of privilege to the Planning Commission Order of Business; seconded by Rachel Isley.
Vote: Approved Unanimously 4-0.

- 2. February 16, 2026. Meeting Minutes.** Motion to amend February 16, 2026, Meeting Minutes.
Matt McConnell moved to amend February 16, 2026, Meeting Minutes (to reflect voided motion); seconded by Rachel Isley.
Vote: Approved Unanimously 4-0.
- 3. Vote on Action to Initiate Amendment of Bylaws to Add remarks of Privilege to Order of Business**
Rachel Isley moved to initiate amendment of bylaws to add remarks of privilege, with a time limit of remarks of privilege 3 minutes per commissioner; seconded by Meron Tadesse.
Vote: Approved Unanimously 4-0.

H. PUBLIC COMMENTS

None

I. ADJOURNMENT

Matt McConnell moved to adjourn; seconded by Meron Tadesse at 7:45pm.
Vote: Approved Unanimously 4-0.

Alex Brennan, Chair

Tamaya Huff, Secretary

**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
APRIL 20, 2026 @ 6:30 PM
REGULAR MEETING**

E. COMMISSION ANNOUNCEMENTS



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APRIL 20, 2026 @ 6:30 PM
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COMMISSION ANNOUNCEMENTS

PLANNING AND ZONING UPDATES

- TOWN HALL - MARCH 19, 2026
- TREE ORDINANCE COMMITTEE
- WEBSITE UPDATES
- COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #1 APRIL 9, 2026

CITY COUNCIL AGENDA – APRIL 7, 2026

- NO ITEMS

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E. COMMISSION ANNOUNCEMENTS**



TOWN HALL MARCH 19, 2026

- ❑ **March 19, 2026, Town hall boards, presentations, and comment cards are available online for public viewing.**

Comments will be collected until July 9th

Visit the Planning and Zoning Website or Scan the QR Code Below



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**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
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E. COMMISSION ANNOUNCEMENTS**

CITY OF STONE MOUNTAIN PARTICIPATION PLAN	INFORM	CONSULT	INVOLVE	COLLABORATE
	Social Media	Surveys	Advisory Committees	Local Government Partnerships
E Newsletters	Community Events	Focus Groups	Community Based Organizations	
Press Releases	Open Houses	Roundtables	Agency Partnerships	
Community Presentations	Public Comment Periods	Stakeholder Committees	Citizen Groups	
	Public Hearings	Public Meetings	Non-Profit Agencies	
	Agency Consultation			

PROPOSED STAKEHOLDER COMMITTEE

1. Planning and Zoning Department Work Plan Objectives Require Public Engagement, Streamlining of Permits, Performance Monitoring, and Regulatory Compliance
2. Stakeholder Committee Development :
 - a) Regional Agency
 - b) State Agency
 - c) Peer Local Agency
 - d) Planning/Historic Preservation
 - e) Citizen Stakeholder (Arborist, Planner, Historian)
3. Engagement will develop in accordance with Public Outreach Plan



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Agenda Item

Meeting Date: April 20, 2026

SUBJECT: Stakeholder Committee Development (Section 8-11 Vegetation Protection Ordinance)

Item: Action Item

Presented By: Planning Manager, Tamaya Huff

Summary:

On February 28, 2026, the staff of the City of Stone Mountain presented their goals and initiatives, aligning them with the City's mission statement as established by the City Council in the City's Work Plan. To support the objectives of the Work Plan, the Planning and Zoning Department is requesting that the Historic Preservation Commission appoint at least one member (no more than two) to participate in the Section 8-11 Vegetation Protection Ordinance Stakeholder Committee.

This committee is tasked with reviewing existing regulations, providing feedback, and developing a formal set of recommendations to be presented before Historic Preservation, Planning Commission, and City Council that considers process streamlining, revisions to the existing regulation, and engagement/education efforts to inform community of regulatory changes.

The following goals from the Work Plan will be addressed through this effort:

- (a) **Regulatory Compliance:** Ensure adherence to federal, state, and local policies and regulations.
- (b) **Internal Controls:** Streamline the development review process and workflows to ensure that all permits undergo the necessary reviews and compliance assessments.
- (c) **Performance Monitoring:** Conduct continual evaluations of policy initiatives and track performance by providing an annual report of accomplishments related to comprehensive plan objectives. The development of the Committee will follow the procedures outlined in the Planning and Zoning Department's Public Outreach Plan and will involve collaboration with various Commissions, State Departments, and staff.
- (d) **Public Engagement.** Establishing a clear path for future public involvement and ensuring compliance with applicable state, local, and federal regulations. This includes the development of the public outreach plan, which provides opportunities for the development of committees, reviewers, to provide active input on development processes, and land development requirements.

Stakeholder Type	Stakeholder	Total
Regional Agency	Stone Mountain Memorial Association	Max 2
State Agency	Georgia Forestry Commission	Max 2

City Commission	Planning Commission	Max 2
City Commission	Historic Preservation	Max 2
Peer Local Agency	(City in Metro Atlanta Region)	Max 2
Citizen Stakeholder	Experienced in Historic Preservation, Planning and Zoning, or a licensed Arborist	Max 2

Resource Impact:

None.

Attachments/Exhibits: None

Requested Action: Staff recommend the Planning Commission vote to appoint a planning commission member to participate on the Section 8-11 Vegetative Ordinance Stakeholder Committee.

**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
APRIL 20, 2026 @ 6:30 PM
E. COMMISSION ANNOUNCEMENTS**



WEBSITE UPDATES

- Instructions for Zoning Reviews**
- Plat Reviews**
- Comprehensive Plan Updates**
- Development Review & Tree Permits & More**



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PLANNING COMMISSION
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E. COMMISSION ANNOUNCEMENTS**



STEERING COMMITTEE MEETING

- First Steering Committee was Held on April 9, 2026. Access the meeting materials via the Comprehensive Plan Website and complete a comment card.**

Visit the Comprehensive Plan Internal Page or Scan the QR Code Below



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F. OLD BUSINESS



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OLD BUSINESS**

OLD BUSINESS

1. **BYLAWS UPDATE – REMARKS OF PRIVLEDGE**



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Agenda Item

Planning Commission Bylaws Amendment

Meeting Date: April 20, 2026

SUBJECT: Bylaws Amendment for Remarks of Privilege

Item: Informational

Department: Planning and Zoning

Presented By: Tamaya Huff

Summary:

Per Sec 2-312 the planning commission will create rules and procedures for its operations and application reviews that comply with the City's Code of Ordinances. The commission can establish reasonable rules without amending this article, known as its bylaws.

Per Section IV Meetings, subsection G. Agendas, the order of business at the regular meetings shall be as follows:

- a. Call to Order
- b. Determination of a Quorum
- c. Approval of the Agenda
- d. Approval of the Meeting Minutes
- e. Commission Announcements
- f. Old Business
- g. New Business
- h. Public Comments
- i. Adjournment

On March 16, 2026, the Planning Commission requested an amendment to the existing bylaws to include an additional order of business, called "Remarks of Privilege". The vote to have staff initiate this amendment, which would allow for remarks of privilege and limit each commissioner's discourse to three minutes in the Bylaws, passed unanimously with a count of 4-0. To support the Planning Commission's request for this bylaw amendment, staff reviewed existing procedures, regulations, and the Code of Ordinances to ensure that there would be no conflicts preventing the amendment.

Assessment of Conflicting Procedures, Codes of Ordinances, and Policies:

According to Section 2-312, the bylaws must not conflict with the regulations and procedures outlined in the City's Code of Ordinances. The Planning Commission has the authority to adopt reasonable rules and standards without amending this article or requiring a vote from the governing authority, as stated in Section 2-312.

The following regulations, procedures, and code of ordinances were reviewed:

- **Public Comment Procedures.** The text outlines the procedures for conducting public hearings. Staff reviewed the request and determined that remarks of privilege will be addressed at the end of the agenda. Therefore, these remarks will not take place during public hearings related to zoning, and will not conflict with public comment procedures, which are required during public hearings, the Chair is the only member of the Commission designated to speak. As long as the remark of privilege is a separate agenda item, that is conducted outside of any zoning public meetings, and public comments, this amendment will not conflict with the public comment procedures for zoning public hearings, general public comment and comprehensive plan meetings.
- **Sec 3.11 Boards, Commissions, and Authorities.** According to this section of the code, “each board, commission, or authority within the city government has the authority to establish bylaws, rules, and regulations that align with the city charter, local ordinances, and applicable laws. These guidelines should be considered appropriate and necessary for carrying out their responsibilities and managing their affairs. Copies of these documents must be submitted to the city clerk.”.

The code does not impose any restrictions on the Planning Commission's ability to add additional items to its bylaws or agenda. However, all actions taken during Planning Commission meetings should remain focused on the duties for which the City Charter designates this body as responsible.

- **Article X Planning Commission.** The purpose of the Planning Commission is to support the health, safety, aesthetics, convenience, order, prosperity, and general welfare of both current and future residents of the City of Stone Mountain per Article X of the Stone Mountain Code of Ordinances. This support is in line with a land use plan designed for the city's development, as outlined in Sec 2-307 of the Code of Ordinances. The role of the Commission, as defined by this code section, includes discussing, reviewing, and making recommendations related to zoning requests, code text amendments, land use permits, and other zoning decisions, all in accordance with the Georgia Zoning Procedures Act. The Planning Commission provides recommendations on applications that are ultimately decided by the mayor and council. Consequently, any remarks made during the meeting should align with the existing duties and responsibilities assigned to the Commission by the Mayor and City Council as stated in the Charter. Discussions that go beyond this mandate should be directed to the appropriate Commission, Department, or authority, as specified in the City Charter. If public engagement occurs at this point in the meeting, it should be conducted separately from public hearings, general public comments and discussions should be limited to actions within the direct purview of the Planning Commission.

Recommendation

Per the above analysis, this amendment should be limited to:

- Remarks of Privilege should focus on actions that fall within the Planning Commission's purview, as outlined in Article X of the Code of Ordinances.
- Remarks of Privilege should be conducted separately from zoning public hearings, public comments, and any actions carried out under the official Public Comment procedures.

- Each commissioner will have a maximum of 3 minutes to speak as requested to be included on March 16, 2026, by vote. It is also recommended that each member of the public is invited to participate or respond within 3 minutes.
- Remarks of Privilege are suggested to take place after the General Public Comment section of the agenda.

Action

Section IX Amendments, of the Bylaws, the rules of procedures can only be amended by a 75% vote of the members that such proposed amendments have been provided to the Commission at least ten (10) days prior to the vote. The above was issued to Planning Commission members on April 2, 2026. A vote from Planning Commission is requested to amend the bylaws to include remarks of privilege.

Attachments/Exhibits:

- Planning Commission Bylaws – with proposed amendments.



CITY OF STONE MOUNTAIN PLANNING COMMISSION

BYLAWS AND RULES OF PROCEDURE

Pursuant to O.C.G.A. §36-66-5, the following rules have been adopted for the purpose of establishing procedures in connection with the conduct of the City of Stone Mountain Planning Commission.

I. INTRODUCTION

A. Name

The name of the Commission shall be the Planning Commission of Stone Mountain (the "Planning Commission" or "Commission").

B. General Rules

The Planning Commission shall be governed by the terms of the City of Stone Mountain's ordinances and regulations creating the commission, as contained in the Code of Ordinances for the City of Stone Mountain, Georgia, and by the applicable laws of the State of Georgia.

C. Powers and Duties

The Powers and Duties of the Planning Commission shall be as set forth in the relevant section 2-310 of the City of Stone Mountain Code of Ordinances.

D. Purpose of Rules of Procedure

The purpose of these Rules is to set forth the general operating procedures for conducting the business of the Planning Commission.

E. Jurisdiction

The jurisdiction of the Planning Commission shall be limited to areas within the City of Stone Mountain as authorized by the State of Georgia and city ordinances

II. COMPOSITION AND MEMBERSHIP

A. General

The Planning Commission shall consist of no less than five (5) and no more than seven (7) members. The Mayor and City Council appoint members, the majority of the members of the planning commission shall reside within the city and must have been a resident of the city for at least one (1) year prior to appointment. No more than two (2) members of the Planning Commission may be community stakeholders as defined in section 2-308 of this article. A majority of the members must be persons who have demonstrated special interest, experience or education in land use, planning, and/or land development or redevelopment.

B. Terms

Members shall be appointed to overlapping terms of three (3) years.

C. Filling Vacancies

Any vacancy in membership in the Planning Commission shall be filled for the unexpired term by a person appointed by the Mayor and City Council.

D. Ethics

Members of the Planning Commission shall not participate in decisions where they have a conflict of interest, as defined in Section 2.14 of the City's Charter and by state law. They are required to comply with all ethical guidelines, act in a courteous and professional manner, respect the established processes for handling petitions.

E. Removal of Office

The Mayor and City Council, by majority vote, may remove any member of any review body from office under section 2-309(e).

F. Knowledge of Duties

Each member of the Commission shall be familiar with all statutes, laws, ordinances, and rules of procedure relating to the Commission. Members shall familiarize themselves with the agenda items prior to the meeting at which the items shall be considered.

G. Salary and Expenses

Members shall not receive a salary, although they may be reimbursed for reasonable expenses.

III. OFFICERS, QUORUM, AND VOTING

A. Officers

Officers are elected annually at the first regular voting meeting of the fiscal year, pursuant to Section 2-312 of the Code of Ordinances. The Planning Commission elects a Chair, Vice Chair, and Secretary from among its members.

1. **Chair:** The Chair, elected for a one-year term with eligibility for re-election, presides over meetings, ensures orderly conduct, and manages public comments. The Chair may decide procedural matters unless overridden by a majority vote of the Commission.
2. **Vice Chair:** The Vice Chair serves in the Chair's absence and assumes the Chair's duties if vacated. The Vice Chair, like the Chair, is elected for a one-year term with eligibility for re-election.
3. **Secretary:** The Secretary, designated by the City Manager or another official, records meeting minutes, prepares agendas, and ensures the availability of public records.

B. Absence of Chair or Vice Chair

In the event that both the Chair and Vice-Chair are absent from a meeting, the secretary shall determine whether a quorum is present and if a quorum is present, shall call for the election of a temporary chair. The temporary chair shall preside over the meeting in its entirety, or until the conclusion of business

immediately pending at the time the Chair or Vice-Chair arrives.

C. Quorum

A quorum consists of a majority of appointed members. Decisions require a majority vote of the members present and voting. In the absence of a quorum, a meeting shall not be called to order.

IV. MEETINGS

A. General Meeting Procedures

The Planning Commission will meet at least monthly unless the chair determines that insufficient business warrants holding a meeting, in which case the commission shall meet the following month.

B. Attendance at Meetings

Members of the Planning Commission are required to attend regular and special meetings. Consistent attendance is crucial for the effective functioning of the Commission. If a member is absent from more than one-third of the regular meetings held by the Commission within a 12-month period without an adequate excuse, the Commission may recommend that the governing authority declare the position vacant. The governing authority will then proceed to fill the vacancy according to established procedures, ensuring the Commission can maintain a quorum and effectively carry out its responsibilities.

C. Regular Meetings

Regular meetings shall be held on the third Monday of each month at 6:30 P.M. at City Hall.

D. Special Meetings

Calling of Special Meetings. Special meetings May be called by the Chair or a majority of the members, with at least 48 hours' notice provided.

E. Cancellation of Meetings

The Chair may cancel regular meetings for cause, including absence of a quorum, absence of an agenda, or meeting date falls on a holiday. Notice of such cancellation shall be given to the member of the board at least 24 hours in advance, if possible. The Chair shall coordinate with the Secretary on any cancellation.

F. Conduct of Meeting

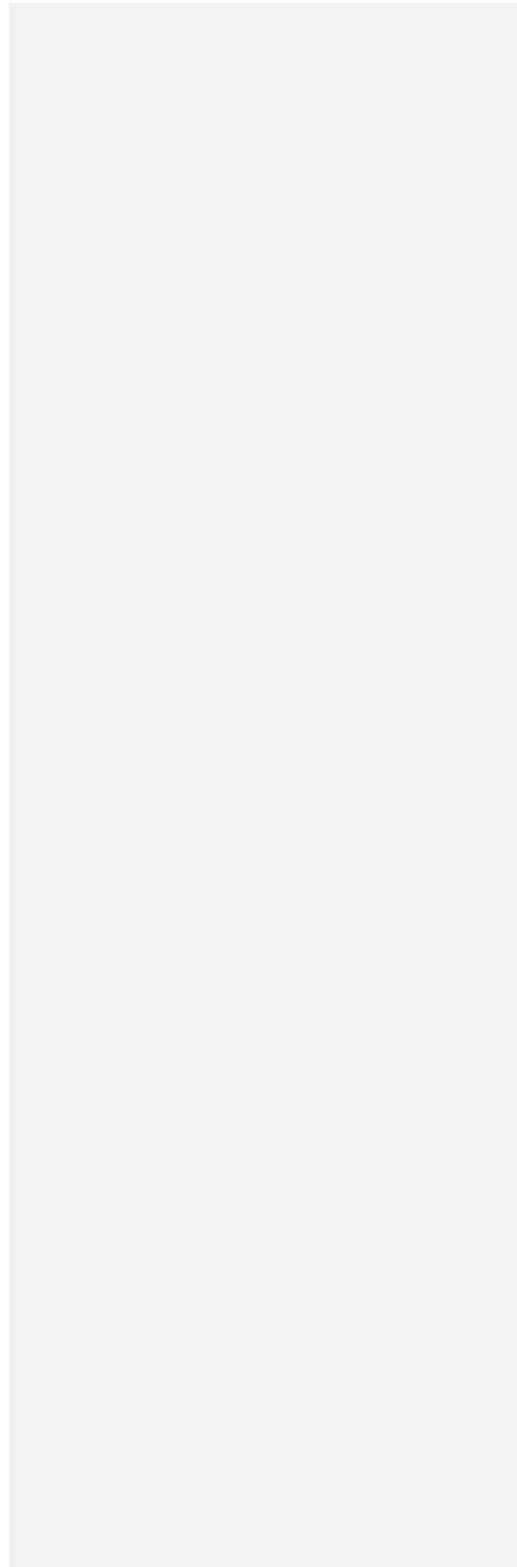
All meetings shall be open to the public, subject to the provisions of the Georgia Open Meetings Act (O.C.G.A. § 50-14-1 et seq.). Remarks of privilege should be limited to three minutes for each commissioner and three minutes for each public speaker, as permitted by the chair. Discussions must focus on the mandates, duties, and roles outlined in Article X - Planning Commission, as specified in the Code of Ordinances that grant the Planning Commission its official authority. Discussions that exceed these mandates may be referred to the appropriate Commission, Department, or City of Stone Mountain staff member, in which the City Charter delegates authority to address the comment.

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G. Agendas

The order of business at the regular meetings shall be as follows: a) call to order; b) determination of a quorum c) approval of the agenda; d) approval of meeting minutes; e) commission announcements; f) old business; g) new business; h) public comments; i) remarks of privilege and ki) adjournment.

V. RULES FOR APPLICATION REVIEWS



A. Purpose

The purpose of the Planning Commission is to discuss, to review, and to make recommendation related to zoning requests, code text amendments, land use permits, and other zoning decisions subject to the Georgia Zoning Procedures Act. The planning commission makes recommendations on applications that are ultimately decided upon by the Mayor and City Council.

B. Notice Requirements

Public notice of the review body meeting shall be provided as required for each application type as provided in Article II of the Zoning Ordinance.

C. Review and Decision Process

The Planning Commission has the authority to review, recommend, and approve matters as specified in section 2-310. It also hears and recommends amendments to the Code of Ordinances related to its authority. Additionally, the Commission conducts investigations and studies on land use, planning, and redevelopment, consulting experts as needed.

1. **Review Process:** The Planning Commission reviews all applications according to established criteria in the city's Code of Ordinances. Members discuss the application, listen to public input, and deliberate before making a recommendation or decision.
2. **Decision Process:** The Commission may approve, approve with conditions, deny, or table applications. Decisions are based on a majority vote of the quorum present. All decisions and recommendations are recorded and communicated to the relevant authorities.

D. Record Keeping

1. The Planning Commission maintains detailed records of its proceedings, including votes and official actions. These records are public and must be accurately kept.
2. Approved minutes, recordings of meetings shall be maintained in accordance with the local government record retention schedule per O.C.G.A. § 50-18-92 for planning and zoning.

E. Decision Making

Decisions are based on established criteria in the city code. The Planning Commission issues written decisions that include findings of fact and conclusions.

E. Deadline for Submission

Applications for review by the Planning Commission shall be submitted by 12:00 noon 14 days prior to the regular scheduled Planning Commission meeting to be placed on that month's agenda. Should this day of the month fall on a weekend or holiday, applications are due the next business day by 12:00 noon. All applications received after the deadline will be entered on the agenda for the next regular scheduled meeting of the Planning Commission. If a special called meeting of the Historic Preservation Commission is held prior to the regular scheduled meeting, late applications will be entered on the agenda of the called meeting, provided there is sufficient time for staff review and public notice.

VI. RULES OF PROCEDURE

A. General Procedures

B. The latest edition of Robert's Rules of Order shall govern the Planning Commission meetings procedures. However, any inconsistency with rules adopted by the governing authority or higher law

shall supersede the rules outlined in Robert's Rules of Order.

C. Public Input. During meetings, public input is received following presentations by staff and the applicant. Public comments are limited to 20 minutes with half of the time being allotted to those wishing to speak in support of the application and half to those wishing to speak in opposition of the application. Each speaker shall be limited to three (3) minutes each and must provide their name and address. The Planning Commission may allow additional time for public comment as deemed necessary.

VII. SITE VISITS AND COMMUNICATIONS

A. Site Visits

Members may visit sites under review but must disclose any pertinent information obtained from such visits during the official meeting. This ensures transparency and allows all parties to respond to any new information.

B. Communications

Members must avoid discussing pending matters with applicants or other interested parties outside of official meetings. Any ex-parte communication should be disclosed on the record during the meeting.

VIII. MEETING MINUTES AND PUBLIC COMMENT DOCUMENTATION

The Commission Secretary or a designated staff member shall take comprehensive notes during all meetings, employing audio recording equipment to ensure that discussions, votes, and other critical details outlined herein are accurately documented as part of the meeting record. The Planning Commission is required to adhere to Robert's Rules of Order for all official actions recorded in the meeting minutes per VI Rules of Procedure. This practice ensures that meetings are conducted in an orderly fashion and that decisions are made through a democratic process. These rules establish a structured framework for voting procedures, which fosters courtesy, fairness, and impartiality within the proceedings. By committing to these guidelines, commissions can uphold the integrity of their meetings and ensure that all members are afforded an equal opportunity to participate and contribute to the decision-making process. The Planning Commission meeting minutes shall be approved in accordance with Section 4, Distribution and Approval of Meeting Minutes, from the Planning Commission Bylaws and such minutes shall, at a minimum, include:

A. Content Requirements for Minutes

- 1) Date, time, and location of the meeting
- 2) Names of Commission members present and absent
- 3) Names of staff members and legal counsel present
- 4) Approval of previous meeting minutes
- 5) A description of each motion or other proposal made
- 6) The identity of the persons making and seconding the motion or other proposal
- 7) A record of all votes
- 8) The names of all individuals voting for or against a proposal shall be documented. It shall be presumed that all attendees approved the action taken unless the minutes explicitly reflect the name of any individual who voted against the proposal or who abstained from voting
- 9) Public comments must include the name, address, of the applicant, member of the public, or other attendee that chooses to speak as part of the meeting record.
- 10) Members of the public choosing to speak for public comment, must complete a comment card, and be acknowledged by the chair or vice chair before approaching the podium to speak.
- 11) Public Comments should provide summary of concerns raised, evidence, application details, and

citizen recommendations that are not required to exceed two sentences. No engagement from the Planning Commission per Public Comment Procedures.

B. Distribution and Approval of Meeting Minutes

1. All active members of the Planning Commission are required to review the draft minutes during regularly scheduled meetings and special-called meetings. Actions regarding the discussion, approval, amendment, or rejection of the draft minutes shall be carried out in accordance with Bylaw VI: Rules of Procedure, Section A: General Procedure, and Open Meetings Act.
2. Draft minutes shall be distributed to all Planning Commission members at least five (5) days prior to the meeting at which they will be considered for approval at the next scheduled Planning Commission Meeting.
3. Commission members who believe that the minutes do not adequately reflect the substance of the comments or discussions are invited to propose amendments for Planning Commission consideration. Amendments must be subjected to a vote and receive approval from a majority of Planning Commission members, in accordance with the Planning Commission Bylaws VI: Rules of Procedure, Section A: General Procedure, which stipulates that Robert’s Rules of Order will govern the procedures of Planning Commission meetings. Additionally, in compliance with the Open Meeting Act, a quorum of the Planning Commission members is required to conduct any official business, formulate, present, discuss, or vote on policies or public matters of the agency.

C. Special Meetings (Emergency)

1. In exceptional circumstances, as formally declared by the Planning Commission through public notice, a meeting may be convened with less than 24 hours' notice. In such instances, it is imperative that reasonable notice be provided, which includes:
 - a) notifying the county's legal organ that possesses a general circulation equal to or greater than that of the legal organ.
 - b) The justifications for holding the meeting on short notice, along with the details of the notice itself, shall be documented in the minutes of the meeting.
 - c) Furthermore, if a print media outlet located within the county has submitted a written request within the preceding calendar year, it is required to provide notice via telephone, facsimile, or email to that requesting media outlet.

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IX. AMENDMENTS TO RULES OF PROCEDURE

These Rules of Procedure can be amended at any time by a vote of 75% of the members, provided that such proposed amendments have been provided to the Commission at least ten (10) days before the vote.

Adopted this 12th day of January, 2026.

Chair

Secretary

**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
APRIL 20, 2026 @ 6:30 PM
REGULAR MEETING**

G. NEW BUSINESS



**CITY OF
STONE
MOUNTAIN, GA**

REGULAR MEETING

Address:
875 Main St, Stone Mountain, GA 30083
Phones:
(770) 498.8984 | (770) 498.8609 (Fax)

info@stonemountaincity.org
www.stonemountaincity.org



City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

STAFF ANALYSIS AND REPORT

CASE #: REZONE2026-1803712007

OWNER: KKR Sons LLC

APPLICANT: KKR Sons LLC

LOCATION: 5444 Rockbridge Road

PARCEL: 18 037 12 007

CURRENT ZONING: Single Family Residential (R-1)

REQUEST: Rezone from R-1 to General Commercial (GC)

ZONING/ADJACENT LAND USE:

North	Single Family Residential (R-1)
South	Unincorporated Dekalb County
West	Single Family Residential (R-1)
East	Single Family Residential (R-1)

COMPREHENSIVE PLAN:

Future Land Use Designation: Commercial

MEETING INFORMATION:

Planning & Zoning Commission:	4/20/2026 – 6:30 P.M.
1 st Read City Council:	5/19/2026 – 6:30 P.M.
City Council Public Hearing:	6/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

The applicant is requesting to rezone the property located at 5444 Rockbridge Road (Parcel ID 18 037 12 007) from R-1 Single Family Residential to General Commercial (GC). This property is currently under consideration for two simultaneous conditional use permits: one for a laundromat and another for a nail salon. The zoning application aims to correct the existing zoning classification, as the property has intermittently operated as a commercial district since 1980. It is believed that the adoption of the 2008 Zoning Map first designated the property as residential or R-1. The objective of this rezoning request is to ensure that the City can enforce the appropriate zoning regulations for the property, aligning with the parcels' current use.

II. ZONING REQUIREMENTS

The subject property is zoned Single Family Residential (R-1). Per Section 5-1.1 the intent of the zoning district is to:

- Establish low density residential district communities
- Encourage clustering of development and provision of location, environmental and development amenities
- Provide low density residential development in cul-de-sac neighborhoods, community areas, and urban areas
- Enhance the community's character through the promotion of high-quality design.
- Protect established areas from incompatible development.

III. ZONING HISTORY

The subject property encompasses approximately 1.14 acres. On December 2, 2008, the City of Stone Mountain adopted its Official Zoning Map, establishing the parcel's Zoning District as R-1 Single Family Residential. On March 4, 2025, the City Council granted a conditional use permit for a laundromat. This approval was specific to the property, allowing the use to be established within one year of the City Council's decision or expire on or after March 4, 2026, if not fully utilized. However, the property owner did not commence operations by this date, resulting in the expiration of the conditional use permit. Subsequently, a corrective measure was proposed by the City Council on May 7, 2024, and June 4, 2024, to facilitate the rezoning of the subject property to Commercial through a city-initiated map adoption.

The proposal to adopt a revised Zoning Map was tabled on both May 7, 2024, and June 4, 2024. According to City Code, Section 1-1.1, because no zoning map was signed in 2024, the zoning map adopted by the Council on December 2, 2008, and signed by the City Clerk, remains the authoritative legal zoning map. Consequently, the subject property still retains the classification as R-1 Single Family Residential, as the proposed map containing the correction from May and June of 2024 was not duly signed or adopted. According to the DeKalb County Property Appraiser's database, the subject property was constructed in 1980. Property Appraiser Records (see appendix) provide aerial imagery of the property from 2003 to the present, indicating that the structure remained vacant from 2015 to 2024, with intermittent improvements and renovations occurring during this timeframe. No records were located establishing the site was zoned Commercial or was annexed into the City from Dekalb County as a Commercial Zoning.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

IV. EXISTING SITE CONDITIONS

The primary building is a commercial structure encompassing a total area of 10,068 square feet. The DeKalb County Property Appraiser categorizes this property under Class C3 – Commercial Class. The site is delineated by a fence along the rear, effectively separating the parking area and commercial operations from adjacent residential properties to the north. Additionally, a vegetative buffer behind the existing fencing adds additional site separation from adjacent residential properties. Parking facilities are located at the front of the property, with existing lighting, while dumpsters and loading areas are situated at the rear. Although earlier site plans from 2024 indicate the existence of eight (8) commercial units, virtual site inspections viewing photos confirm that there are currently five (5) commercial entrances of which two appear occupied.

The property is characterized by a gentle slope beginning at the primary structure, which is positioned at an elevation of 1,007 feet, and gradually descends toward the eastern property line, resulting in a nominal elevation decrease of 1 foot. According to the FEMA Flood Map Service Center, this property is not situated within a flood zone. The relevant flood map number is 13089C0091K, which became effective on December 8, 2016. The structure faces Rockbridge Road, a minor arterial roadway, which recorded an Annual Average Daily Traffic of 12,100 in the year 2024.

IV. ZONING AND DEVELOPMENT STANDARDS

The proposal has been evaluated per the applicable code references to determine compliance with zoning and development standards.

Table 1. General Commercial (GC) Development Standards (5-7.5)

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Minimum Lot Size	None	49,601 SF	49,601 SF	YES
Minimum Lot Width	40 Feet	216 Feet	216 Feet	YES
Minimum Road Frontage	40 Feet	216 Feet	216 Feet	YES
Minimum Setback to a Public Street	50 Feet	75 Feet	75 Feet	YES
Minimum Rear Yard	15 Feet 25 if abutting residential	30 Feet	30 Feet	YES
Maximum Height	30 Feet	30 Feet	30 Feet	YES

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Minimum Heated Floor Area	2000 SF	10,068 SF	10,068 SF	YES
Maximum Floor Area	10,000 SF	10,068 SF	10,068 SF	NO
Minimum Buffer Area Btw Adjacent/ Dissimilar	50 Feet Residential /15 Feet Non-Residential	NONE	NONE	NO
Minimum Separation Between Buildings on Same Lot	20 Feet	Not Applicable	Not Applicable	NA
Maximum Building Height	30 Feet	30 Feet	30 Feet	YES
Maximum Lot Coverage	70 Percent	97 Percent 48,143 SF Building/Parking 49,601 SF Lot Area (PA)	97 Percent 48,143 SF Building/Parking 49,601 SF Lot Area (PA)	NO

The maximum floor area, buffer between adjacent/dissimilar land uses, and maximum lot coverage are not in compliance with the GC Development Standards.

5-7.6 Additional District Development Regulations (5-7.6)

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Site and Landscaping Plan	Planter/Screening Shrubs	NP	NP	NO
Landscape Buffers	Planters/Raised Curbing	NP	NP	NO
Lighting	Dark Sky Compliant	NOT PROVIDED	NOT PROVIDED	NO
Trash Disposal	Screen per 5-7.6(4)	NOT SCREENED	NOT SCREENED	NO
Connectivity and Site Design	Per 5-7.6(5)	NOT PROVIDED	NOT PROVIDED	NO
Streetscape Requirements	Per 5-7.8	NO CLEAR ZONE	NO CLEAR ZONE	NO
Parking Requirements	5-7.7 & Article VII	NOT FULLY MET	NOT FULLY MET	NO

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

The comprehensive review of the site affirms the presence of landscaping, lighting, connectivity, streetscape requirements, and parking on site. However, additional information will be required from the applicant to ensure the standards established under the General Commercial (GC) Zoning District requirements have been met. This implementation should occur in a staged manner, if the approvals are obtained by City Council to rezone the property to commercial, and consider any associated costs when applying conditions intended to meet current standards.

**Table 3. 5-7.7 Minimum Parking Requirements (District)
5-7.8 Streetscape and Article VII Off Street Parking and Loading**

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Off Street Loading	Per Article VII	NONE	NONE	NO
Decorative Separation for Surface Parking	Fences, Walls, Plantings, Berms to Screen Street visibility	NONE	NONE	NO
Surface Lot	Located in Rear	NONE	NONE	NO
General Business Parking	For 50k SF or Less 1 Space per 200 SF $10,068/200= 50$ Spaces	41	41	NO
ADA*	26 to 50 Spaces = 2 ADA Spaces	1	1	NO

According to the zoning district regulations, surface parking should be located at the rear of the property and have appropriate screening. However, the structure was reconstructed under the R-1 Zoning District, and the parking requirements for General Commercial (GC) use were not evaluated or implemented by the city. Major construction of the site is not required to meet standards, according to section 6.1 of the Code of Ordinances, but steps can be taken to install alternative noninvasive screening, that may be reasonable in cost to support buffers and better separation between commercial and residential uses. The parking regulations outlined in section 7-2.1(13) state that for general business, commercial, personal service establishments, or shopping centers and developments, one parking space is required for every 200 square feet of gross leasable area (GLA) for buildings 50,000 square feet or less. Based on virtual site visits, the site offers 41 potential parking spaces where 50 is required by regulation, with no physically delineated/ painted off-street loading area. Additionally, the Americans with Disabilities Act (ADA) requirements, as stated in section 7-2.2(E), indicate that sites with 26 to 50 parking spaces must provide 2 ADA-compliant spaces. The site plans do not specify whether the parking spaces and interior driveways meet the required dimensions, but visual photos provided on site (see Section V. Photos) indicate that the driveways do not support adequate distance for vehicle circulation. Where physical limitations exist to meet parking requirements, the applicant should apply for an

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

administrative parking review to determine where the requirement per code can be met, in the most non-invasive manner possible.

IV. ANALYSIS PURSUANT TO ZONING ORDINANCE

Pursuant to **Article II of the City of Stone Mountain Zoning Ordinance**, staff have reviewed the special use permit application in accordance with the following review criteria per 2-1.5 Review Standards for Zoning Proposals. The conclusion of the review is as follows:

1. The existing uses and zoning of nearby property;

The current zoning of the subject property is R-1, which designates the lot for Single Family Residential use. The surrounding areas to the north, east, and west are also zoned R-1 Single Family Residential, while unincorporated DeKalb County lies to the south. The subject parcel borders the existing Stonebush subdivision, which received approval for its plat in 1983, as documented in the DeKalb County Clerk of Superior Court records (Plat Book 77, page 53).

2. The extent to which property values are diminished by their particular zoning restrictions;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The current zoning restrictions, which are meant for residential land uses, do not apply to commercial development. The property, when originally built in 1980 – according to property records, was always visually perceived to be intended for commercial use. If the property retains the Single-Family Residential Zoning designation, the property is not in compliance with current zoning regulations and abutting residential properties are not able to receive protections inherent to commercial zoning, to establish adequate separation between uses.

3. The extent to which the possible reduction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

The property, when originally built in 1980, was always visually perceived to be intended for commercial use and has persisted in functioning as a commercial shopping building from 1980 to 2016, intermittently undergoing improvements that discontinued the use from 2016 to 2025. During that period, there is no evidence, at the time this report was written, that property values for surrounding parcels were reduced as a result or experienced. Therefore, there is no perceived reduction in property values of the subject property through the zoning change to General Commercial. If the property retains the Single-Family Residential Zoning designation, the property is not in compliance with current zoning regulations and abutting residential properties are not able to receive protections inherent to commercial zoning, to establish adequate separation between uses.

4. The relative harm to the public as compared to the hardship imposed upon the individual property owner;

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

At the time this report was written, there is no evidence of relative harm imposed upon the individual property owner or public. However, the current residential zoning for the subject parcel does not include regulations that require a buffer between residential and adjacent commercial properties. Allowing the subject property to remain zoned as R-1 prevents the requirements of separation of uses, lighting requirements, ADA, parking, and trash disposal areas screened from public view, associated with commercial uses from being adequately applied to the subject parcel.

5. The suitability of the subject property for the zoning proposed;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The property, when originally built in 1980, was always visually perceived to be intended for commercial use. The parcel, functioning as a commercial use, abuts a residential district, currently zoned R-1. The proposed zoning is seeking to apply the correct land use and associated standards to the subject parcel and allow the appropriate zoning restrictions to apply where feasible. Therefore, the proposed use for the zoning proposed is suitable and more reflective of actual conditions.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property;

The property has potentially been vacant from 2015 to 2025, where a reconstruction permit was issued by the City of Stone Mountain per property appraiser records. The site has been occupied from 2025 to present.

7. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The properties adjacent to the subject parcel to the west and east exhibit commercial uses but are also zoned R-1, according to the 2008 Zoning Map. These properties include U-Wash, located at 5434 Rockbridge Road, and Childtime Day Care center, located at 501 Ridge Avenue. These properties have a clear commercial zoning history from 1983 (Childtime) and 2005 (Car Wash). Properties to the north are residential – single family homes and are also zoned R-1.

8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

No unintended consequences are expected as a result of the zoning proposal for the properties to the east and west of the subject parcel. However, failing to rezone the subject parcel to General Commercial imposes regulations that do not apply to the existing parcel as it currently exists. The GC zoning district includes inherent protections that require better separation between commercial uses and surrounding residential areas. If the property remains zoned as R-1, those protections would not be in place, making it difficult to ensure the necessary separation or to mitigate the impact of commercial activities for nearby single-family residences.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

9. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned;

The current property as zoned would not have the same reasonable economic use with a R-1 Zoning Designation, as the property is decidedly functioning as commercial, and would be required to engage in considerable costs to meet R-1 Zoning requirements.

10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

For the rezoning to General Commercial, there is no anticipated impact on transportation or utilities (see Appendix for GDOT Traffic and Watershed Capacity). The conditional use permits for the laundromat and nail salon, moving forward under a separate application have not yet been evaluated for impacts on the sewer system, and are currently under review by Planning Commission and Zoning, but reports were not available at the time of this report. Commercial facilities do not impact schools.

11. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map;

The future land use map designates this property as commercial. Therefore, the proposal is in conformance with the future land use element of the comprehensive plan.

12. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal;

The property does incorporate some separation or buffers at the rear of the lot, which is adjacent to residential lots. However, these buffers do not comply with the requirements of the General Commercial District. Furthermore, the commercial property exceeds floor area restrictions and does not meet standards for lot coverage, trash disposal, lighting, landscaping, or connectivity. Further, per 5-7.6(1), a site plan review, must be approved by Planning Commission.

13. The impact upon the appearance of the city;

Not applicable.

14. The impact upon the provision of water, sewage, transportation and other urban services;

See item #10

15. The impact upon population density and the potential for overcrowding and urban sprawl;

Not applicable.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

16. The impact upon thoroughfare congestion and traffic safety; and

Not applicable.

17. The protection of property against blight and depreciation.

Not applicable.

V. ANALYSIS PURSUANT TO ZONING ORDINANCE

Per § 36-67-3 Zoning proposal review standards (Zoning Procedures Law) in any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each zoning proposal investigate and **make** a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations, and this record shall be a public record. Pursuant to **Zoning Procedures Law**, staff have reviewed the Rezoning application in accordance with the following review criteria:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

According to zoning records, the site was designated as residential in the Official Zoning Map in 2008. The property, when originally built in 1980, was always visually perceived to be intended for commercial use. The parcel, functioning as a commercial use shares its northern property line with a residential district, its western property line with commercially zoned properties, and to the east are also commercial properties – zoned R-1 residential. Approving the rezoning to GC will permit a use that is suitable in view of the use and development of adjacent and nearby property to the east and west.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

Allowing the R-1 zoning to persist limits the City’s ability to effectively regulate land use, as the property currently functions as commercial not residential.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The current property as zoned would not have the same reasonable economic use with a R-1 Zoning Designation.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

For the rezoning to General Commercial, there is no anticipated impact on transportation or utilities (see Appendix for GDOT Traffic and Watershed Capacity). The conditional use permits for the laundromat and nail salon have not been evaluated for impacts on the sewer system. A review from Watershed was not completed at the time this report was completed. Commercial facilities do not impact on the schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The future land use map designates this property as commercial. Therefore, the proposal is in conformance with the future land use element of the comprehensive plan.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The property as zoned incorrectly reflects the existing conditions and landuse exhibited on the parcel.

VI. STAFF RECCOMENDATION

Staff recommend **APPROVAL** of the rezoning with the following conditions:

- A. The property must obtain zoning approval for the General Zoning District designation before a conditional use permit can be granted for the subject parcel.
- B. Hours of operation are permitted from 7 a.m. to 11p.m
- C. Dumpster locations designated for use by any commercial unit on-site must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.
- D. The applicant must submit a variance application for maximum lot coverage where the exceedance occurs above the required General Commercial requirements, no later than 6 months following any rezoning approval to General Commercial by the City Council.
- E. The applicant must submit a variance for Maximum Floor Area exceedances no later than six months after any rezoning approved by the City Council.
- F. The applicant must submit a landscape plan and site plan to the Planning Commission for review and approval to comply with General Commercial Zoning requirements within six months of the City Council's approval of any rezoning. The plan should include adequate buffer provisions of no less than 40 feet between adjoining residential uses and meet clear zone requirements along Rockbridge Road. Separation may be non-invasive, such as planters containing vegetation approved by the Planning and Zoning Department, or an 8' fence, or related separation to improve the distinctive division between residential and commercial uses.
- G. Submit parking plan that establishes the lot is in conformance with General Commercial Zoning District Minimum Parking requirements (5-7.7) and Article VII of the Zoning Ordinance, within six months of City Council approval of the rezoning application.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

V. SITE PHOTOS

FRONT OF PROPERTY FACING ROCKBRIDGE ROAD



SIDE OF PROPERTY FRONTING RIDGE AVENUE



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT
REAR OF PROPERTY FROM RIDGE AVENUE

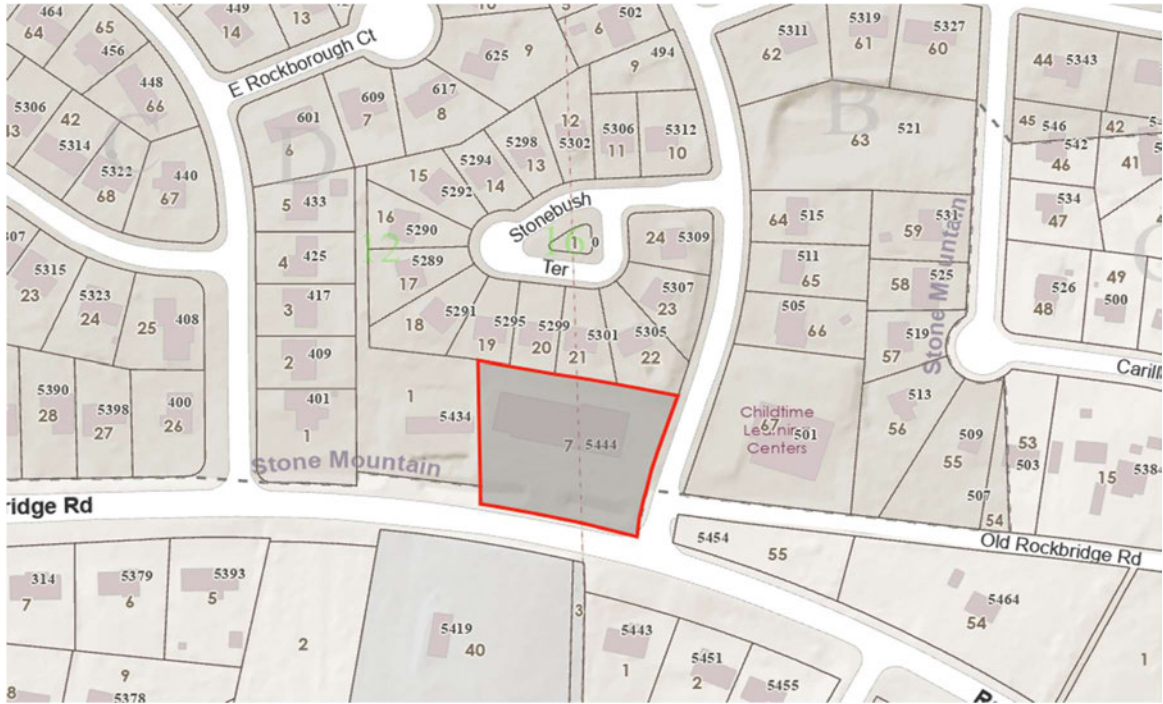


DRIVEWAYS WITHIN PARKING AREA

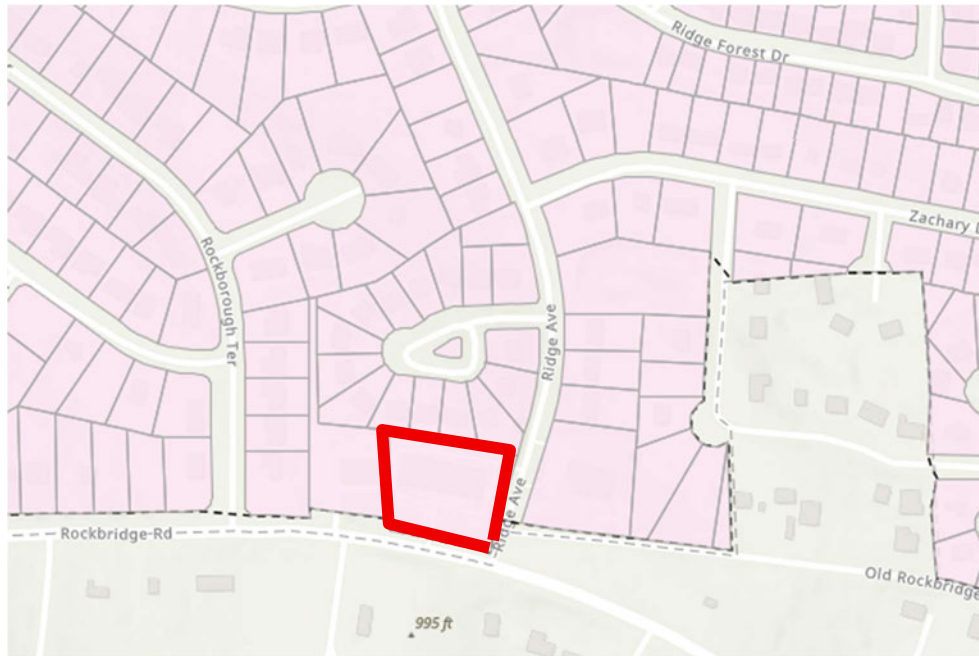


CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VI. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



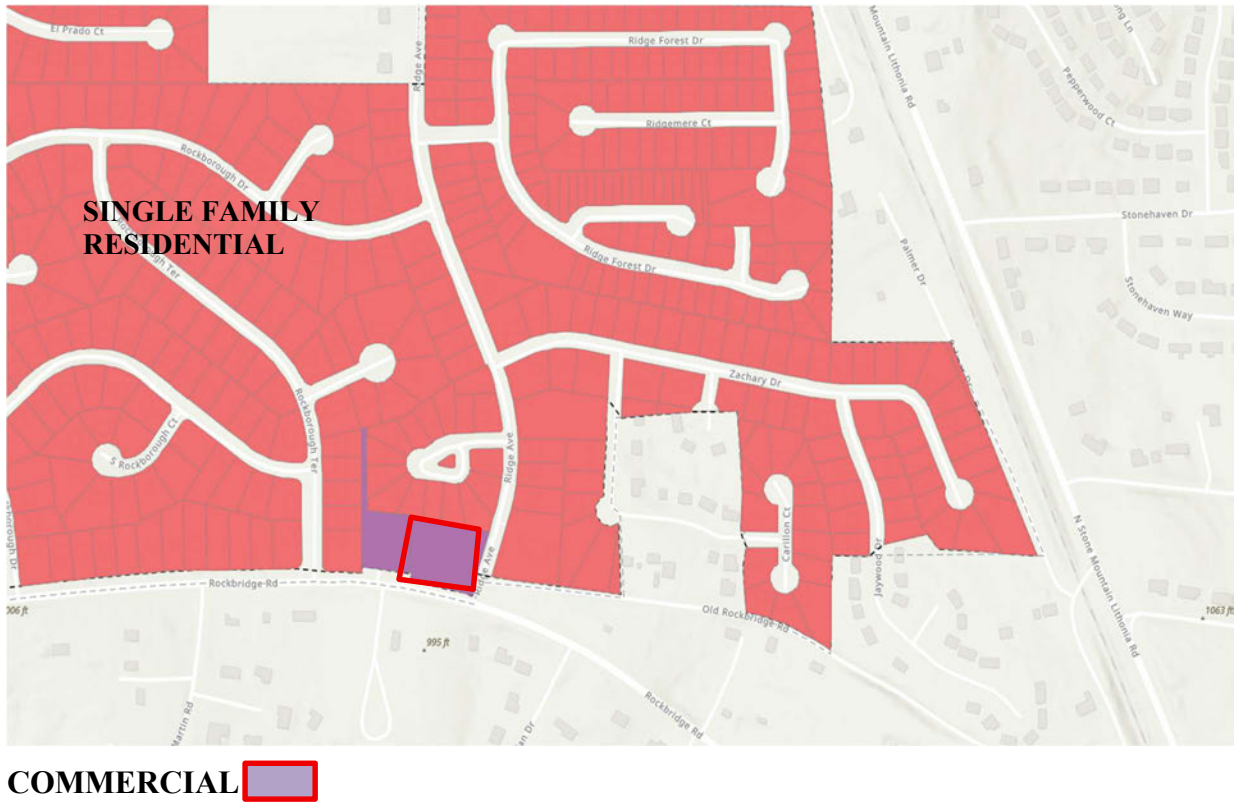
VII. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



 R-1 SINGLE FAMILY RESIDENTIAL

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VIII. FIGURE 3. FUTURE LAND USE MAP



0000089_3452 / 089-3452 / Rockbridge Rd E of N Harriston Rd, ATL Summary

	AADT	SU AADT	CU AADT	K-Factor	D-Factor	Stat Type
2024	12100	-	-	0.0841	0.6	Estimated
2023	12000	-	-	0.0841	0.6	Estimated
2022	11900	-	-	0.0841	0.6	Actual
2021	14900	-	-	0.0811	0.8	Estimated
2020	14100	-	-	0.0811	0.8	Estimated
2019	14700	-	-	0.0811	0.8	Estimated
2018	14700	-	-	0.0811	0.8	Actual
2017	18400	-	-	-	-	Estimated
2016	17900	-	-	0.0819	0.5	Estimated
2015	17000	-	-	0.0819	0.5	Estimated
2014	16200	-	-	0.0819	0.5	-
2013	15210	-	-	-	-	-
2012	15140	-	-	-	-	-
2011	15220	-	-	-	-	-
2010	15240	-	-	-	-	-
2009	17040	-	-	-	-	-
2008	17530	-	-	-	-	-
2007	18620	-	-	-	-	-
2006	19870	-	-	-	-	-
2005	16000	-	-	-	-	-
2004	19420	-	-	-	-	-
2003	16950	-	-	-	-	-

089-3452 - Rockbridge Rd E of N Har...

Site Details

Site Summary

Reports

Choose from the latest data reports below or select Site D to run custom date periods (Note: The report list will vary depending on available data).



Site data



Site Dashboard

Multi-day Volume (Jun)

Daily Volume (Jun)

Single Station Annualized Statistics

Provided by Drakewell



TRAFFIC ANALYSIS & DATA APPLICATION

5444 ROCKBRIDGE



Streets

5444, Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30088, United States

5444, Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30088, United States

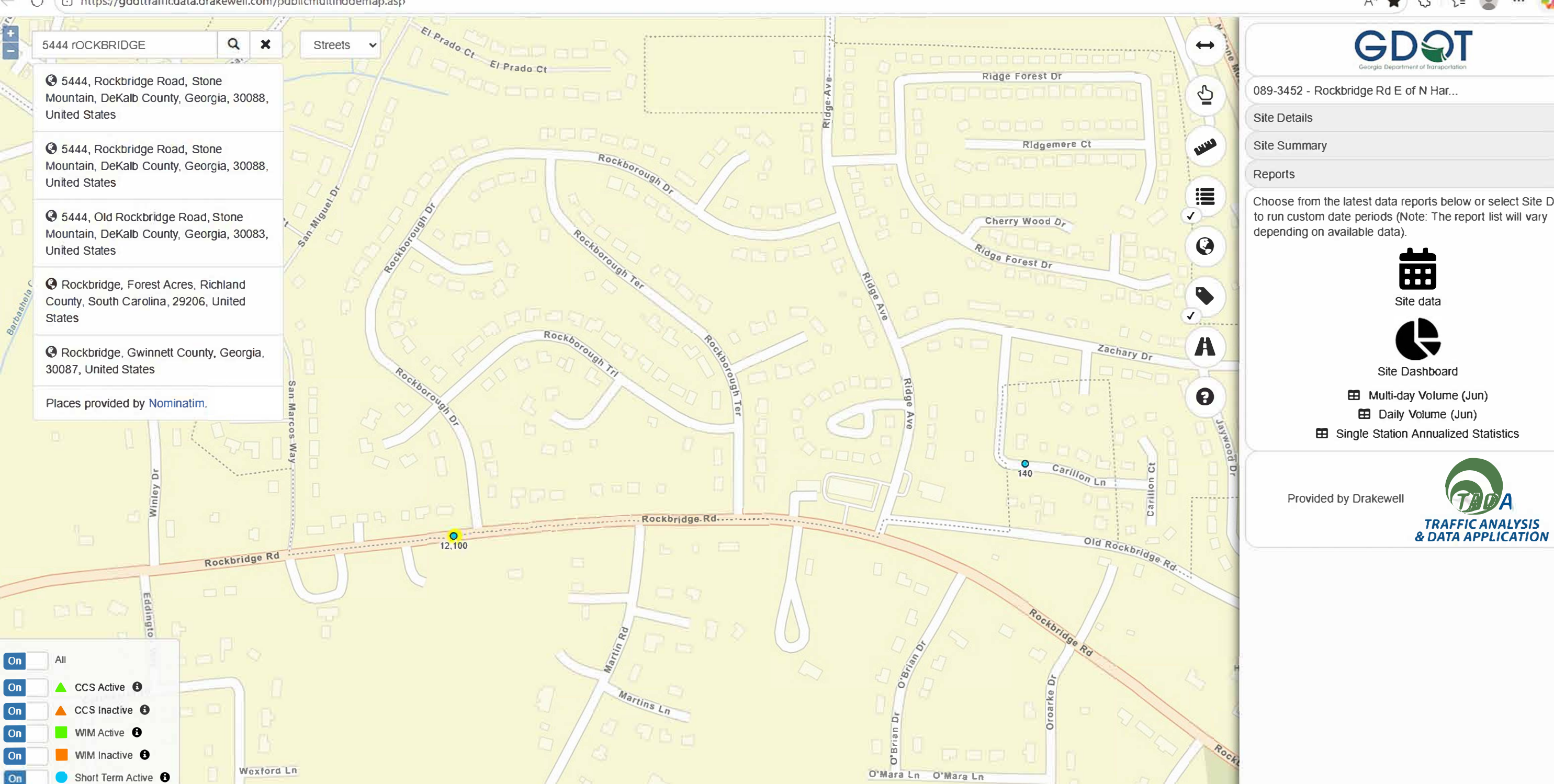
5444, Old Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30083, United States

Rockbridge, Forest Acres, Richland County, South Carolina, 29206, United States

Rockbridge, Gwinnett County, Georgia, 30087, United States

Places provided by Nominatim.

- All
- ▲ CCS Active ⓘ
- ▲ CCS Inactive ⓘ
- WIM Active ⓘ
- WIM Inactive ⓘ
- Short Term Active ⓘ



APPLICATION



USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24



MAR 26 2026 PM 4:32

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	<input checked="" type="checkbox"/>
2.	Application Form	<input checked="" type="checkbox"/>
3.	Site Plan Checklist	<input type="checkbox"/>
4.	Site Plan/Survey	<input type="checkbox"/>
5.	Legal Description	<input type="checkbox"/>
6.	Letter of Intent	<input checked="" type="checkbox"/>
7.	Impact Analysis	<input type="checkbox"/>
8.	Disclosure Form(s)	<input type="checkbox"/>
9.	Application Fee (\$400)	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.		
10.	Development of Regional Impact Review Form (DRI)	<input type="checkbox"/>

Already Submitted

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.
- ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in [Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals](#).
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.
- ITEM 9. **APPLICATION FEE:** A \$400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

- ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

- A) The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.
- C) City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

- A) Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.



APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name:	Tammy Cowins		
Address:	[REDACTED]		
Phone:	Cell:	Fax:	
Email Address:	[REDACTED]		

OWNER INFORMATION (If different from Applicant)

Owner Name:	KKR Sons LLC		
Address:	[REDACTED]		
Phone:	Cell:	Fax:	
Email Address:	_____		

PROPERTY INFORMATION

Address:	5444 Rockbridge Road, Stone Mountain, Ga 30083		
Parcel ID#:	18 037 12 007	Land Lot:	District:

CURRENT ZONING: GC

USE PERMIT REQUEST: Nail Salon

Name (print) Tammy Cowins

Signature: tammy cowins Date: 03/19/2026

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.


DALJEET SINGH
TYPE OR PRINT OWNER'S NAME

[REDACTED]
ADDRESS

[REDACTED]
CITY & STATE ZIP CODE

[Signature]
OWNER'S SIGNATURE

Sworn to and subscribed before me this the

26 Day of March 2020
[Signature]
NOTARY PUBLIC


[REDACTED]
PHONE NUMBER

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Tammy Cowens
TYPE OR PRINT PETITIONER'S NAME

[REDACTED]
ADDRESS

[REDACTED]
CITY & STATE ZIP CODE

Tammy Cowens
PETITIONER'S SIGNATURE

Sworn to and subscribed before me this the

26 Day of March 2020
[Signature]
NOTARY PUBLIC


[REDACTED]
PHONE NUMBER

[REDACTED]
EMAIL ADDRESS

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE



USE PERMIT CONSIDERATIONS

Applicant: Tammy Cowins

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? Very compatible.
Operation of a nail salon providing manicure, pedicure, and related grooming services.
2. What is the extent to which property values are diminished by their particular zoning restrictions?
No Diminishing of any value
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public?
No reduction of any value, this should actually increase their value with access to services.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner?
No harm to the public at all.
5. What is the suitability of the subject property for the zoning proposed?
N/A
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property?
Over 3 years, since ownership.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?
N/A

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
N/A no zoning proposal
9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
N/A no zoning proposal
10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
N/A no zoning proposal
11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?
N/A no zoning proposal
12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?
N/A No zoning proposal
13. What is the impact upon the appearance of the city?
The new shopping center is enhancing the appearance of this road.
14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
No anticipated impact since these stores replace the old ones on the old building.
15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
No Impact. Since we do not change the population density.
16. What is the anticipated impact upon thoroughfare congestion and traffic safety
No anticipated impact since these new stores will replace the ones in the old building.
17. What measures are being taken to protect the property against blight and depreciation?
The new building replaced the old outdated building.

Rezoning Letter of Intent

Daljeet Singh

[REDACTED]
[REDACTED]
Phone: [REDACTED]

Date: March 19, 2026

City of Stone Mountain Zoning Committee
875 Main Street
Stone Mountain, GA 30083

RE: Letter of Intent for Rezoning Request – 5444 Rockbridge Road, Stone Mountain, GA 30083

Dear Members of the Zoning Committee,

I am writing to formally submit this Letter of Intent to request the rezoning of the property located at 5444 Rockbridge Road, Stone Mountain, Georgia 30083, which is currently designated as R-1 (Single-Family Residential).

Property Overview & Existing Conditions

The subject property is a multi-tenant commercial plaza currently occupied by operating businesses, including a convenience store and a laundromat, both of which serve the surrounding community.

Historically, the property has been utilized for commercial purposes, including its prior use as a car wash facility. The current structure, layout, and active use of the property are consistent with a commercial retail environment and are not aligned with single-family residential zoning.

Request for Rezoning

I respectfully request that the property be rezoned from R-1 (Single-Family Residential) to an appropriate commercial zoning classification that permits retail and service-based businesses.

This request is intended to align the zoning designation with the existing and historical use of the property, rather than introduce a new or incompatible use.

Justification for Rezoning

- **Existing Commercial Operations:** The property is already functioning as a retail and service plaza with active tenants.
- **Historical Commercial Use:** The site has a long-standing history of commercial activity.
- **Zoning Inconsistency:** The current R-1 designation does not reflect the property's actual use or physical characteristics.
- **Surrounding Area Compatibility:** The Rockbridge Road corridor includes a mix of commercial and service-oriented properties, making this request consistent with the area's development pattern.
- **Economic Contribution:** Proper zoning will support existing businesses, attract additional tenants, and contribute to the local economy.
- **Community Benefit:** Aligning the zoning with actual use enhances property value, supports local services, and promotes responsible land use planning.

Intent for Future Use

Upon approval of this rezoning request, the property will continue to operate as a commercial retail plaza, serving the needs of the surrounding community with well-maintained and professionally managed businesses.

Conclusion

This request represents a necessary and appropriate correction to ensure that the zoning designation accurately reflects the current and historical commercial use of the property.

I respectfully request your approval of this rezoning application and appreciate your time and consideration. I am available to provide additional information or attend any hearings as needed.

Sincerely,

Daljeet Singh



DISCLOSURE REPORT

Office use only:

USE PERMIT PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CHECK ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
If the answer is NO, complete only section 4.

1. CHECK ONE: Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

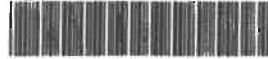
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Tammy Cowins

Signature: tammy cowins Date: 03/19/2026

2021170549 DEED BOOK 29811 Pg 686



Real Estate Transfer Tax \$585.00

Filed and Recorded:
10/15/2021 10:43:46 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA

COUNTY OF COBB

**Tax Parcel No. 18 037 12 007
(DeKalb County)**

**Upon recording, please return to:
H. Dennis Panter, Esq.
1827 Powers Ferry Road
Building 10, Suite 301
Atlanta, Georgia 30339**

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 4th day of October, in the year two thousand twenty, between TRINITY INVESTMENT ENTERPRISES, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, as party or parties of the first part, hereinafter called Grantor, and KKR SON'S LLC, A GEORGIA LIMITED LIABILITY COMPANY, whose tax mailing address is 2021 Paperbirch Cove Grayson, Georgia 30017, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF ("PROPERTY")**

Together with all of Grantor's right, title and interest in the buildings and improvements located on the Property, if any, and public roads and streets adjoining the Property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

TRINITY INVESTMENT ENTERPRISES, L.L.C.
A GEORGIA LIMITED LIABILITY COMPANY

[Signature]
Witness
[Signature]
Notary Public

BY: [Signature]
An Van Than

ITS: Manager and Sole Member

My commission expires:

9.14.25

[NOTARIAL SEAL]



Z:\ndp\Singh\DeKalb Rockbridge Rd Purchase.lwd.doc

EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Intercontinental Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.R.L.S. No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Rockbridge Road (R/W varies) with the westerly right-of-way line of Ridge Avenue (50' R/W), and run thence along said right-of-way line of Rockbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Rockbridge Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sanitary Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Kramoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Kramoff (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

2021170549 DEED BOOK 29811 Pg 686



Real Estate Transfer Tax \$585.00

Filed and Recorded:
10/15/2021 10:43:46 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA

COUNTY OF COBB

**Tax Parcel No. 18 037 12 007
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MADE A PART HEREOF ("PROPERTY")**

Together with all of Grantor's right, title and interest in the buildings and improvements located on the Property, if any, and public roads and streets adjoining the Property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

TRINITY INVESTMENT ENTERPRISES, L.L.C.
A GEORGIA LIMITED LIABILITY COMPANY

[Signature]
Witness
[Signature]
Notary Public

BY: [Signature]
An Van Than

ITS: Manager and Sole Member

My commission expires:

9.14.25

[NOTARIAL SEAL]



EXHIBIT "A"

LEGAL DESCRIPTION

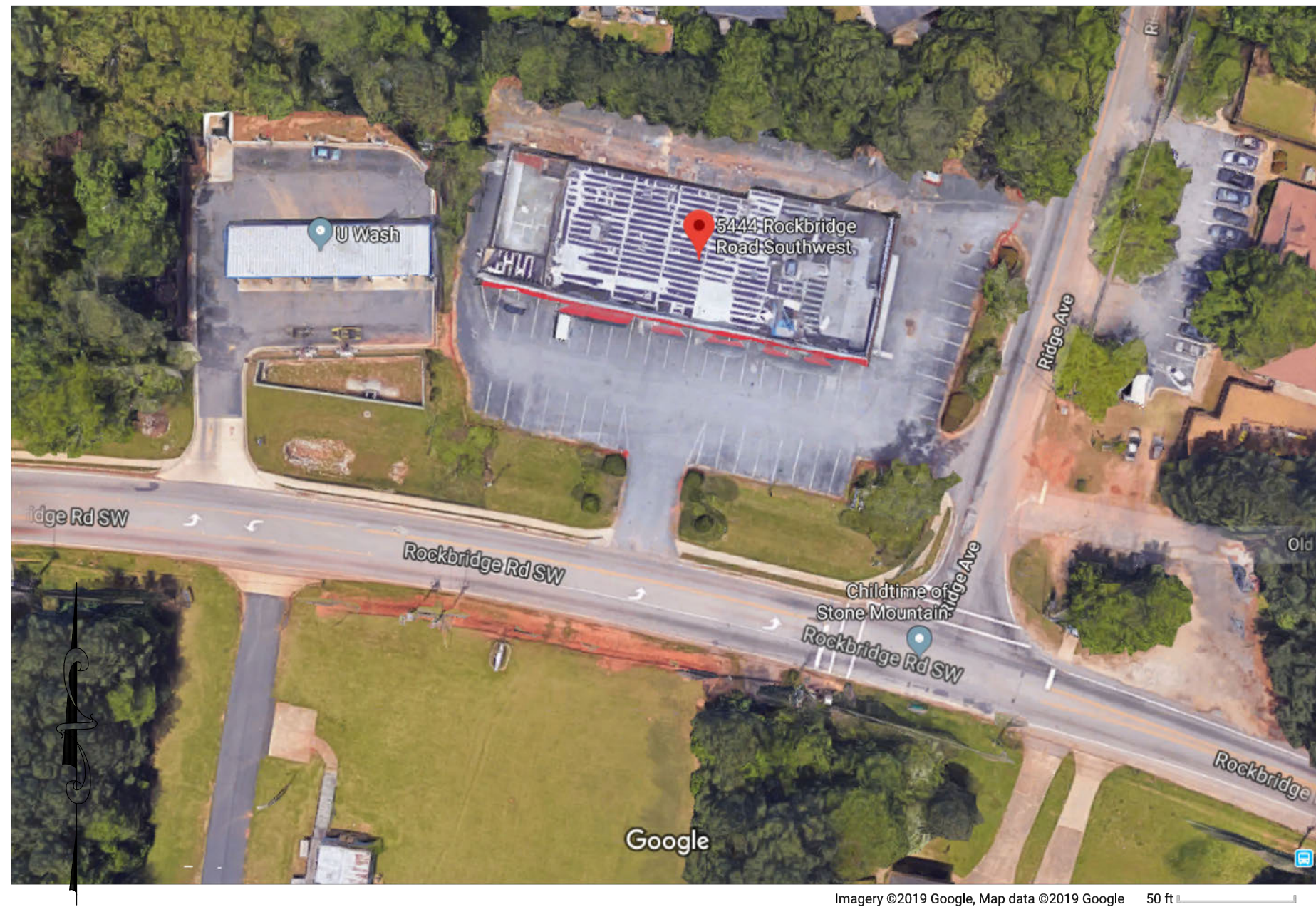
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Institutional Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.E.L.S., No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Roostbridge Road (R/W) (vertical) with the westerly right-of-way line of Ridge Avenue (30' R/W), and run thence along said right-of-way line of Roostbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Roostbridge Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sewing Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Krausoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Prou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Prou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Prou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Prou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Prou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Prou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Krausoff (as to a 30% undivided interest) to Michael E. Prou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

REFERENCE SITE PLAN:

Google Maps 5444 Rockbridge Rd SW

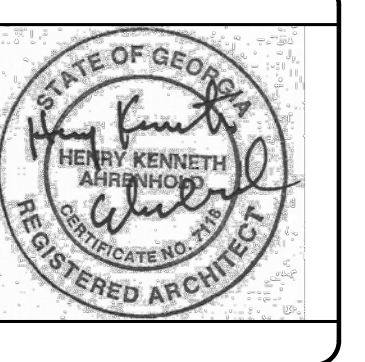


NOTE:
BARRICADE PERMANENT & TEMPORARY FENCE
& GATES ARE EXISTING & IN PLACE ON SITE.

48,143 SQ. FT.
1.105 ACRES

PROPERTY IS ZONED C2.
MINIMUM SET-BACK REQUIREMENTS:
FRONT - 75' FROM RIGHT-OF-WAY
SIDE - 20', 5' OF WHICH SHALL BE
PLANTED AND LANDSCAPED
REAR - 30'

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

Kent Ahrenhold
Architect
6851 ROSWELL RD., NE, NO. K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

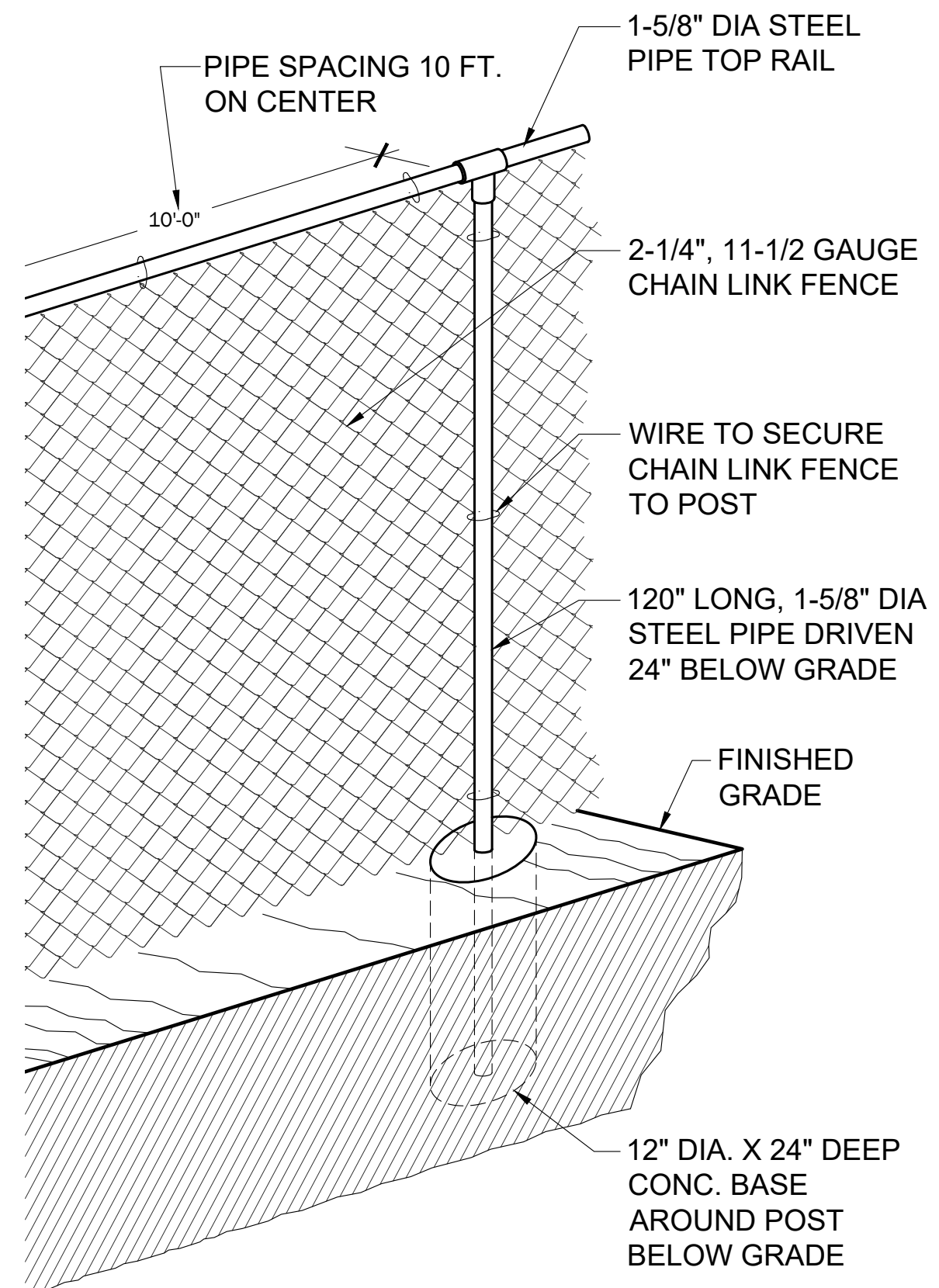
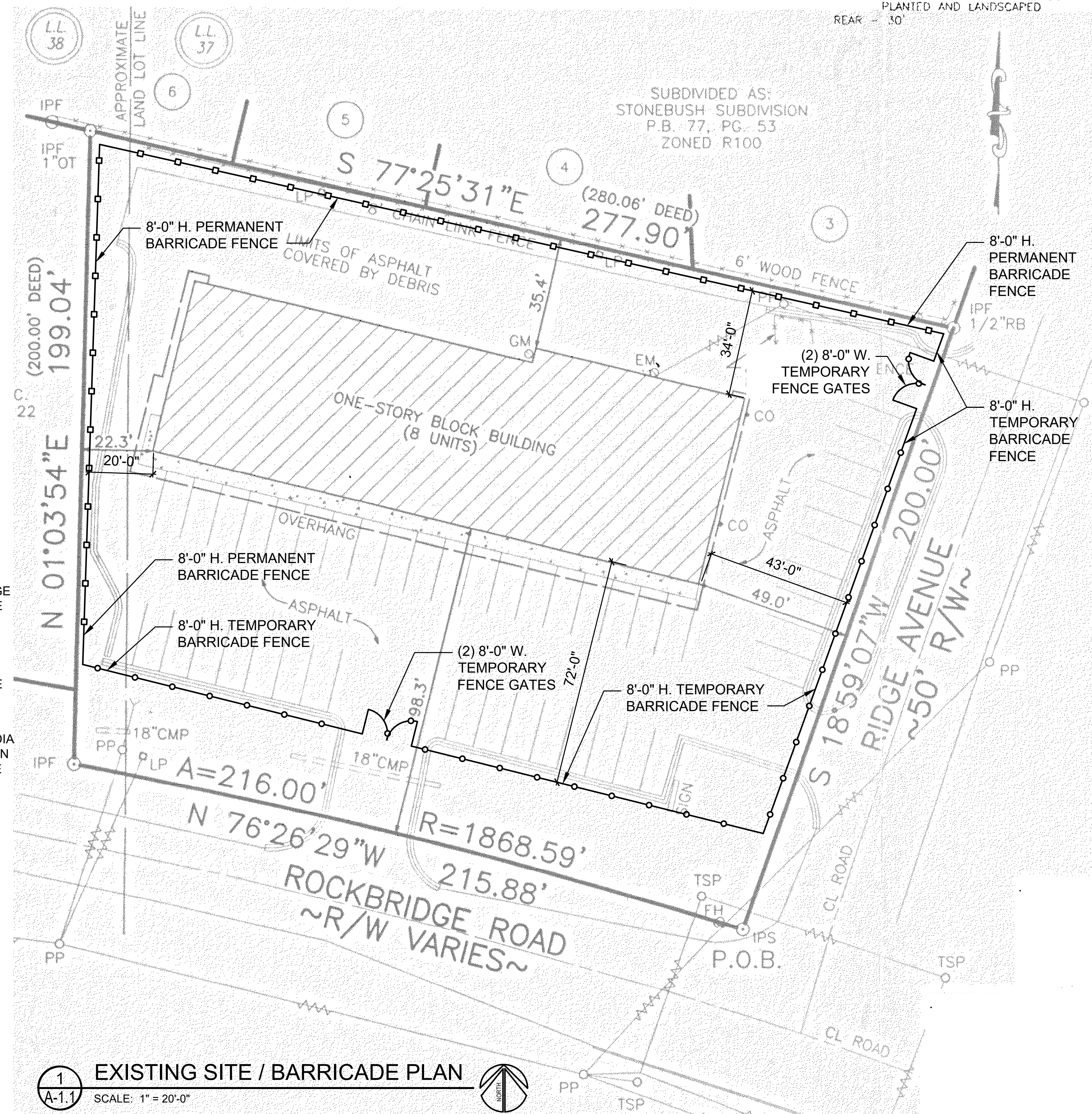
DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE

BARRICADE PLAN
& DETAILS

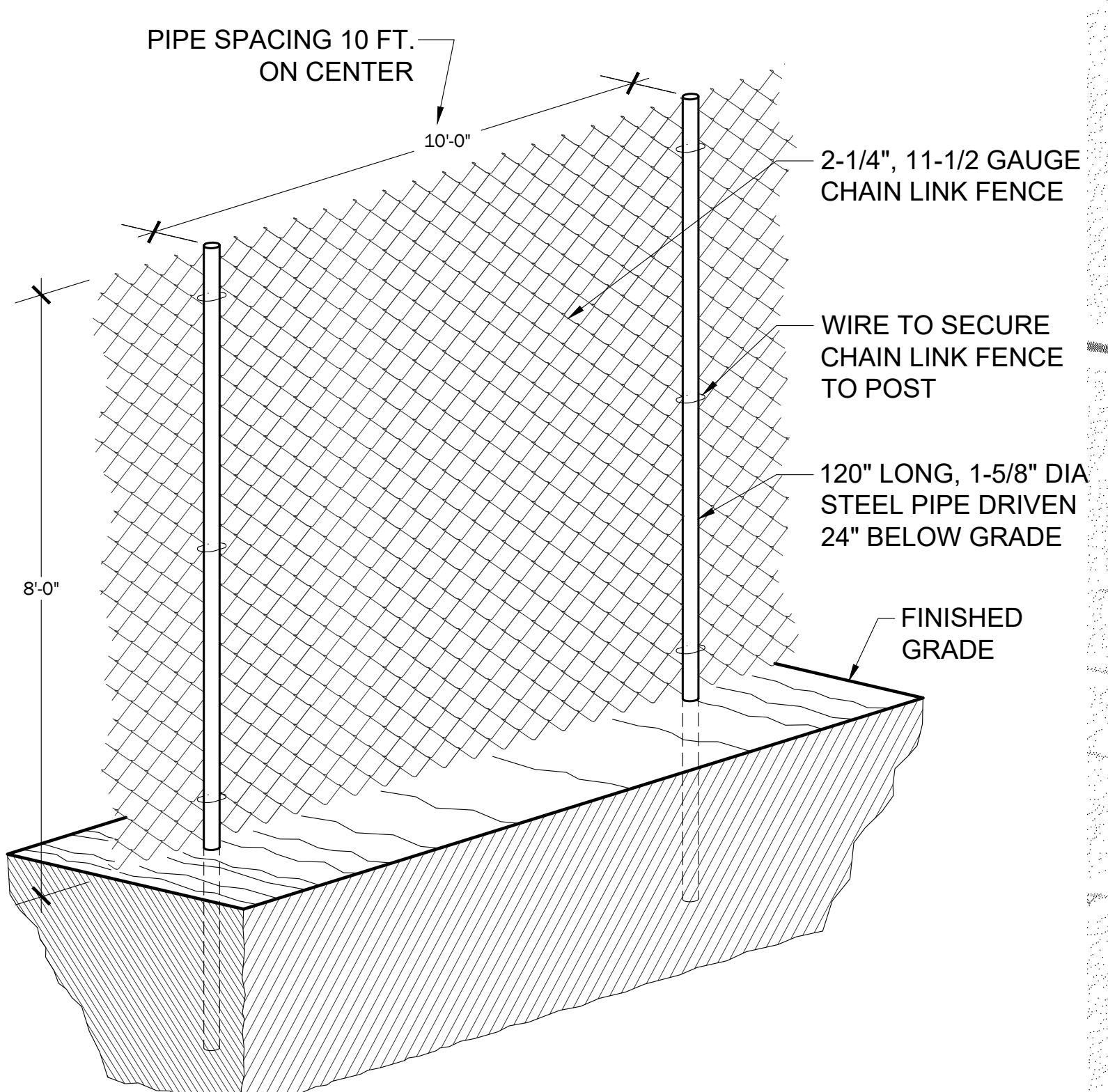
SHEET NO.

A-1.1

RELEASED FOR
CONSTRUCTION



3
A-1.1 BARRICADE PERMANENT FENCE DETAIL
SCALE: 3/4" = 1'-0"



2
A-1.1 BARRICADE TEMPORARY FENCE DETAIL
SCALE: 3/4" = 1'-0"

1
A-1.1 EXISTING SITE / BARRICADE PLAN
SCALE: 1" = 20'-0"

THIS PLAN IS A REPLACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOURDAZY ZONE, INC.
-ST-8839

Kent Ahrenhold
KENT A. AHRENHOLD LICENSE #2294

11/09/2023
DATE

○ PROPERTY CORNER FOUND (AS NOTED)	⊗ POWER/LIGHT POLE	⊠ GAS METER	-T- TELEPHONE LINE	OH OVERHANG
● 1/2" REBAR WITH CAP SET LSF# 839	-C- GUY WIRE	⊠ GAS VALVE	-X- FENCE LINE	C.B. CATCH BASIN
□ R/W MONUMENT	⊠ POWER METER	⊠ CABLE BOX	-920- CONTOUR LINE	CNT CANTILEVER
▲ FIRE HYDRANT	⊠ POWER BOX	⊠ TELEPHONE BOX	BSL BUILDING SETBACK LINE	H/C HANDICAP
⊠ WATER METER	⊠ A/C UNIT	● SIGN	CONC. CONCRETE	FTE FINISHED FLOOR ELEVATION
⊠ WATER VALVE	● MANHOLE	-W- WATER LINE	EOP EDGE OF PAVEMENT	BFE BASEMENT FLOOR ELEVATION
⊠ POWER POLE	● CLEAN OUT	-U- OVERHEAD UTILITY LINE	L.L. LAND LOT	GFE GARAGE FLOOR ELEVATION
⊠ LIGHT POLE	● JUNCTION BOX	-S- SEWER LINE	N/F NOW OR FORMERLY	DB DEED BOOK
	● OUTFLOW STRUCTURE	-G- GAS LINE	R/W RIGHT-OF-WAY	PB PLAT BOOK
	■ DRAINAGE INLET	-C- CABLE LINE	P/L PROPERTY LINE	PG PAGE

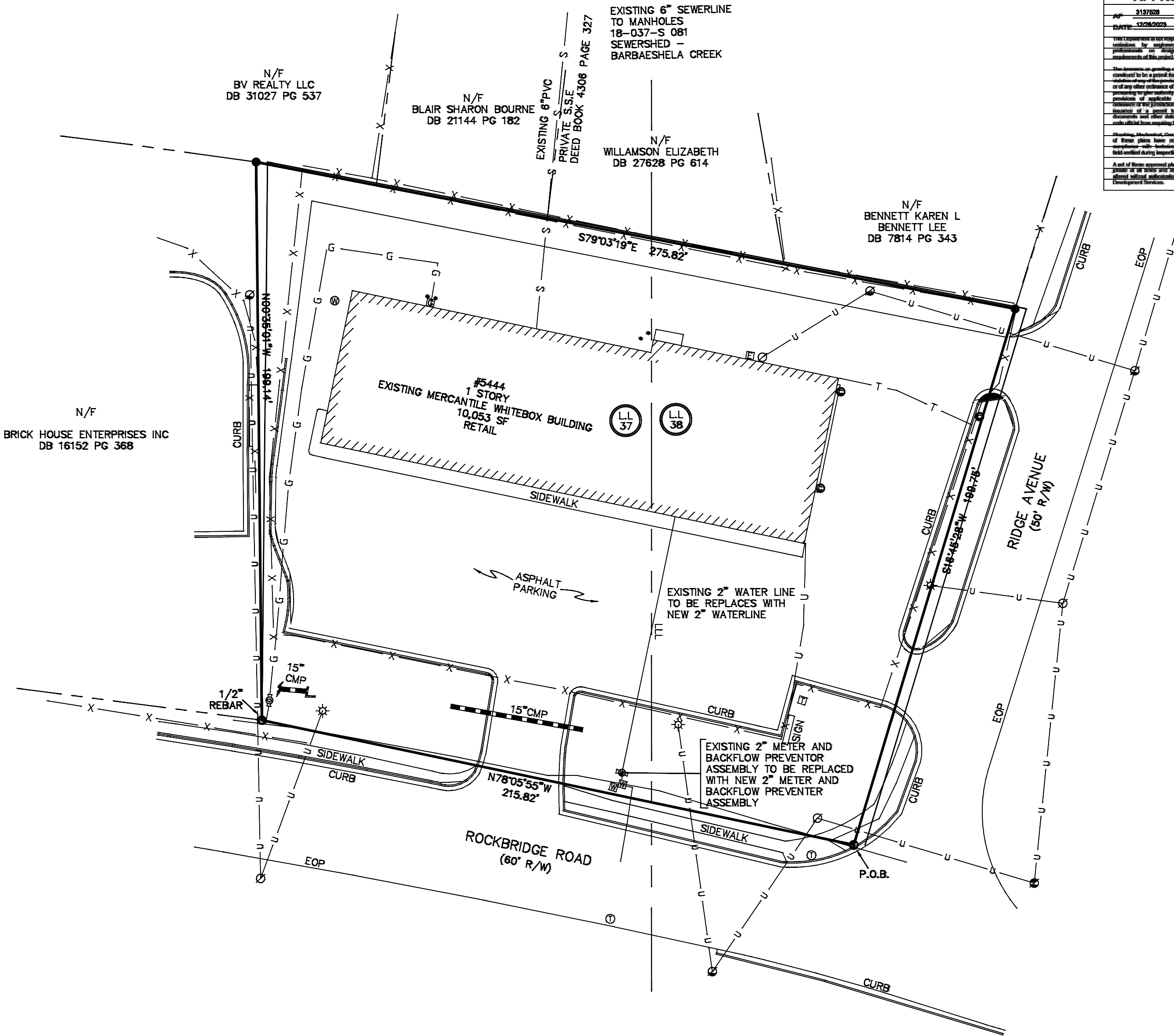
TOTAL AREA: 1.111 ACRES / 48,387 SQUARE FEET
BOUNDARY REFERENCE: 33 29811, PG 686
FIELDWORK PERFORMED ON 10/18/2023

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 286,100 FEET. THIS PLAN HAS BEEN PREPARED USING A TOTAL STATION SURVEYING SYSTEM TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

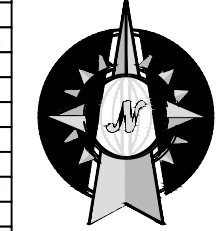
BOUNDARY zone inc.
SURVEYORS, ENGINEERS AND LAND PLANNING
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

PROVIDING SERVICES FOR KEY20 ATLANTA, CALLEGA SUZUKI & CERTALZ, FLORIDA.

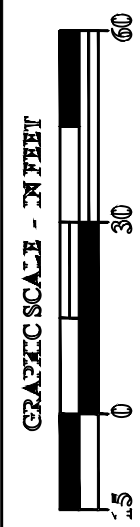
PROJECT
1865303
SHEET
1 OF 1



DeKalb County
DEVELOPMENT SERVICES
APPROVED
DATE: 11/09/2023
BY: [Signature]



GRID NORTH
GA WEST MTD 83
DATE: 11/09/2023
SCALE: 1" = 30'



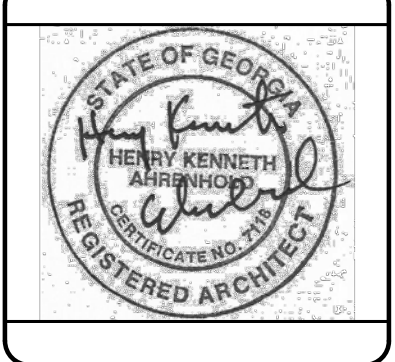
NO. REVISION

BOUNDARY SURVEY
PREPARED FOR: KENT AHRENHOLD
5444 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30088
LAND LOTS 37 & 38 - 1811A DISTRICT
DEKALB COUNTY, GEORGIA - 11/09/2023

© 00721627 2023
BOURDAZY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAN WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

Kent Ahrenhold
Architect
6851 ROSWELL RD., NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

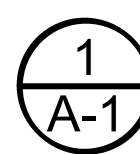
DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE

BOUNDARY SURVEY

SHEET NO.

A-1

RELEASED FOR CONSTRUCTION



1 BOUNDARY SURVEY PLAN

SCALE: 1" = 30'-0"





770.621.7200 (o)
770.621.7271 (f)
DeKalbCountyga.gov

Watershed Management
1580 Roadhaven Drive
Stone Mountain, GA 30083

David E. Hayes, Director

Chief Executive Officer
Michael Thurmond

Board of Commissioners

District 1
Robert Patrick

District 2
Michelle Long Spears

District 3
Larry Johnson

District 4
Stephen Bradshaw

District 5
Mereda Davis Johnson

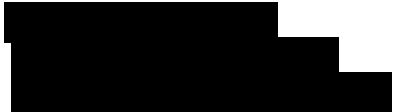
District 6
Edward "Ted" Terry

District 7
Lorraine Cochran-Johnson

**SEWER CAPACITY APPROVAL
IN LIEU OF CERTIFICATION**

January 4, 2024

Attention: Bruce Duff



Re: Rockbridge Plaza



Barbashela Creek

Dear Bruce Duff:

The DeKalb County Department of Watershed Management ("DWM") received a sewer capacity request regarding the potential availability of capacity in its Wastewater Collection and Transmission System ("WCTS") to accommodate the anticipated sewage flow associated with the address referenced above (the "Property"). In response to the inquiry, DWM collected and reviewed flow data and used a dynamic model to assess the capacity of its WCTS. Based on this analysis, the County has determined that, at this time, sanitary sewer capacity is limited in the sewer basin relevant to the Property.

However, the Capacity Assurance Program allows the County to approve connections in lieu of capacity by applying credits earned by the completion of certain capacity enhancing projects on the WCTS. **At this time, the County has approved the requested connection associated with the Property by establishing this Property's eligibility for approval based on County generated credits as provided by Section 5 of the Capacity Assurance Program.** To accommodate the requested capacity at the Property, credits equal to this capacity request has been withdrawn from the County's credit banking system.

This approval is based on currently available data and should only be used to substantiate the potential availability of sewer services as of the date of this correspondence. Circumstances are subject to change and the potential capacity indicated herein is in no way guaranteed. The County's approval of the requested capacity is based upon the known conditions as of the date of this correspondence and the accuracy of the information provided in the Sewer Capacity Evaluation Request, which provided anticipated capacity needs associated with the project.

Additionally, this approval is conditional upon compliance with the certain requirements. By connecting the Property to the County's WTCS, the applicant agrees to:

1. Install low-flow plumbing fixtures;
2. Prevent discharge of fats, oils, and grease (FOG) into the wastewater collection system;
3. Maintain caps on service line cleanouts for sewer laterals;
4. Maintain private sewer service lines; and
5. Ensure roof, foundation, and yard drains are not connected to the wastewater system.”

The County reserves the right to terminate this approval based on any violation of these conditions.

In the event that sewer system infrastructure improvements are required to accommodate any new flow contribution and ensure adequate sewer system capacity as a result of development on the referenced Property, the developer will be responsible for the cost associated with installing any such improvements to the existing sewer system infrastructure pursuant to DeKalb County Code of Ordinances, Chapter 25, Article IV – “Sewers and Sewerage Disposal” and the terms of any agreement entered between yourself/your organization and DeKalb County regarding such improvements. Once installed and accepted by DeKalb County, the improvements will be owned and maintained by DeKalb County.

The County's approval of this request will expire two (2) years from the date of this correspondence. At that time, a new request for capacity must be submitted to the County for review and approval. Extensions of up to one (1) year will be considered if made in writing more than sixty (60) days prior to the expiration date of this approval.

Should you have any questions or concerns in reference to this response, please do not hesitate to contact the Division of Planning & Development of DWM at dataylor@dekalbcountyga.gov.

Sincerely,

Zachary L. Williams
Executive Assistant/Chief Operating Officer

Brent Zern, PE
Assistant Director, Dept. of Watershed Management



**DEKALB COUNTY, GEORGIA
DEPARTMENT OF WATERSHED MANAGEMENT
CAPACITY ANALYSIS**

Rockbridge Plaza

Request Date: 12/15/2023

Request Closing Date: 1/4/2024

1	Property Name	Rockbridge Plaza		
2	Property Address	5444 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA, 30088		
3	Sub-Model Area	Snapfinger (SF)		
4	Proposed Property Tie-in Manhole ID(s)	18-037-s081		
5	Net Prop. Daily Ave. Flow from Property	1,005.30 GPD		
	Net Prop. Peak Flow from Property	2,513.25 GPD		
6	Downtown Capacity-Related PFL Locations and SSO Analysis indicates adequate capacity?		No	
	a	Have downstream capacity-related PFL locations, if any, been adequately fixed and verified by the County per the requirements of CAP Section 4.5.2?	No	
	b	Have downstream capacity-related SSO locations (excluding those caused by severe natural conditions), if any, been adequately fixed and verified by the County per the requirements of CAP Section 4.5.2?	No	
7	Collection System Capacity Analysis indicates adequate capacity?		No	
	a	Hydraulic Model Capacity Check	CAP Section 4.2 (Collection System Capacity Definition): Does the dynamic model simulation of a 2 year, 24-hour design storm 1-hour peak flow indicate that flow is less than pipe capacity and depth of flow is less than top of pipe for all downstream gravity pipes as required by CAP Section 4.2?	No
			CAP Section 4.5 (New Connection Conditions): Does the dynamic model simulation of a 2 year, 24-hour design storm 1-hour peak flow indicate that depth of flow is less 2 feet from ground surface for all downstream gravity pipes (or for pipes within 350 feet of certain aerial crossings, that depth of flow is less than 2 feet from manhole rim) as required by CAP Section 4.5?	No
8	Transmission System Capacity Analysis - CAP Section 4.3 Do downstream lift stations have capacity to transmit a 2 year, 24-hour design storm 1-hour peak flow with the largest pump out of service as required by CAP Section 4.3?		Yes	
9	Wastewater Treatment Facility (WWTF) Capacity Analysis - CAP Section 4.4 Does the downstream WWTF have the capacity as required by CAP Section 4.4 to treat the proposed flow plus existing flow without being in "non-compliance" for quarterly reporting as defined in 40 CFR Part 123.45, Appendix A in cases where proposed flow is treated by a DeKalb WWTF?		Yes	
10	Intergovernmental Agreement Requirements Does the existing flow plus proposed flow remain within the limits contained in Interjurisdictional Agreements in cases where proposed flow discharges to other wastewater utilities?		Yes	
11	Comments:			
12			Hydraulic Modeler Initial	

By signing below, I certify that the determinations included herein were reached through application of and in compliance with the Modification to the Consent Decree (MCD) (entered 9/22/2021), including the requirements of the Capacity Assurance Program (CAP) (attached as Appendix D to the MCD). I further certify that DeKalb County is in substantial compliance with the MCD, and the sewer lines that convey this proposed addition of flow have not experienced dry weather sewer spills (SSOs) resulting from inadequate capacity in the previous 12 months or DeKalb County has certified the causes of such SSOs have been eliminated. If this approval is conditional to sewer credits which have yet to be generated, the associated system rehabilitation project must be completed prior to the flow increase or new service beginning.

Name: Della A. Taylor, PE
Title: Engineering Manager
Date: 1/4/2024



Appendix - A (Revised 01/01/2020)

Table 1: Sanitary Flow Contributions from Site Specific Sources

CONTRIBUTOR	UNIT	DESIGN AVG DAILY FLOW (GPD)
Barber Shop	Per Station	20
Carwash (Automatic)	Per Unit	166
Carwash (Self Service)	Per Bay	100
Church (NOT including food or day schools)	Per 1,000 sf	30
Coffee Shop/Deli/Fast Food	Per 1,000 sf	450
Coin Laundromats	Per Washing Machine	400
Commercial Laundromats	Per Washing Machine	640
Daycare	Per 1,000 sf	150
Dentist	Per dental chair	120
Full-Service Restaurant/Bar/Caterer	Per 1,000 sf	550
Gym/Dance Studio (w/o shower)	Per 1,000 sf	65
Gym/Dance Studio (w/showers)	Per person	20
Hair Salon	Per Shampoo Bowl/Chair	150
Hospitals	Per bed	200
Motel/Hotel	Per room	100
Nail Salon	Per pedicure chair	50
Nursing Home/Assisted Living	Per bed	125
Offices	Per 1,000 sf	110
Police/Fire Station	Per 1,000 sf	100
Residence (Single family/Apts/Condo, etc.)	Per residence	185
Retail/Shopping Center/Mercantile	Per 1,000 sf	100
School	Per student	16
School - w/gymnasium	Per student	20
Service Station/Convenience Store	Per 1,000 sf	100
Theater/Museum/Auditorium/Amusement	Per 1,000 sf	65
Warehouse/Industrial	Per 1,000 sf	25

GPD = gallons per day

Example Calculation – 1 house* 185 gpd = 185 gpd average daily flow

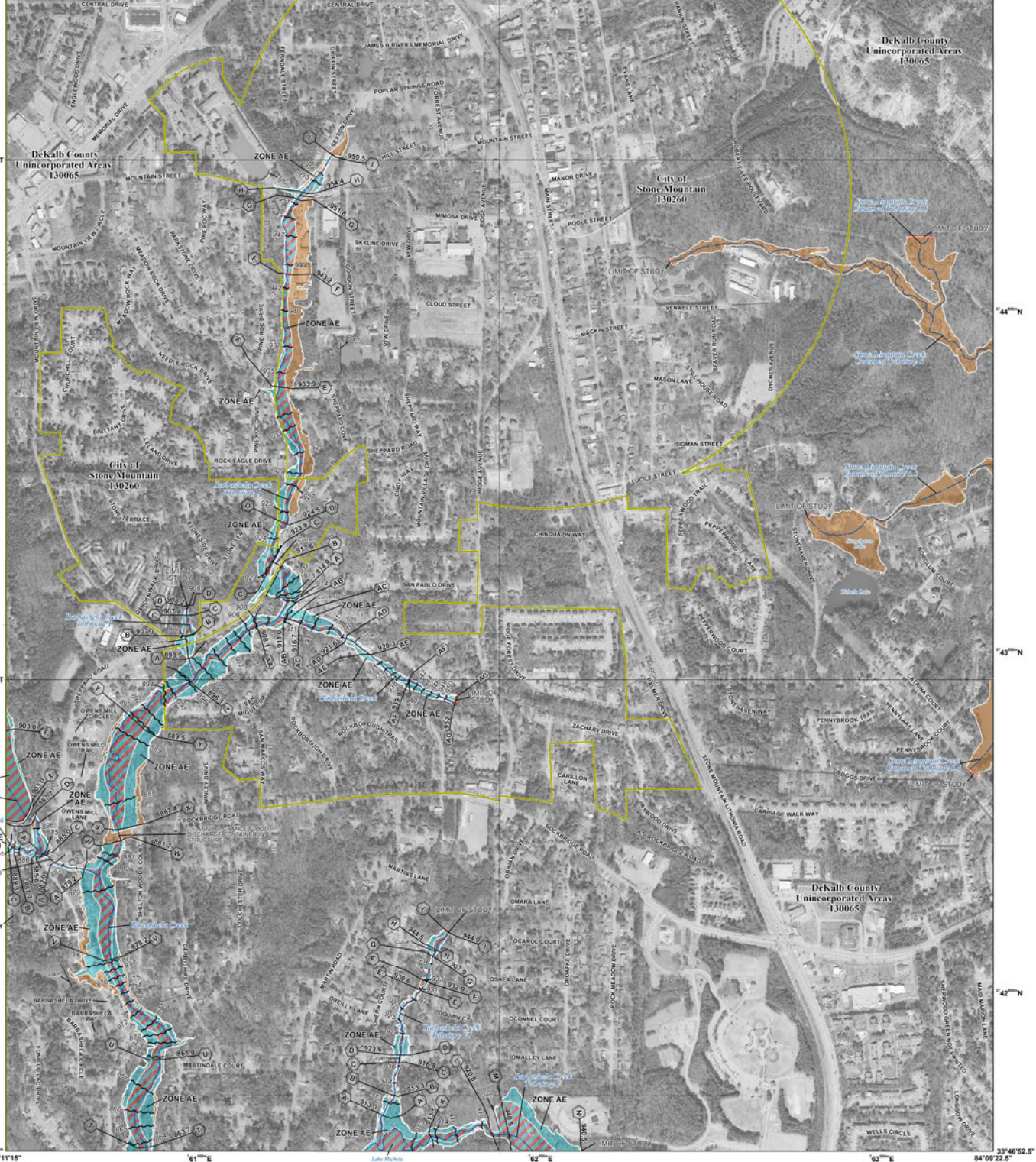
185 gpd * 2.5 (peaking factor) = 462.5 gpd peak daily flow

CALCULATIONS NOTES:

- Current, existing flow (since 01/2019) that is being replaced (previous use, demolished buildings, etc.) are subtracted from the flow request for both average and peak daily flow.
- Include information about the units in calculations.
- Your peak daily flow should be 2.5 times the average daily flow, per the peaking factor of 2.5

Simple calculations:
10,053 SF/1,000SF = 10.053 x 100 = 1,005.30 GPD Average Daily Flow
1,005.30 GPD x 2.5 = 2,513.25 GPD Peak Daily Flow

XI. FLOOD MAP



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AS9
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
 - Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS OF FLOOD HAZARD**
- OTHER AREAS**
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - E** 18.2
 - B** 17.6
 - Coastal Transect

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-3637) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

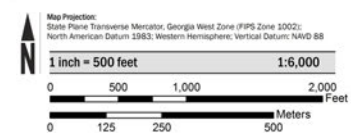
Communities possessing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

Base map information shown on this FIRM was provided in digital format by the DeKalb County aerial photography produced at a scale of 1:1200 from photography dated 2010 or later.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

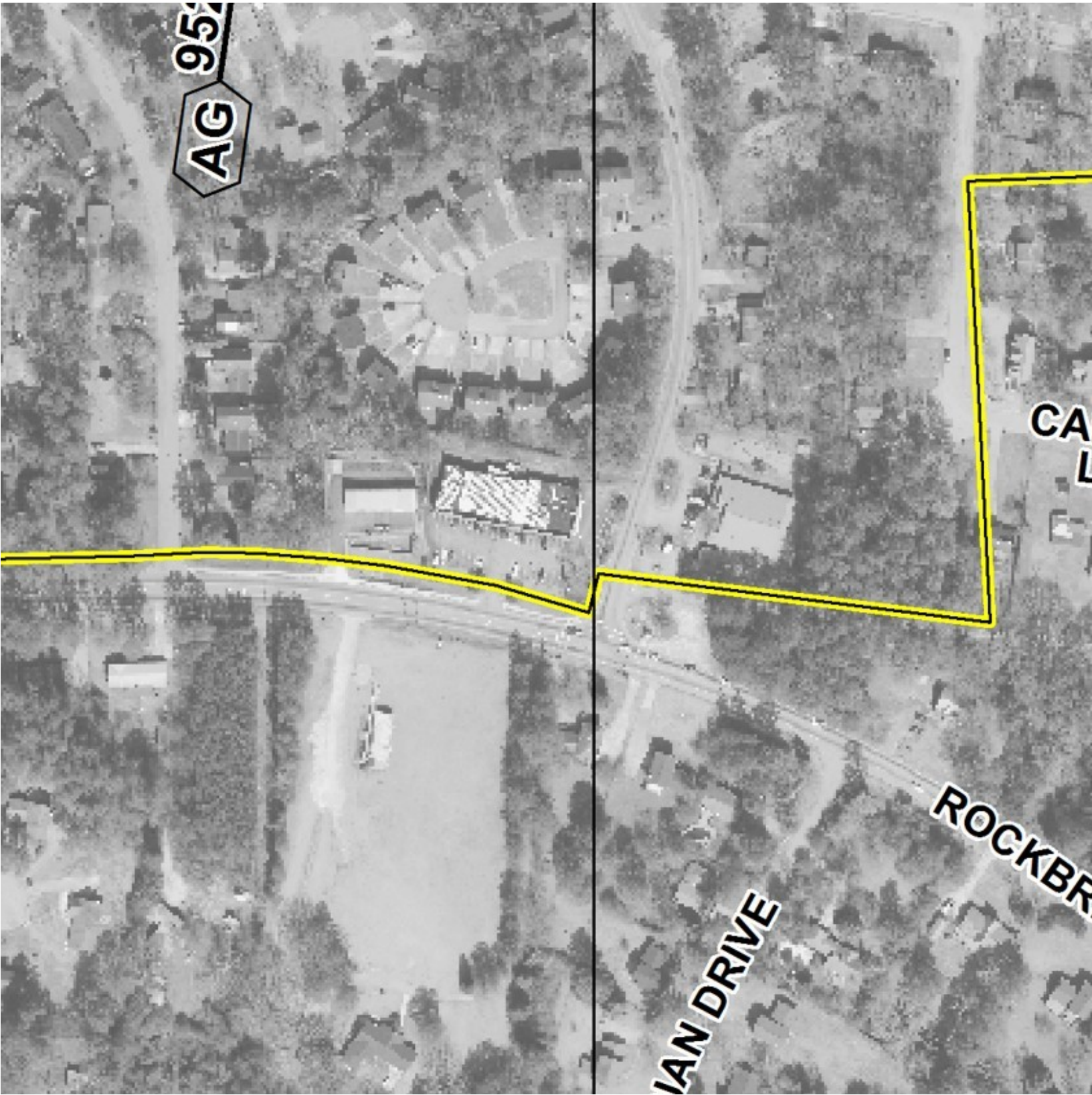
NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 DEKALB COUNTY, GEORGIA
 and Incorporated Areas

PANEL 91 OF 201

COMMUNITY	NUMBER	PANEL	SUFFIX
DEKALB COUNTY	130065	0091	K
STONE MOUNTAIN CITY	130260	0091	K
OF			

Panel Contains:





XII. TOPO MAP

topoView

+

-

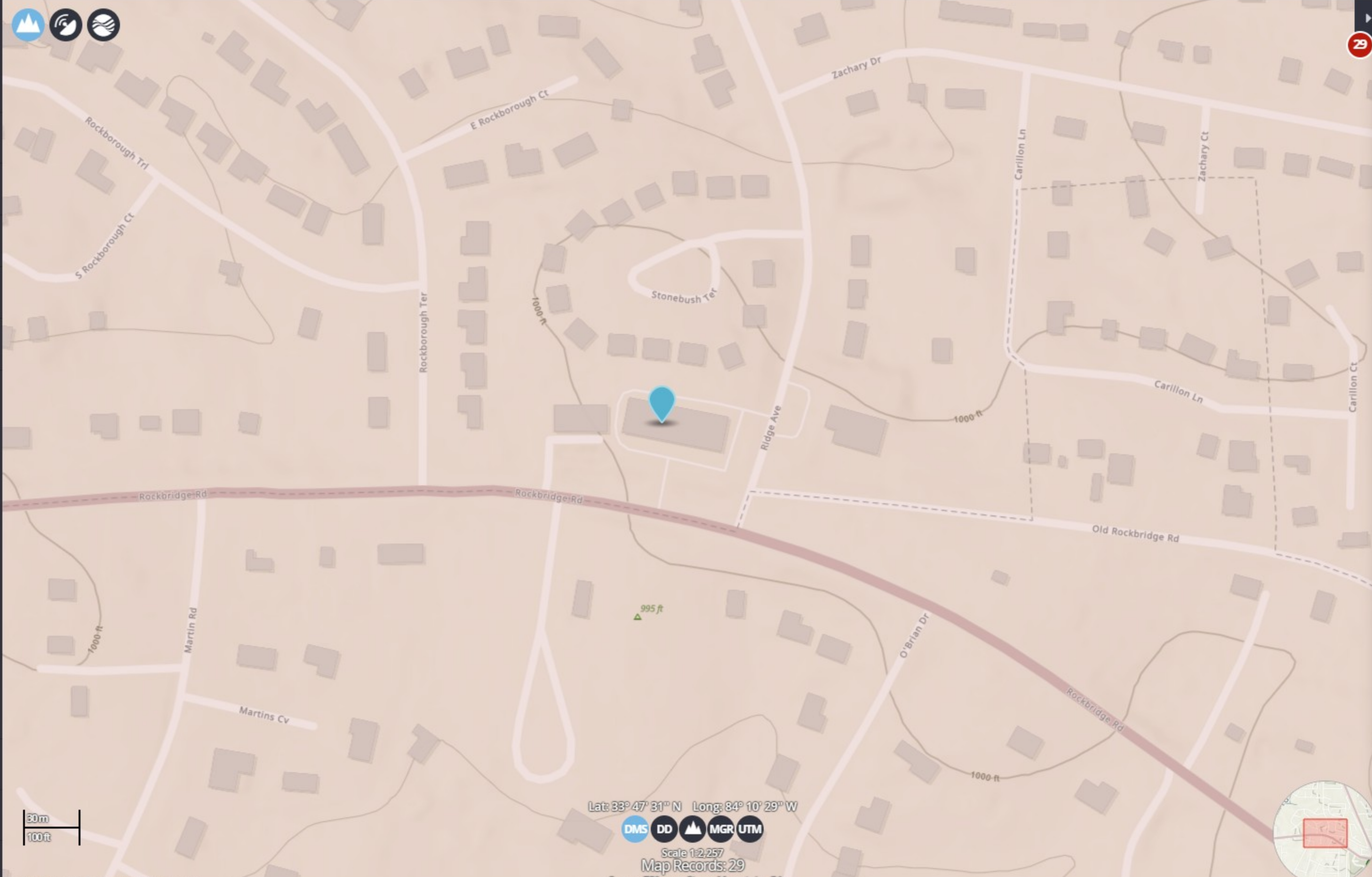
?

📍

🗺️

🗨️

🔗



Location: 5444 Rockbridge Rd, Stone ...

1880 ————— 2026

All 250K 100K 63K 48K 24K HTMC LIST All

29 maps here | Scale: All, Date: 1880-2026, Series: All
Elevation @ 33.791, -84.172 is 1,007 ft. (307 m)

Filter records: Name Date Scale State

Atlanta, GA
1888 (HTMC, 1955 ed.) Scale 1:125000
JPEG (2 MB) GeoTiff (8 MB)
KMZ (3 MB) GeoPDF (9 MB)
SHOW INFO ZOOM PAN PIN FIX

Atlanta, GA
1890 (HTMC, 1890 ed.) Scale 1:125000

Atlanta, GA
1892 (HTMC, 1892 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1895 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1900 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1909 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1917 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1926 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1941 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1948 ed.) Scale 1:125000

Atlanta, GA

XIII. PROPERTY APPRAISER DOCUMENTS

Comp Search (Commercial)

Start Comp Search

Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088
Legal Description
Property Class C3 Neighborhood Shopping Center
Neighborhood 9199
Tax District 84
Millage Rate 59.104
Approximate/Computed Acres 1.138
Exemption Type No



1803712007 01/11/2022
1803712007.jpg

[View Map](#)

Owner

Kkr Sons LLC
1380 Lakeshore DR
SNELLVILLE GA 30078

Land

Land Type	Land Code	Description	Square Feet	Acres	Price
S	921	MAJOR ROAD AVERAGE	49,600	1.1387	\$695,640

Total Acres:
1.1387
Total Land-Value:
\$695,640

Commercial Improvement Information

Card 1
Building No 1
Structure Code/Desc 343-NBHD SHP CTR

Accessory Information

Card 1				
Description	Year Built	Area	Grade	Value
PAVING-ASP	1980	23,140	D-BELOW AVERAGE	\$23,250

Permits

Date	Number	Amount	Purpose
08/07/2025	1	\$1,000,000	
04/30/2025	3167843	\$0	
11/03/2005	224915	\$100	
01/20/1999	94134	\$2,300	
06/09/1998	94133	\$681	
11/27/1995	94132	\$300	
03/23/1995	94131	\$10,000	
03/21/1995	94130	\$20,000	
06/16/1994	94129	\$700	
12/11/1992	94128	\$100	
01/01/1990	94127	\$900	

Assessment Notices

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

Appeals

Tax Year	Property Type	Status
2020	Commercial	Complete
2014	Commercial	Complete

DeKalb County, GA

	2025	2024	2023	2022	2021
LUC	343	343	343	343	343
Class	C3	C3	C3	C3	C3
+ Land Value	\$371,000	\$371,000	\$371,000	\$371,000	\$371,000
+ Building Value	\$329,000	\$329,000	\$329,000	\$329,000	\$329,000
= Total Value	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000
Assessed Value	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000

Tax Information

[Link to Tax Commissioner website](#)

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Owner	Previous Owner	Recording
6/25/2025	\$0	LW	32058	00538	Qualified	Valid Sale FMV	5444 ROCKBRIDGE LLC	KKR SON'S LLC	32058 00538
10/14/2021	\$585,000	LW	29811	00686	Unqualified	Invalid Sale	KKR SONS LLC	TRINITY INVESTMENT ENTERPRISES LLC	29811 00686
5/13/2005	\$0	QC	17441	00130	Unqualified	Quit Claim Deed	TRINITY INVESTMENT	TURNBULL ASSOCIATES LLLP	17441 00130
5/13/2005	\$1,120,000	LW	17441	00124	Qualified	Valid Sale FMV	TRINITY INVESTMENT	TURNBULL ASSOCIATES LLLP	17441 00124
6/22/1999	\$0	CW	10788	00673	Unqualified	Old Code No Longer Used	TURNBULL ASSOCIATES LLLP	MOORE SHELBY A	10788 00673
10/1/1998	\$420,000	WD	10537	00003	Qualified	Valid Sale FMV	TURNBULL ASSOCIATES LLLP	MOORE SHELBY A	10537 00003
12/28/1988	\$0	QC	06326	00115	Unqualified	Old Code No Longer Used	MOORE SHELBY A	MOORE CHARLES E	06326 00115
12/28/1988	\$0	QC	06326	00113	Unqualified	Affiliated/Related Parties	MOORE CHARLES E	ROCKBRIDGE PLAZA LTD	06326 00113
4/8/1980	\$0	WD	04253	00013	Qualified	Valid Sale FMV			04253 00013

Photos



1803712007 01/11/2022

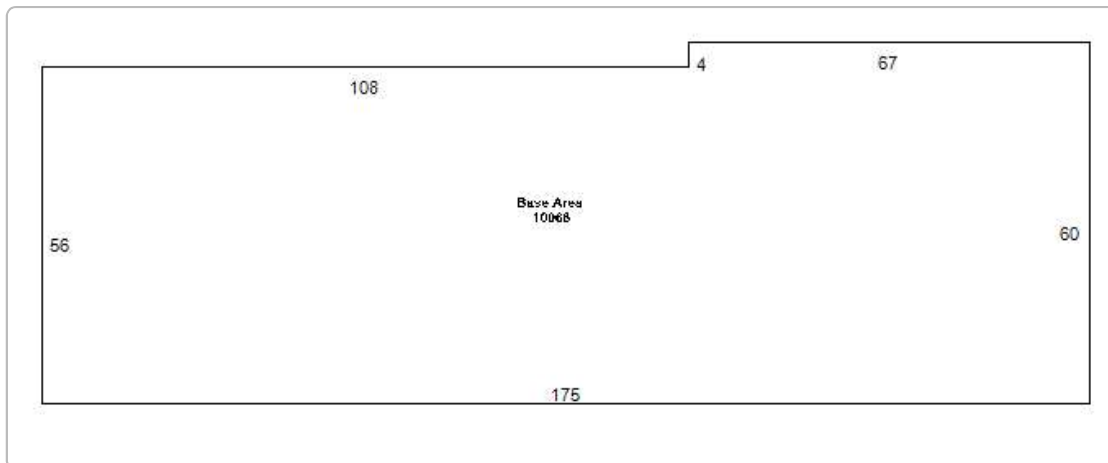


18 037 12 007 08/31/2016



18 037 12 007 09/01/2016

Sketches



No data available for the following modules: Comp Search (Residential), Comp Search (Vacant), Residential Improvement Information.

DeKalb County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

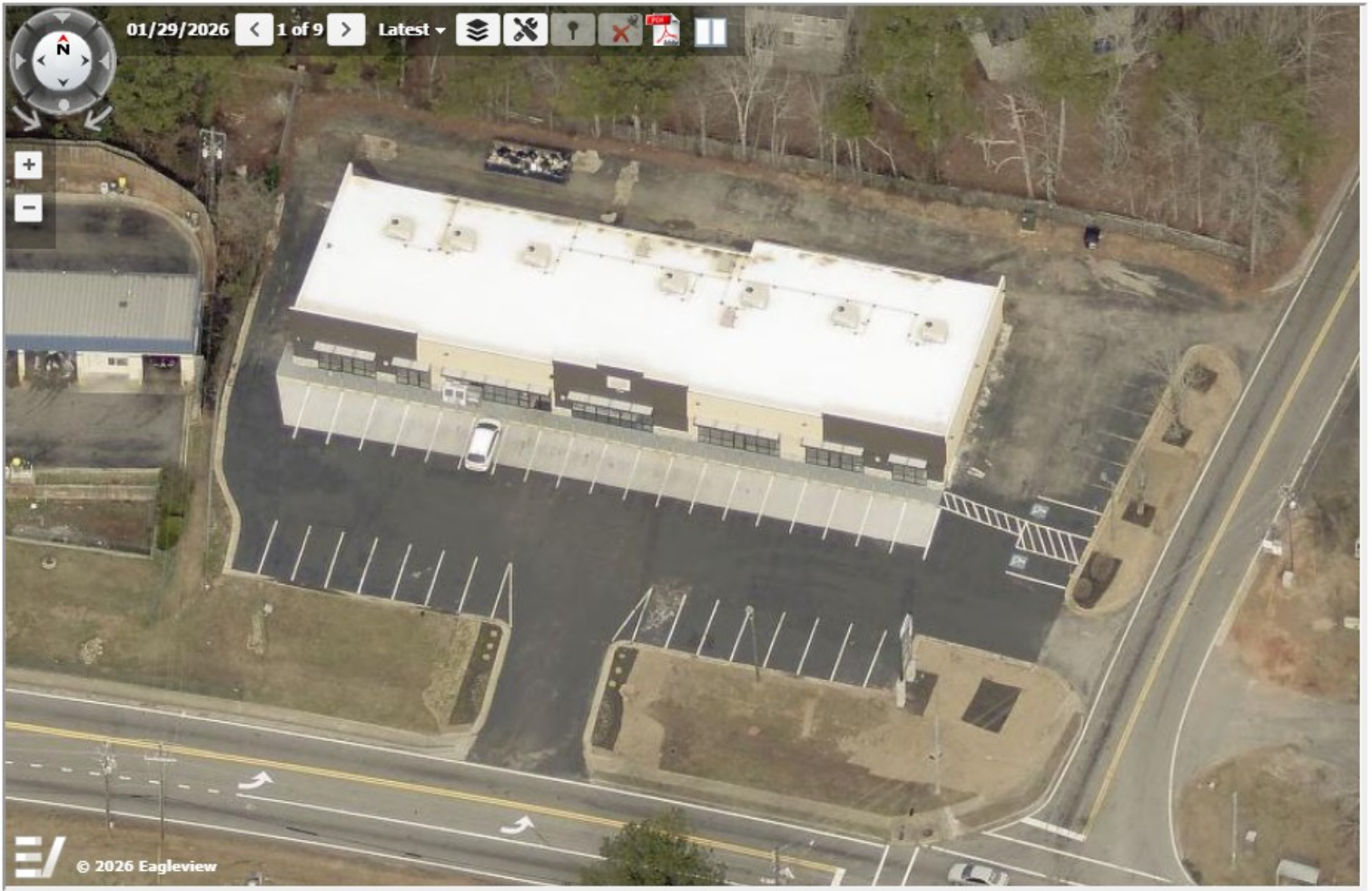
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 4/11/2026, 10:25:57 AM](#)

Contact Us

Developed by





Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199

Eagleview



Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84



Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

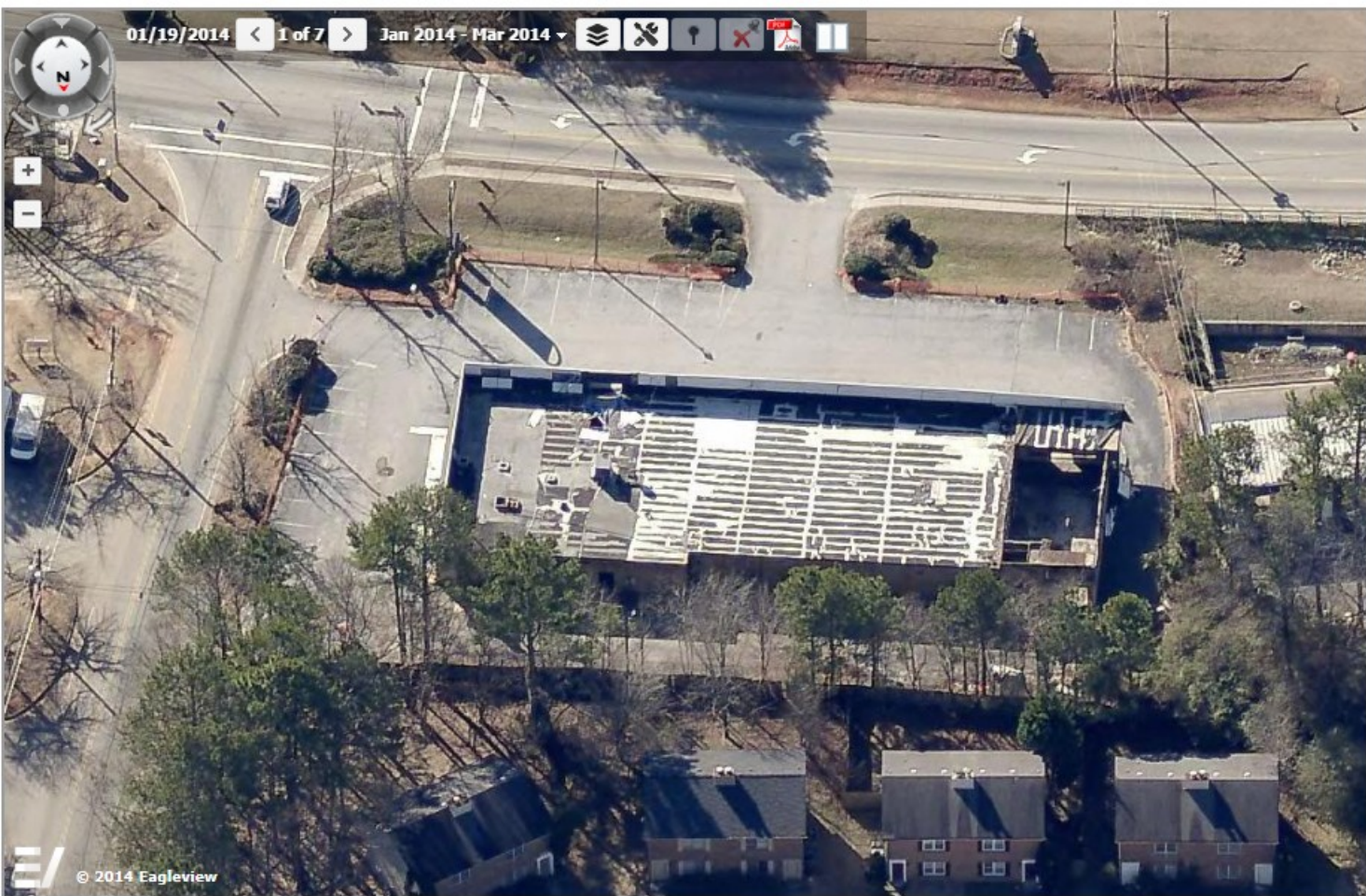


DeKalb
325 Sw
Decatur

Chief A
Calvin

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

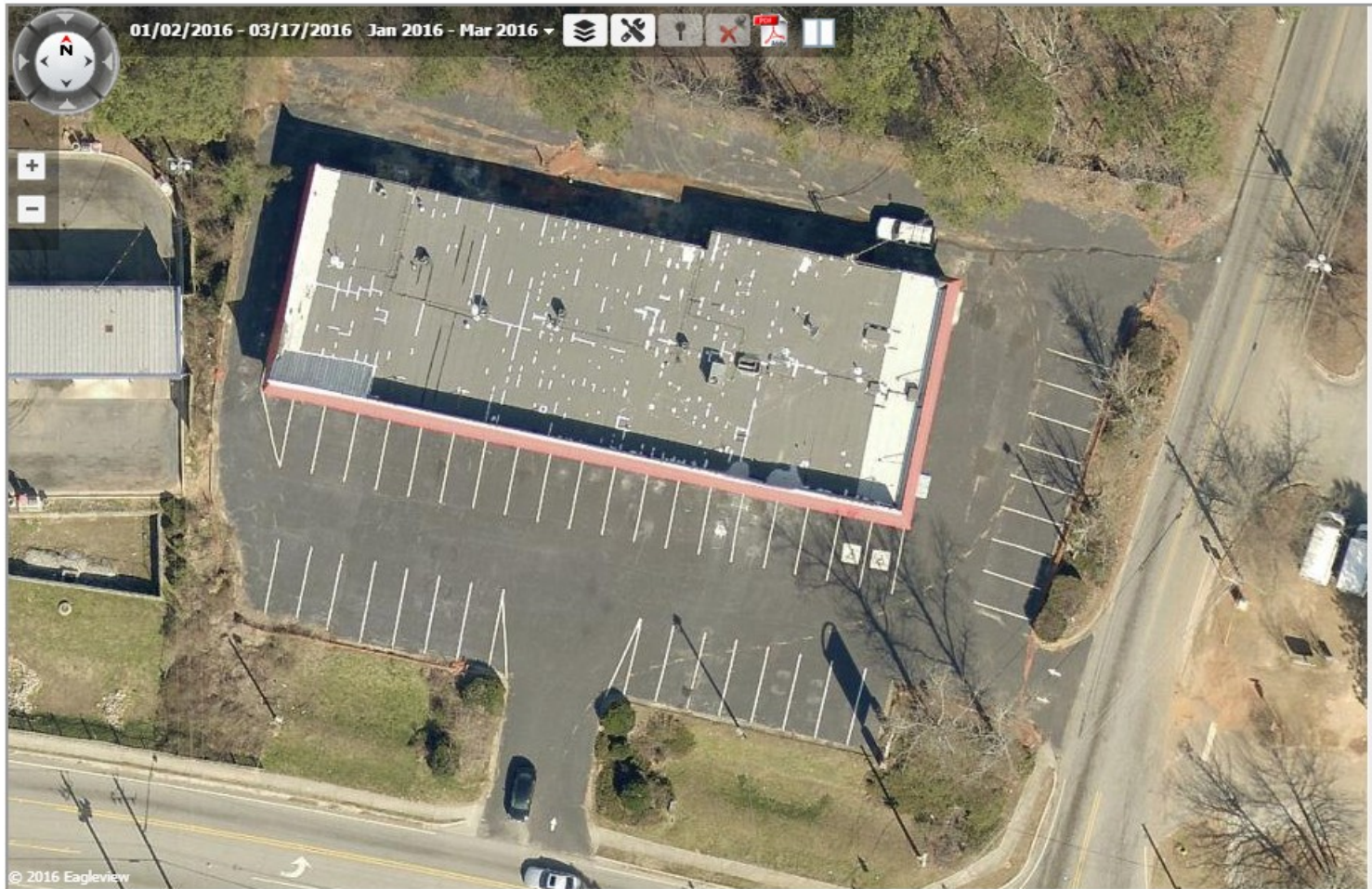


Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088

Legal Description
Property Class C3 - COMMERCIAL LOT
Neighborhood 9199
Tax District 84

Eagleview



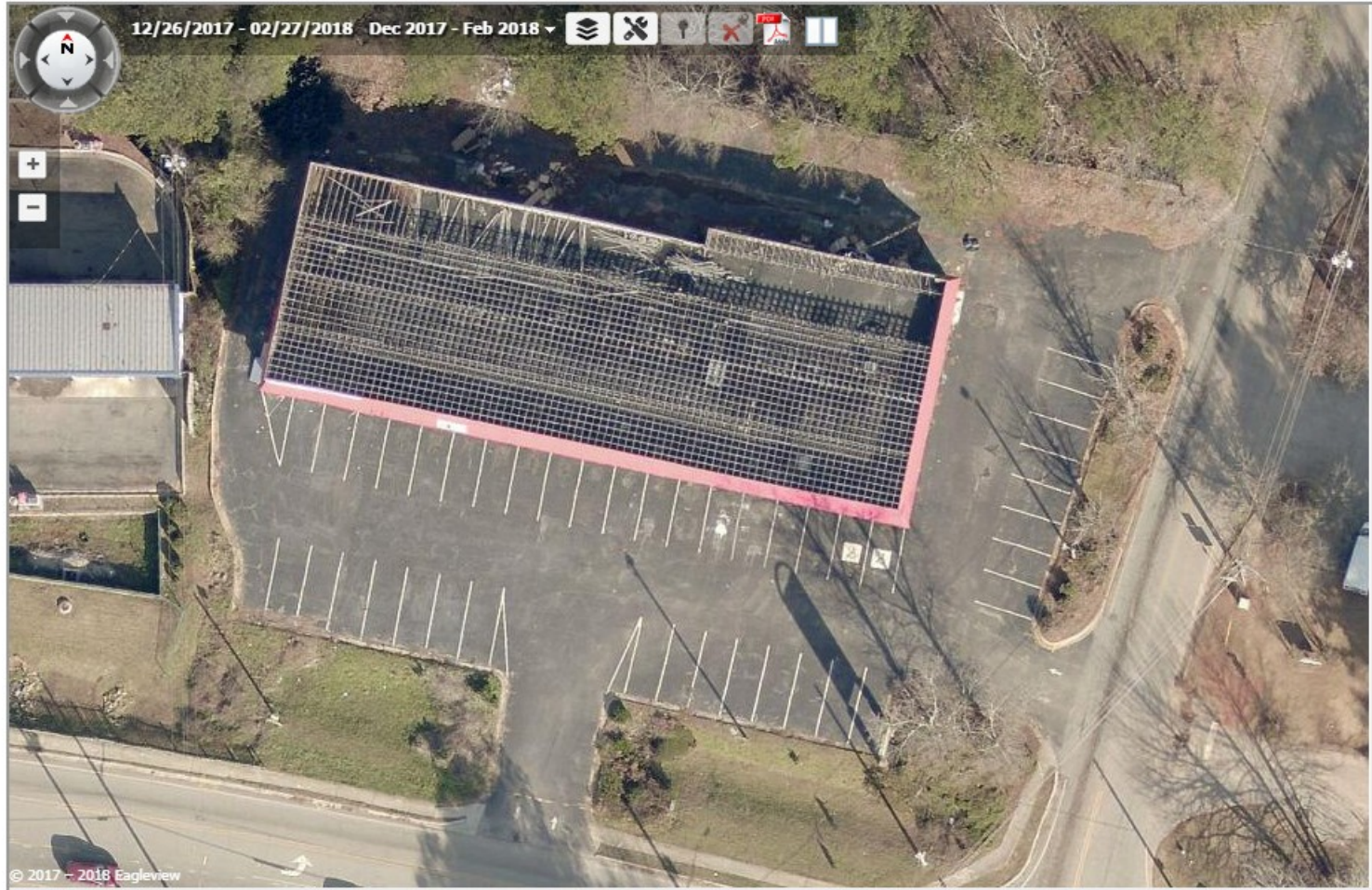
DeKalb County, GA
325 Swanton Way
Decatur, GA 30030

Chief Appraiser
Calvin C. Hicks, Jr.

Summary

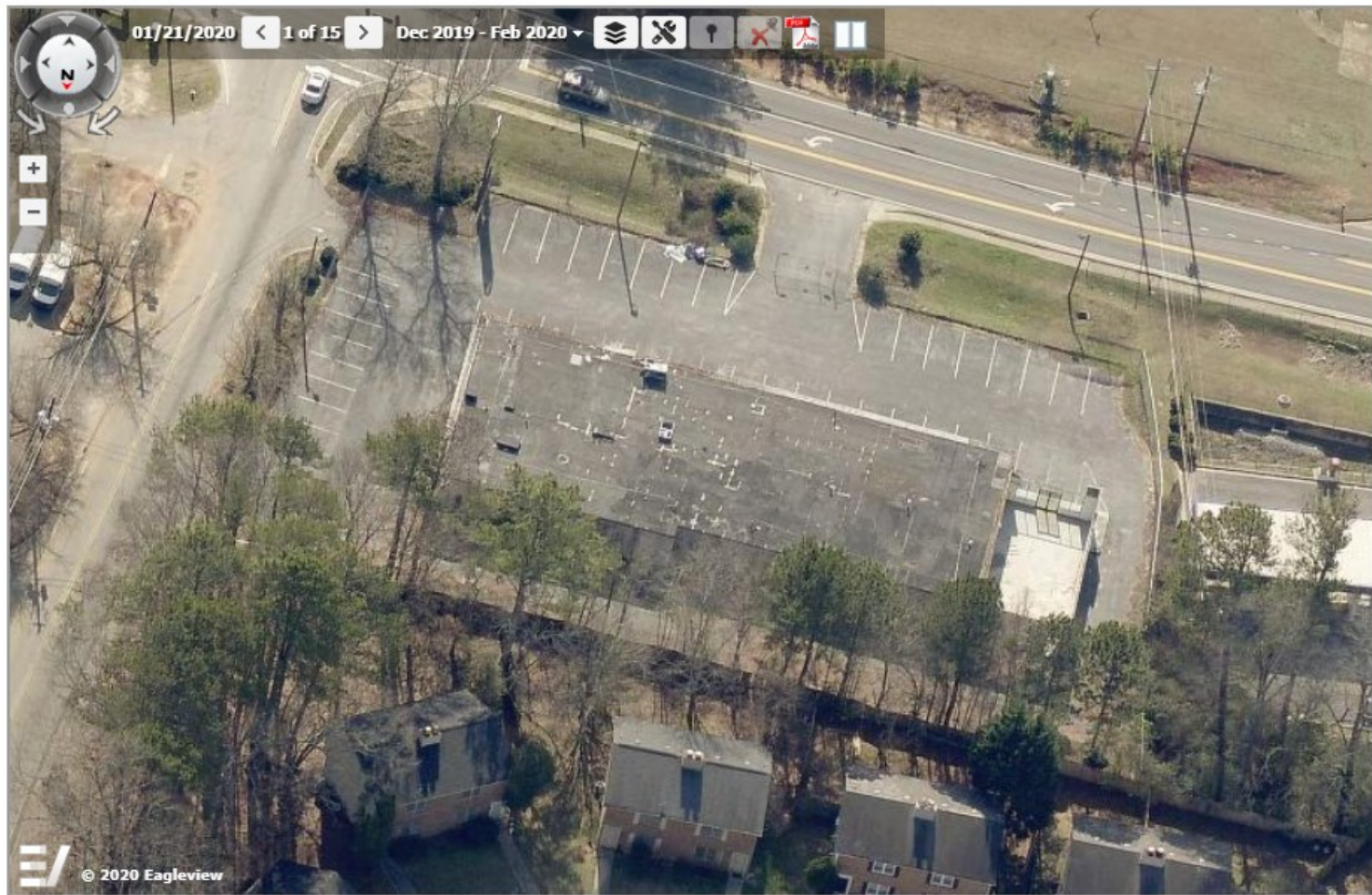
Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

Eagleview



Summary

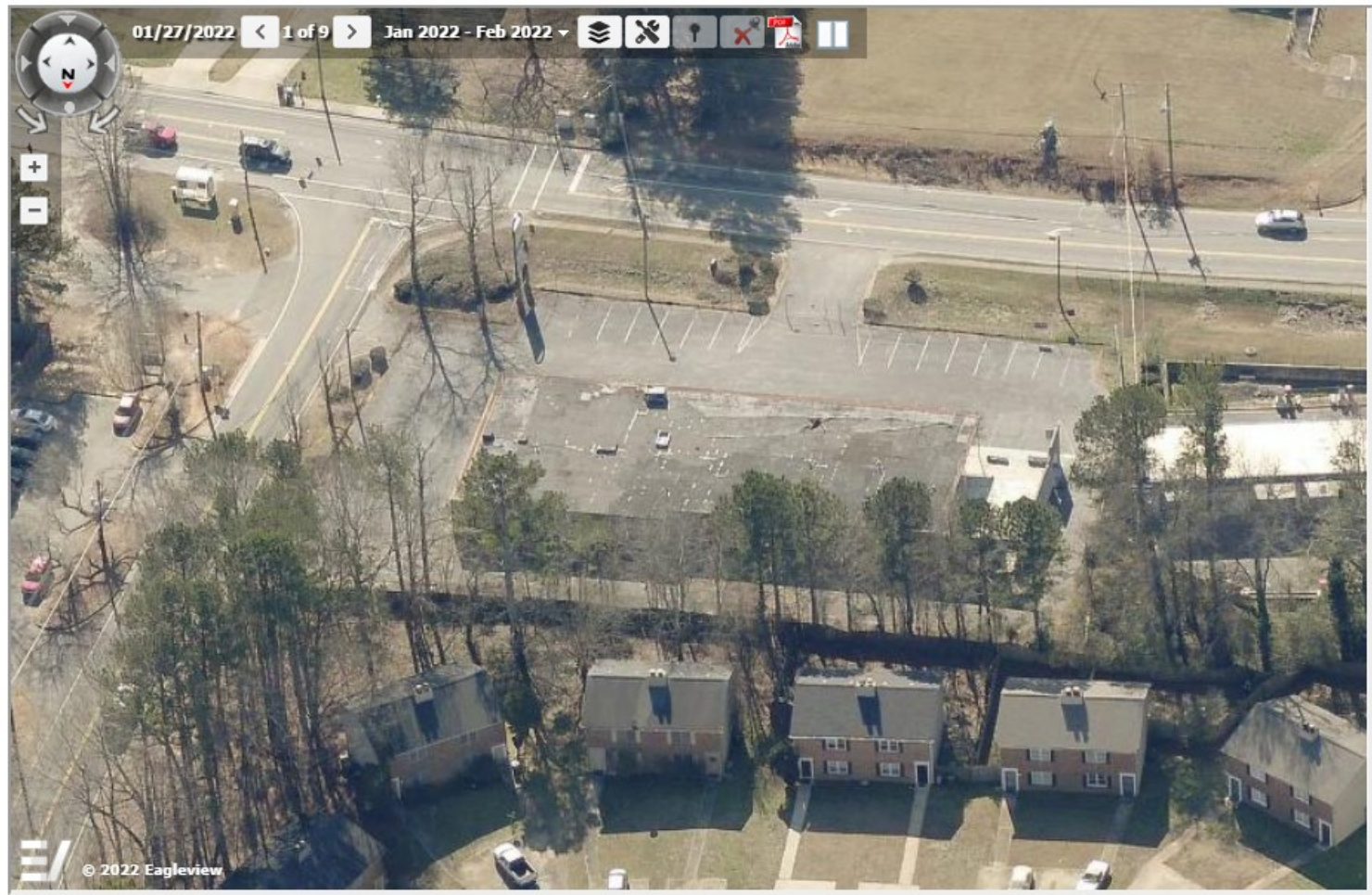
Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84



Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	X4

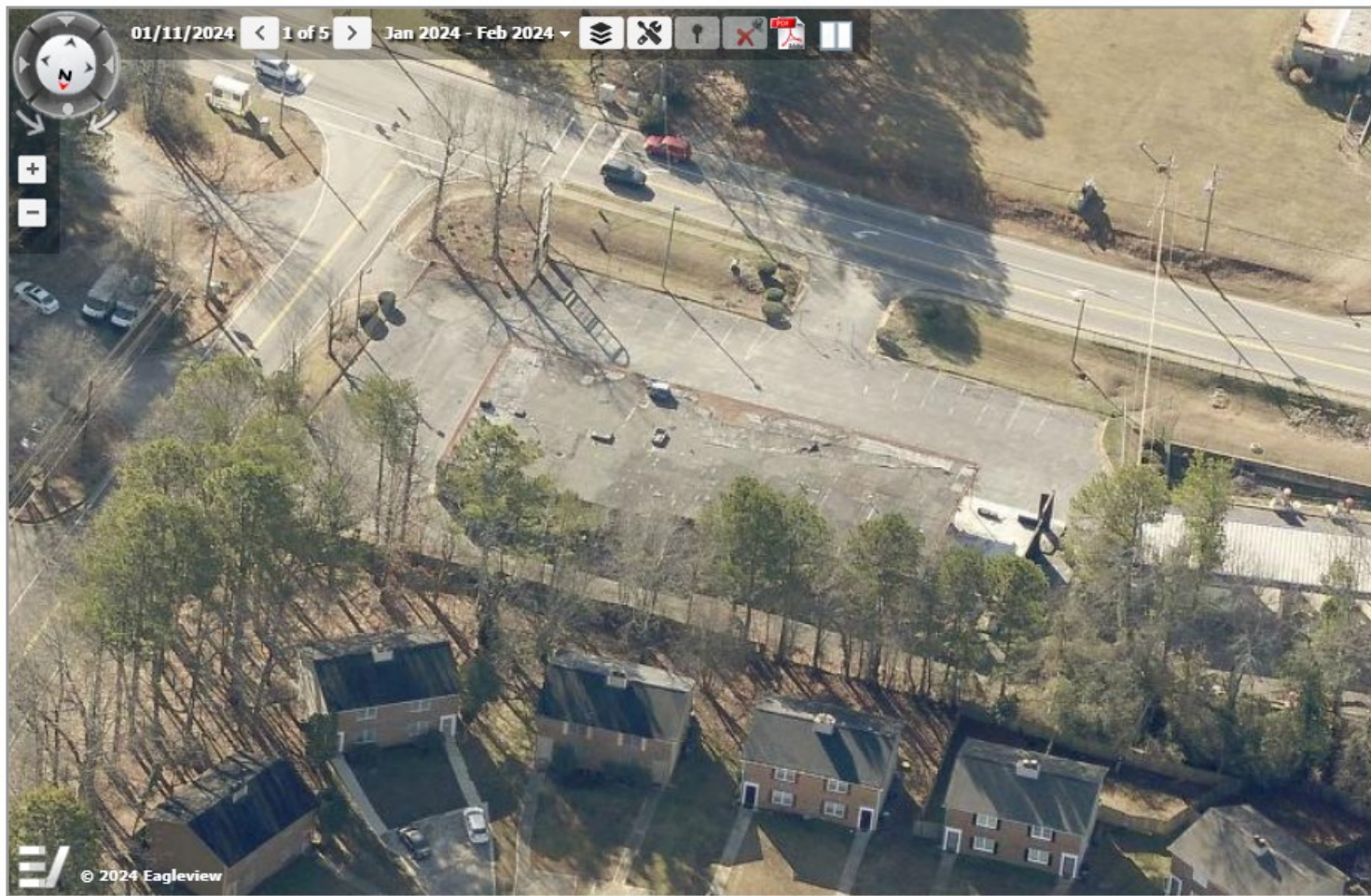
Eagleview



DeKalb
325 Swa
Decatur,
Chief Ap
Calvin C.

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

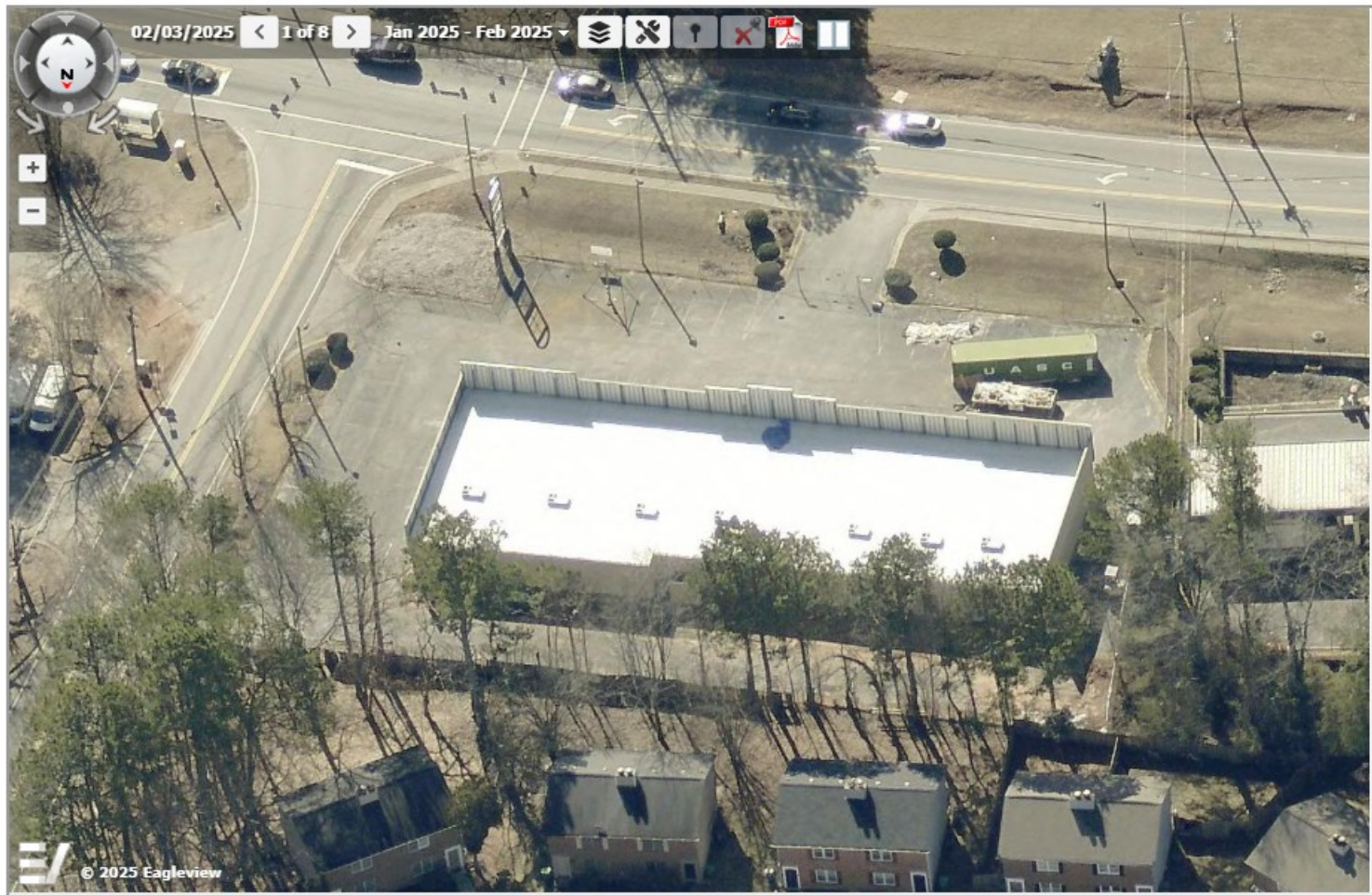


DeKalb County, GA
325 Swanton Way
Decatur, GA 30030

Chief Appraiser
Calvin C. Hicks, Jr.

Summary

Eagleview



Summary

Parcel Number 18 037 12 007
 Location Address 5444 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

Legal Description
 Property Class C3 - COMMERCIAL LOT
 Neighborhood 9199
 Tax District 04



Error: Problem encountered rendering the Datalet Header. No Data. Please review the system log for details.

1 of 1

- Real Property Profile**
- Personal Property Profile**
- Value History**
- Appeals History**
- Appeal by Year**
- Current Values**
- Commercial**
- Detached Improvements**
- Land**
- Map**
- Pictometry**
- Permits
- Photos
- Residential Structure
- Sales
- Sketch
- Exemptions

Permit #	Permit Date	Flag	Permit Type	Amount
1	08/07/2025	ACTIVE	New Construction	\$1,000,000.00
3167843	04/30/2025	ACTIVE	Miscellaneous	\$.00
224915	11/03/2005	INACTIVE		\$100.00
94134	01/20/1999	INACTIVE		\$2,300.00
94133	06/09/1998	INACTIVE		\$681.00
94132	11/27/1995	INACTIVE		\$300.00
94131	03/23/1995	INACTIVE		\$10,000.00
94130	03/21/1995	INACTIVE		\$20,000.00
94129	06/16/1994	INACTIVE		\$700.00
94128	12/11/1992	INACTIVE		\$100.00
94127	01/01/1990	INACTIVE		\$900.00

Actions

- Printable Summary
- Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov

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- [Real Property Profile](#)
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- [Current Values](#)
- [Commercial](#)
- [Detached Improvements](#)
- [Land](#)
- [Map](#)
- [Pictometry](#)
- [Permits](#)
- [Photos](#)
- [Residential Structure](#)
- [Sales](#)
- [Sketch](#)
- [Exemptions](#)





Real Property Profile	PARID: 18 037 12 007	
Personal Property Profile	Tax Dist: 84-STONE MTN	
Value History	5444 ROCKBRIDGE LLC	5444 ROCKBRIDGE RD
Appeals History	Land	
Appeal by Year	Land Type	S - SQUARE FOOT
Current Values	Land Code	921 - MAJOR ROAD AVERAGE
Commercial	Square Feet	49,600
Detached Improvements	Calculated Acres	1.1387
Land	Deeded Acres	1.1387
Map	Parcel ID	18 037 12 007
Pictometry	Address	5444 ROCKBRIDGE RD
Permits	Unit	
Photos	City	STONE MOUNTAIN
Residential Structure	Zip Code	30088-1428
Sales	Neighborhood	9199
Sketch	Class	C3 - COMMERCIAL LOT
Exemptions	Land Use Code	343-Neighborhood Shopping Center
	Super NBHD	
	Zoning	C2 - GEN COMMERCIAL DIST

Actions

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- Printable Version



1300 Commerce Drive Decatur, GA 30030



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- [Real Property Profile](#)
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- [Appeal by Year](#)
- [Current Values](#)
- [Commercial](#)
- [Detached Improvements](#)
- [Land](#)
- [Map](#)
- [Pictometry](#)
- [Permits](#)
- [Photos](#)
- [Residential Structure](#)
- [Sales](#)
- [Sketch](#)
- [Exemptions](#)





Real Property Profile	PARID: 18 037 12 007	
Personal Property Profile	Tax Dist: 84-STONE MTN	
Value History	5444 ROCKBRIDGE LLC	5444 ROCKBRIDGE RD
Appeals History	Commercial	
Appeal by Year	Card	1
Current Values	Building Number	1
Commercial	Structure Code / Description	343 - 343 NBHD SHOPPING CENTER
Detached Improvements	Units	0
Land	Year Built	1980
Map	Effective Year Built	
Pictometry	Grade	003
Permits	Class	-
Photos	Gross Area	10,068
Residential Structure	Net Leasable Area	10,068
Sales		
Sketch		
Exemptions		

1 of 1

Actions

- Printable Summary
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1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov

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City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

STAFF ANALYSIS AND REPORT

CASE #: CUP2026-1803712007_1
OWNER: KKR Sons LLC
APPLICANT: Tammy Cowins
LOCATION: 5444 Rockbridge Road
PARCEL: 18 037 12 007
CURRENT ZONING: Single Family Residential (R-1)
REQUEST: Conditional Use Permit – Nail Salon

ZONING/ADJACENT LAND USE:

North	Single Family Residential (R-1)
South	Unincorporated Dekalb County
West	Single Family Residential (R-1)
East	Single Family Residential (R-1)

COMPREHENSIVE PLAN:

Future Land Use Designation: Commercial

MEETING INFORMATION:

Planning & Zoning Commission:	4/20/2026 – 6:30 P.M.
1 st Read City Council:	5/19/2026 – 6:30 P.M.
City Council Public Hearing:	6/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

The applicant is seeking a conditional use permit for a nail salon located at 5444 Rockbridge Road (Parcel ID 18 037 12 007). The property is currently zoned as Single Family Residential (R-1). The subject parcel is being considered for two concurrent actions: one is a conditional use permit for a laundromat and another to rezone to General Commercial (GC). The site currently has five storefronts as part of a commercial development. Under the General Commercial zoning, a nail salon would be eligible for a conditional use permit, as it does not fall under the categories of consumer service or retail, nor does it qualify under the permitted uses specified in sections 5-7.2 (Permitted Uses by Right) and 5-7.3 (Permitted by Special Use). These types of uses are subject to state regulations and licensing requirements established by the State of Georgia. The R-1 Zoning designation, would not permit a conditional use permit for a commercial use, as specified in 2-1.11(A) which states “No variance shall be granted to allow a building, structure or use not authorized in the applicable zoning district or a density of development not authorized with such development.”. According to the City of Stone Mountain Code of Ordinances, all conditional use permits must be processed as variances under Section 2-1.18. Therefore, if the rezoning from R-1 to GC is not approved, this conditional use permit will not qualify for Planning Commission review nor City Council approval.

II. ZONING REQUIREMENTS

The subject property is zoned Single Family Residential (R-1). Per Section 5-1.1 the intent of the zoning district is to:

- Establish low density residential district communities
- Encourage clustering of development and provision of location, environmental and development amenities
- Provide low density residential development in cul-de-sac neighborhoods, community areas, and urban areas
- Enhance the community’s character through the promotion of high-quality design.
- Protect established areas from incompatible development.

III. ZONING HISTORY

The subject property is currently designated R-1, Single Family Residential, and encompasses approximately 1.14 acres. On December 2, 2008, the City of Stone Mountain adopted its Official Zoning Map, establishing the parcel’s Zoning District as R-1 Single Family Residential. On March 4, 2025, the City Council granted a conditional use permit for a laundromat. This approval was specific to the property, allowing the use to be established within one year of the City Council's decision to expire on March 4, 2026, if not fully utilized. However, the property owner did not commence operations by this date, resulting in the expiration of the conditional use permit on March 4, 2026. Subsequently, a corrective measure was proposed to the City Council on May 7, 2024, and June 4, 2024, to facilitate the rezoning of the property to Commercial through a city-initiated map adoption.

However, the City Council chose to table the action on both occasions. According to City Code, Section 1-1.1, because no zoning map was signed in 2024, the zoning map adopted by the Council on December 2, 2008, and signed by the City Clerk, remains the authoritative

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

legal zoning map. Consequently, the subject property still retains its classification as R-1 Single Family Residential, as the proposed map from May and June of 2024 was not adopted. According to the DeKalb County Property Appraiser's database, the structure was constructed in 1980 (See Appendix). Property Appraiser Records provide aerial imagery of the property from 2003 to the present, indicating that the structure remained vacant from 2015 to 2024, with intermittent improvements and renovations occurring during this timeframe. No records were located establishing the site was ever zoned Commercial or was annexed into the City from Dekalb County as a Commercial Zoning.

IV. EXISTING SITE CONDITIONS

The primary building is a commercial structure encompassing a total area of 10,068 square feet. The DeKalb County Property Appraiser categorizes this property under Class C3 – Commercial Class. The site is delineated by a fence along the rear, effectively separating the parking area and commercial operations from adjacent residential properties. Additionally, a vegetative buffer behind the existing fencing adds some site separation from adjacent properties. Parking facilities are located at the front of the property, with existing lighting, while dumpsters and loading areas designated loading and pickup are in the rear. Although site plans indicate the existence of eight (8) commercial units, virtual site inspections confirm that there are currently five (5) commercial units of which two appear occupied.

The property is characterized by a gentle slope beginning at the primary structure, which is positioned at an elevation of 1,007 feet, and gradually descends toward the eastern property line, resulting in a nominal elevation decrease of 1 foot. According to the FEMA Flood Map Service Center, this property is not situated within a flood zone. The relevant flood map number is 13089C0091K, which became effective on December 8, 2016. The structure faces Rockbridge Road, a minor arterial roadway, which recorded an Annual Average Daily Traffic of 12,100 in the year 2024.

IV. GENERAL STANDARDS FOR APPLICATION APPROVAL

Per 2-1.18 Conditional Use Permits shall be processed pursuant to other quasi- judicial decisions as set out in 2-1.11 (Variance Standards and Procedures) Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council may authorize upon proper application in specific cases, a conditional use permit.

In accordance with section 2-1.11(A), the issuance of a conditional use permit for commercial activities is not permissible within the existing residential zoning district. Consequently, the following review is contingent on whether the rezoning of the subject parcel from R-1 to GC receives Council approval.

The mayor and city council may authorize a conditional use permit from the terms of this zoning ordinance only upon making all of the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

There are no extraordinary or exceptional conditions pertaining to the property as it relates to size, shape, or topography.

B. The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.

This property has been classified as a commercial structure since 1980, according to the records of the property appraiser and associated pictometry. Research indicates that the property has been closed undergoing periodic renovations from 2016 to 2025. For the general rules regarding nonconforming uses to be applicable, as outlined in Sections 6-1.1 and 6-1.2, the property must continuously engage in commercial uses, following a change in zoning by the municipality. In the event of a discontinuation, the property owner is required to restore the former use within six months; failure to do so will result in the application of the default zoning. There is no evidence in the property records, zoning history, or any other documentation in City records to suggest that this property was ever legally designated as commercially zoned. However, there are indications that the property may have been utilized for commercial purposes prior to the adoption of the Official Zoning Map by the City Council in 2008, as signed by the Clerk. There were no records located to determine whether a zoning map existing prior to 2008. If the property had continued its commercial activities in accordance with Sections 6-1.1 and 6-1.2, which address Non-Conforming Uses, such uses would have been permitted to persist, provided they adhered to the stipulations outlined in those sections of the Code of Ordinances.

A review of the current parcel reveals that any commercial uses that were not maintained following the designation of the parcel as residential, as per the December 2008 Official Zoning Map, would have their nonconforming status invalidated if not resumed within the six-month timeframe. As a result, due to the discontinuation of use from 2016 to 2025, the property's default zoning would revert to R-1 Single Family Residential, as there was no record of a commercial zoning for this site prior to 2008 – outside of property appraiser records. The applicant is seeking a conditional use permit to retain tenants and utilize the property as a nail salon to expand and lease to an additional tenant. Denying this application would deny the property owner and the potential leasee the ability to utilize the property as desired.

C. Such conditions are not the result of any actions of the property owner; and

The City of Stone Mountain lacked the resources for a planning and zoning department to oversee zoning reviews in 2008, only creating such a department in 2021, years after the Zoning Map was adopted. Per § 36-67-3, Zoning Proposal Review Standards, **“In any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each zoning proposal investigate and make a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations,**

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

and this record shall be a public record.” HISTORY: Code 1981, § 36-67-3, enacted by Ga. L. 1985, p. 1178, § 1.

D. Such conditions are peculiar to the particular piece of the property involved.

The current status of the property is unique due to its residential zoning designation, despite having a significant commercial history. This combination is not exclusive to this parcel; other nearby properties may have similar designations but function as commercial sites. The residential designation creates a challenging situation: according to city regulations, it restricts how the City can manage future conditional use permits. This is problematic because such requirements may not align with the property's actual use, and limit future permits that have commercial use, and are not designated as permitted in the current zoning district.

E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

The property in question currently operates as a commercial site, is designated in the adopted future land use plan as a proposed commercial area and is under consideration by Planning Commission and City Council for a land use change to commercial. Additionally, it is bordered by other commercial properties to the east. Consequently, the consideration of a conditional use permit for a nail salon would be appropriate in this context (if the site is rezoned successfully as a commercial zoning district), with the principal issue being whether the site is properly zoned for commercial use or possesses a related designation. Approving the zoning application for the nail salon (i.e. granting relief to the applicant), contingent upon a rezoning to General Commercial, would allow appropriate zoning conditions to be applied to the property. This would enable the property owners to utilize the parcel as intended, while also granting the city the ability to enforce essential protective measures, such as verifying lighting requirements are met and enclosing trash collection areas, to safeguard the surrounding residential areas in accordance with code. Buffer considerations would be reviewed under the rezoning application.

V. STAFF RECCOMENDATION

Staff recommend **APPROVAL** of the conditional use permit for a nail salon with the following conditions:

- A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
- B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use that is established as a nail salon, the conditional use permit will expire.
- C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
- D. Facility requirements must adhere to Rule 240-4.0 Requirements of Operating a Facility for salon/shops.
- E. Disposal of waste materials must comply with facility requirements established

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

in Rule 240-4.0 for salon/shops.

- F. Hours of operation are permitted from 7a.m to 11p.m.
- G. Dumpster locations designated for use by any commercial unit on-site where the nail salon will utilize such trash disposal must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VI. SITE PHOTOS

FRONT OF PROPERTY



SIDE OF PROPERTY FRONTING RIDGE AVENUE

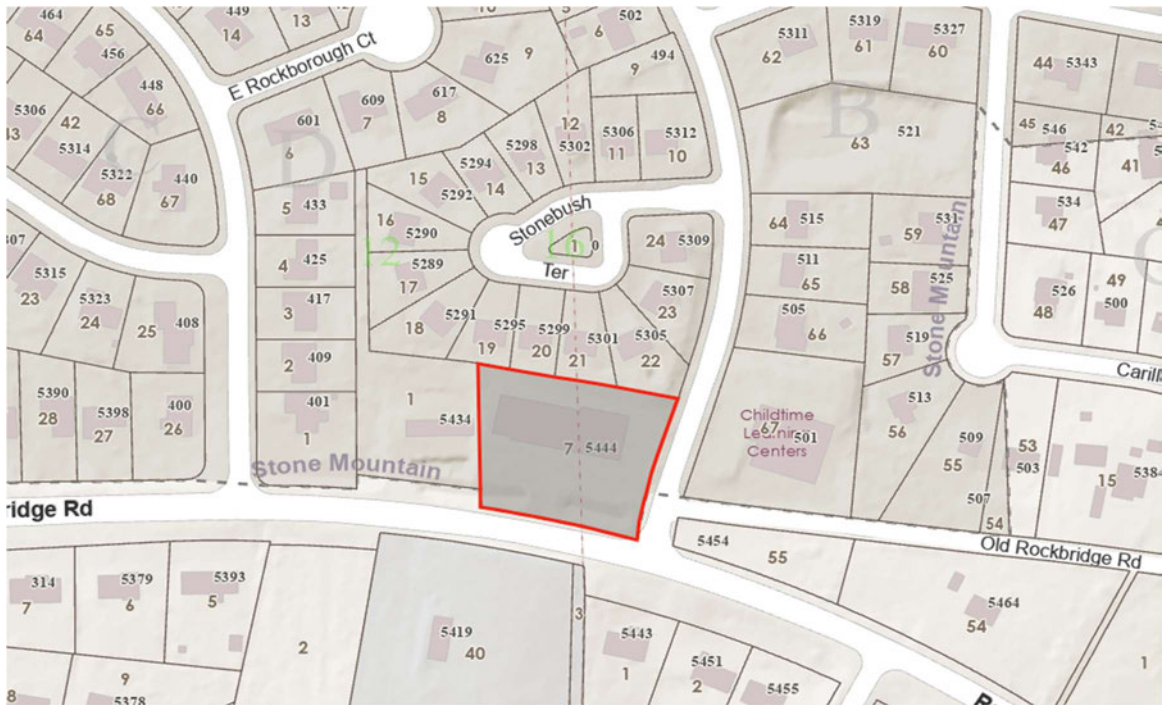


CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

REAR OF PROPERTY

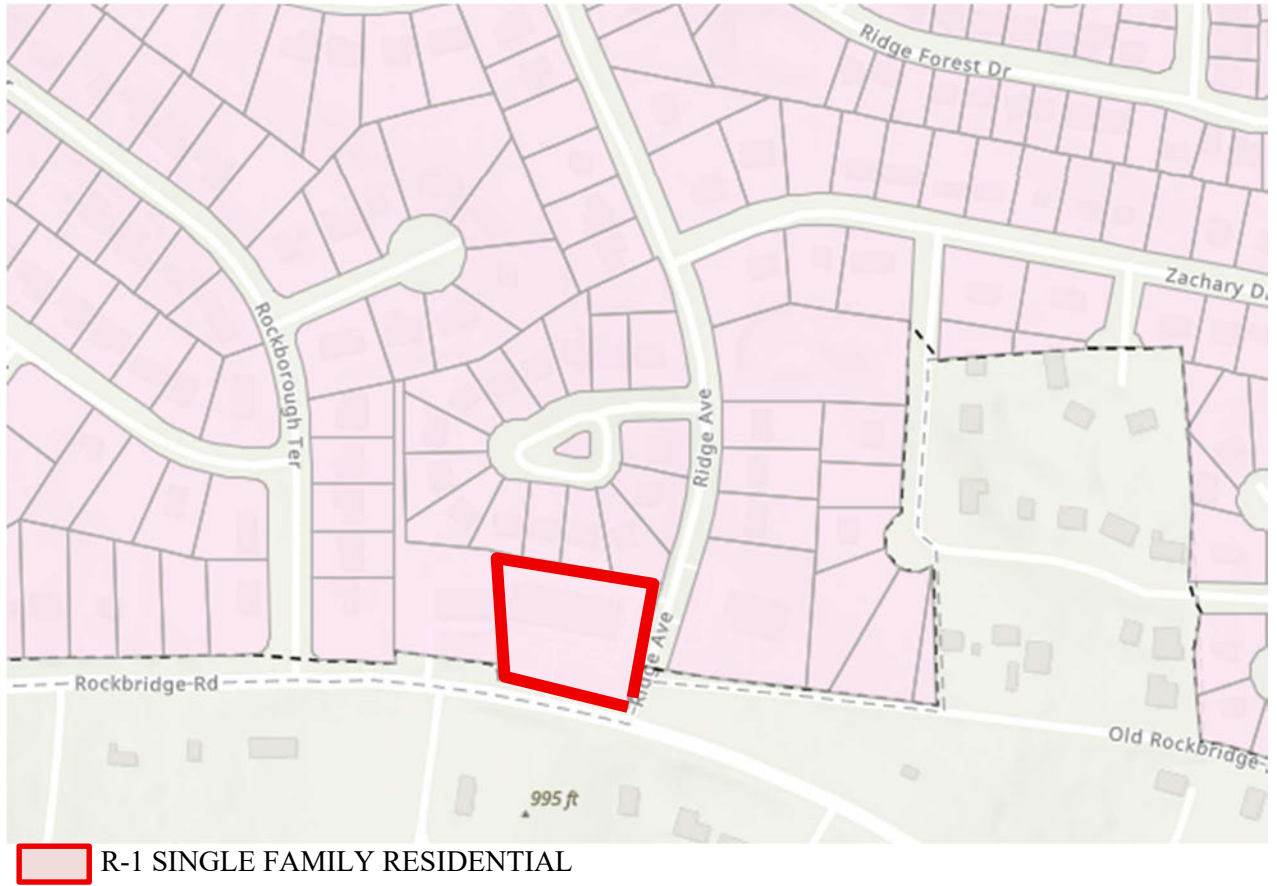


VII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



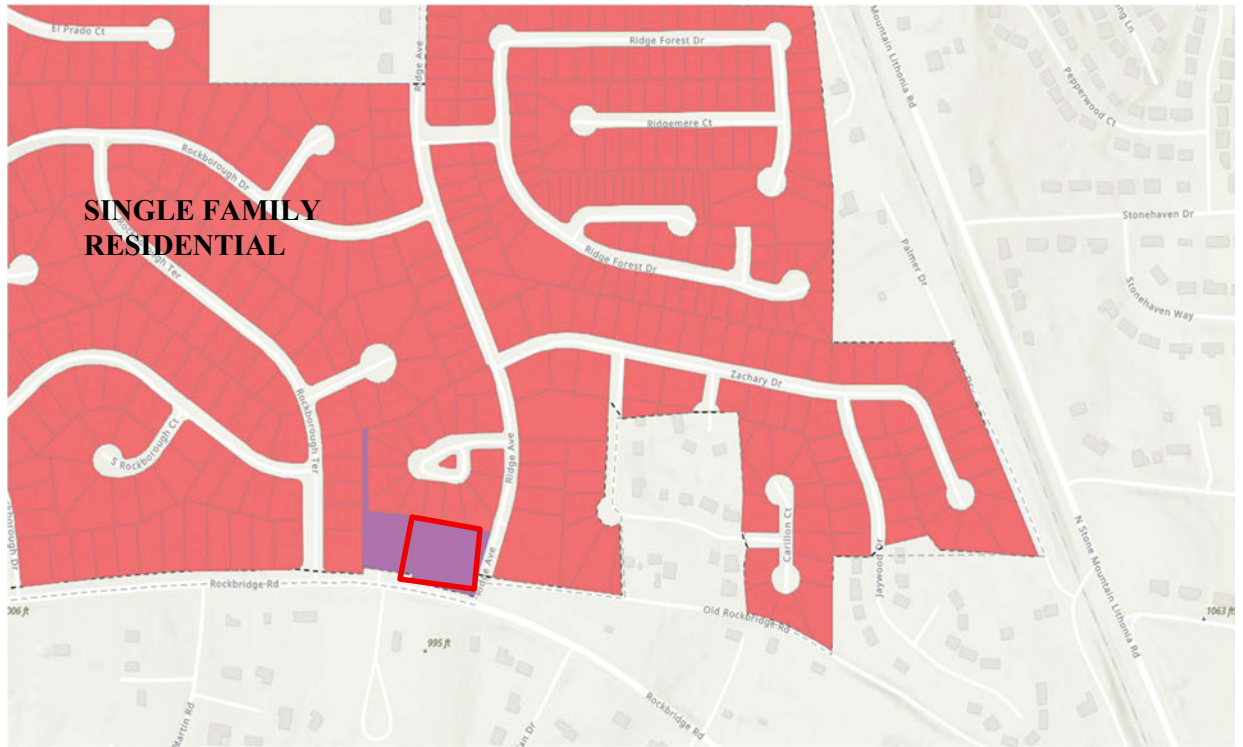
CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VIII. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

IX. FIGURE 3. FUTURE LAND USE MAP



COMMERCIAL 

0000089_3452 / 089-3452 / Rockbridge Rd E of N Harriston Rd, ATL Summary

	AADT	SU AADT	CU AADT	K-Factor	D-Factor	Stat Type
2024	12100	-	-	0.0841	0.6	Estimated
2023	12000	-	-	0.0841	0.6	Estimated
2022	11900	-	-	0.0841	0.6	Actual
2021	14900	-	-	0.0811	0.8	Estimated
2020	14100	-	-	0.0811	0.8	Estimated
2019	14700	-	-	0.0811	0.8	Estimated
2018	14700	-	-	0.0811	0.8	Actual
2017	18400	-	-	-	-	Estimated
2016	17900	-	-	0.0819	0.5	Estimated
2015	17000	-	-	0.0819	0.5	Estimated
2014	16200	-	-	0.0819	0.5	-
2013	15210	-	-	-	-	-
2012	15140	-	-	-	-	-
2011	15220	-	-	-	-	-
2010	15240	-	-	-	-	-
2009	17040	-	-	-	-	-
2008	17530	-	-	-	-	-
2007	18620	-	-	-	-	-
2006	19870	-	-	-	-	-
2005	16000	-	-	-	-	-
2004	19420	-	-	-	-	-
2003	16950	-	-	-	-	-

089-3452 - Rockbridge Rd E of N Har...

Site Details

Site Summary

Reports

Choose from the latest data reports below or select Site D to run custom date periods (Note: The report list will vary depending on available data).



Site data



Site Dashboard

Multi-day Volume (Jun)

Daily Volume (Jun)

Single Station Annualized Statistics

Provided by Drakewell



5444 ROCKBRIDGE

Streets

5444, Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30088, United States

5444, Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30088, United States

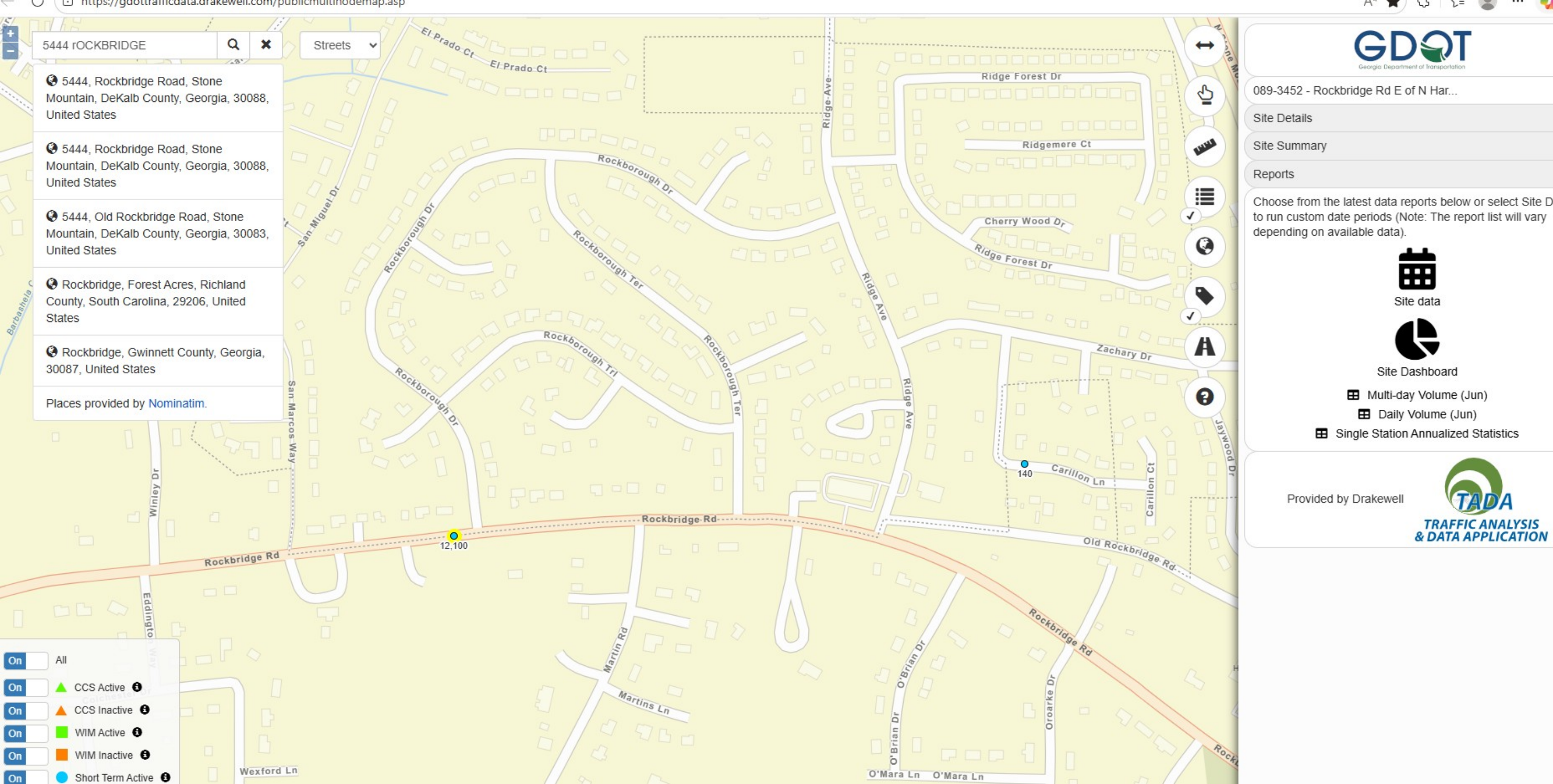
5444, Old Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30083, United States

Rockbridge, Forest Acres, Richland County, South Carolina, 29206, United States

Rockbridge, Gwinnett County, Georgia, 30087, United States

Places provided by Nominatim.

- All
- ▲ CCS Active ⓘ
- ▲ CCS Inactive ⓘ
- WIM Active ⓘ
- WIM Inactive ⓘ
- Short Term Active ⓘ



APPLICATION



USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24



MAR 26 2026 PM 4:32

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	<input checked="" type="checkbox"/>
2.	Application Form	<input checked="" type="checkbox"/>
3.	Site Plan Checklist	<input type="checkbox"/>
4.	Site Plan/Survey	<input type="checkbox"/>
5.	Legal Description	<input type="checkbox"/>
6.	Letter of Intent	<input checked="" type="checkbox"/>
7.	Impact Analysis	<input type="checkbox"/>
8.	Disclosure Form(s)	<input type="checkbox"/>
9.	Application Fee (\$400)	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.		
10.	Development of Regional Impact Review Form (DRI)	<input type="checkbox"/>

Already Submitted

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.
- ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in [Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals](#).
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.
- ITEM 9. **APPLICATION FEE:** A \$400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

- ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater than 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

- A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.
- C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

- A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.



APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name:	Tammy Cowins		
Address:	[REDACTED]		
Phone:	Cell:	[REDACTED]	Fax:
Email Address:	[REDACTED]		

OWNER INFORMATION (If different from Applicant)

Owner Name:	KKR Sons LLC		
Address:	[REDACTED]		
Phone:	Cell:	[REDACTED]	Fax:
Email Address:	_____		

PROPERTY INFORMATION

Address:	5444 Rockbridge Road, Stone Mountain, Ga 30083		
Parcel ID#:	18 037 12 007	Land Lot:	District:

CURRENT ZONING: GC

USE PERMIT REQUEST: Nail Salon

Name (print) Tammy Cowins

Signature: tammy cowins Date: 03/19/2026

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

DALJEET SINGH
 TYPE OR PRINT OWNER'S NAME

[REDACTED]
 ADDRESS

[REDACTED]
 CITY & STATE ZIP CODE

[Signature]
 OWNER'S SIGNATURE

[REDACTED]
 EMAIL ADDRESS

Sworn to and subscribed before me this the
26 Day of March 2020
[Signature]
 NOTARY PUBLIC

[REDACTED]

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Tammy Cowens
 TYPE OR PRINT PETITIONER'S NAME

[REDACTED]
 ADDRESS

[REDACTED]
 CITY & STATE ZIP CODE

Tammy Cowens
 PETITIONER'S SIGNATURE

[REDACTED]

Sworn to and subscribed before me this the
26 Day of March 2020
[Signature]
 NOTARY PUBLIC

[REDACTED]

SECTION V ATTORNEY / AGENT

Check One: Attorney Agent

 TYPE OR PRINT ATTORNEY / AGENT NAME

 SIGNATURE OF ATTORNEY / AGENT

 ADDRESS

 CITY & STATE ZIP CODE

 EMAIL ADDRESS

 PHONE NUMBER

 PETITIONER'S SIGNATURE



USE PERMIT CONSIDERATIONS

Applicant: Tammy Cowins

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? Very compatible.
Operation of a nail salon providing manicure, pedicure, and related grooming services.
2. What is the extent to which property values are diminished by their particular zoning restrictions?
No Diminishing of any value
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public?
No reduction of any value, this should actually increase their value with access to services.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner?
No harm to the public at all.
5. What is the suitability of the subject property for the zoning proposed?
N/A
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property?
Over 3 years, since ownership.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property?
N/A

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
 N/A no zoning proposal
-
9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
 N/A no zoning proposal
-
10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
 N/A no zoning proposal
-
11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?
 N/A no zoning proposal
-
12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?
 N/A No zoning proposal
-
13. What is the impact upon the appearance of the city?
 The new shopping center is enhancing the appearance of this road.
-
14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
 No anticipated impact since these stores replace the old ones on the old building.
-
15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
 No Impact. Since we do not change the population density.
-
16. What is the anticipated impact upon thoroughfare congestion and traffic safety?
 No anticipated impact since these new stores will replace the ones in the old building.
-
17. What measures are being taken to protect the property against blight and depreciation?
 The new building replaced the old outdated building.
-



DISCLOSURE REPORT

Office use only:

USE PERMIT PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CHECK ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
If the answer is NO, complete only section 4.

1. CHECK ONE: Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Tammy Cowins

Signature: tammy cowins Date: 03/19/2026

Conditional Use / Special Permit Letter of Intent

- Traffic: Moderate and consistent with other small service businesses

Compatibility with Surrounding Area

The proposed nail salon is a low-impact business that:

- Generates minimal noise
- Does not involve hazardous materials
- Is consistent with nearby commercial uses
- Will not negatively impact surrounding properties

Reason for Request

Although the property is currently zoned R-1, it is already functioning as a commercial plaza. This request is to allow a service-based business that is compatible with the existing use of the property and surrounding area.

Community Benefit

Approval of this request will:

- Provide convenient personal care services to local residents
- Support small business development
- Enhance the overall appearance and use of the property
- Contribute to the local economy

Conclusion

I respectfully request approval of this Conditional Use / Special Permit to operate Glam Nail Bar at this location. I am committed to maintaining a clean, professional, and community-focused business.

Thank you for your time and consideration. I am available to provide additional information or attend any hearings as needed.

Sincerely,

Tammy Cowins

2021170549 DEED BOOK 29811 Pg 686



Real Estate Transfer Tax \$585.00

Filed and Recorded:
10/15/2021 10:43:46 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA

COUNTY OF COBB

**Tax Parcel No. 18 037 12 007
(DeKalb County)**

**Upon recording, please return to:
H. Dennis Panter, Esq.
1827 Powers Ferry Road
Building 10, Suite 301
Atlanta, Georgia 30339**

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 4th day of October, in the year two thousand twenty, between TRINITY INVESTMENT ENTERPRISES, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, as party or parties of the first part, hereinafter called Grantor, and KKR SON'S LLC, A GEORGIA LIMITED LIABILITY COMPANY, whose tax mailing address is 2021 Paperbirch Cove Grayson, Georgia 30017, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF ("PROPERTY")**

Together with all of Grantor's right, title and interest in the buildings and improvements located on the Property, if any, and public roads and streets adjoining the Property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

TRINITY INVESTMENT ENTERPRISES, L.L.C.
A GEORGIA LIMITED LIABILITY COMPANY

[Signature]
Witness
[Signature]
Notary Public

BY: [Signature]
An Van Than

ITS: Manager and Sole Member

My commission expires:

9.14.25

[NOTARIAL SEAL]



EXHIBIT "A"

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Intercontinental Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.R.L.S. No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Rockbridge Road (R/W varies) with the westerly right-of-way line of Ridge Avenue (50' R/W), and run thence along said right-of-way line of Rockbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Rockbridge Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sanitary Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Kramoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Kramoff (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

2021170549 DEED BOOK 29811 Pg 686



Real Estate Transfer Tax \$585.00

Filed and Recorded:
10/15/2021 10:43:46 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA

COUNTY OF COBB

**Tax Parcel No. 18 037 12 007
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WITNESSETH:

Grantor, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF ("PROPERTY")**

Together with all of Grantor's right, title and interest in the buildings and improvements located on the Property, if any, and public roads and streets adjoining the Property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

TRINITY INVESTMENT ENTERPRISES, L.L.C.
A GEORGIA LIMITED LIABILITY COMPANY

[Signature]
Witness
[Signature]
Notary Public

BY: [Signature]
An Van Than

ITS: Manager and Sole Member

My commission expires:

9.14.25

[NOTARIAL SEAL]



EXHIBIT "A"

LEGAL DESCRIPTION

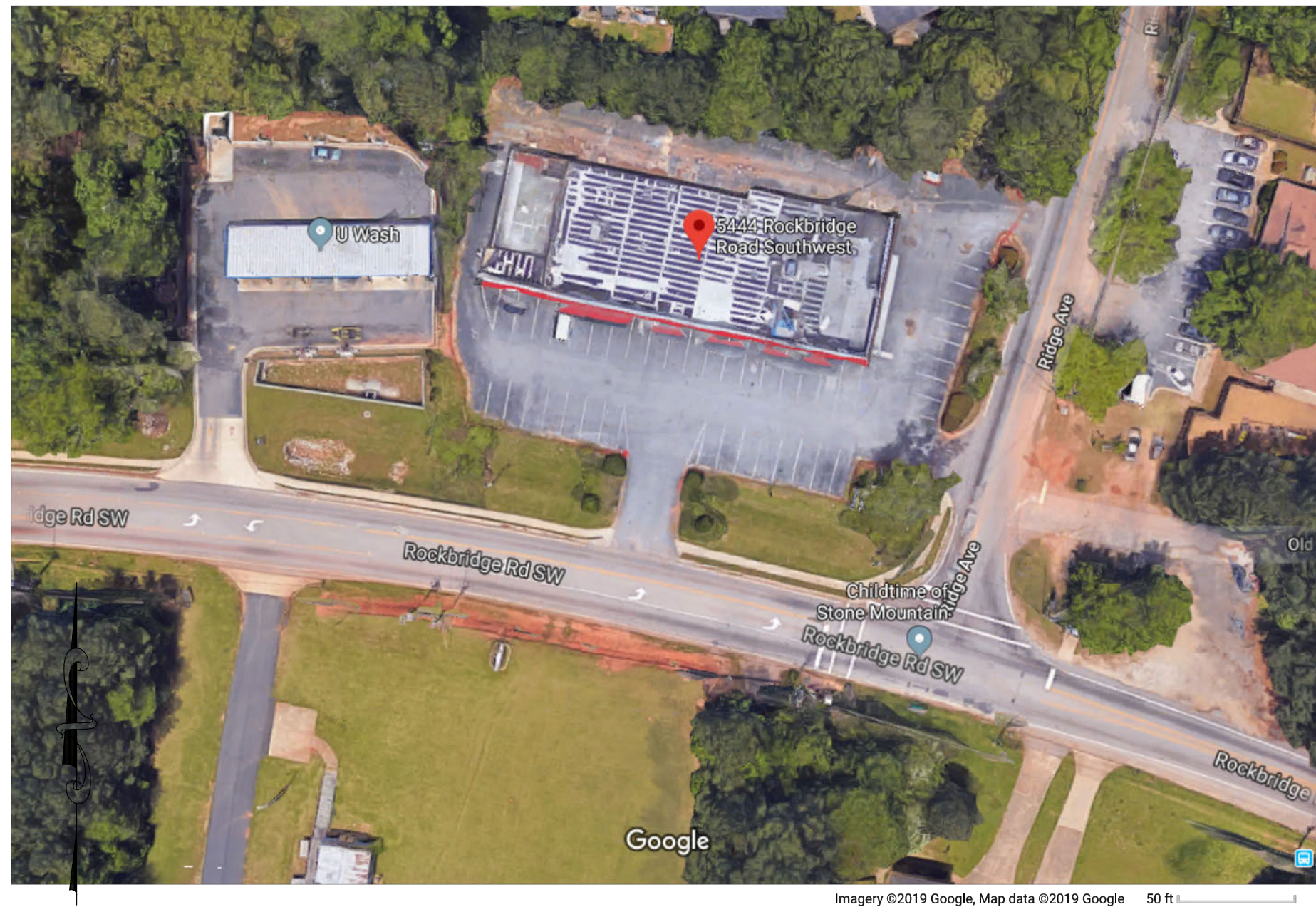
ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Intercontinental Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.R.L.S. No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Rockbridge Road (R/W varies) with the westerly right-of-way line of Ridge Avenue (50' R/W), and run thence along said right-of-way line of Rockbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Rockbridge Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sanitary Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Kramoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Kramoff (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

REFERENCE SITE PLAN:

Google Maps 5444 Rockbridge Rd SW

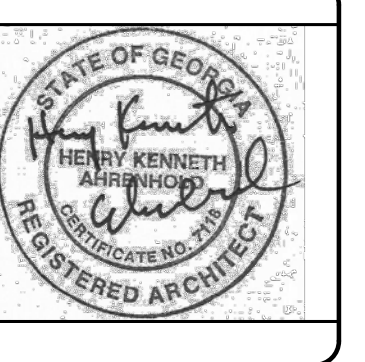


NOTE:
BARRICADE PERMANENT & TEMPORARY FENCE
& GATES ARE EXISTING & IN PLACE ON SITE.

48,143 SQ. FT.
1.105 ACRES

PROPERTY IS ZONED C2.
MINIMUM SET-BACK REQUIREMENTS:
FRONT - 75' FROM RIGHT-OF-WAY
SIDE - 20', 5' OF WHICH SHALL BE
PLANTED AND LANDSCAPED
REAR - 30'

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

Kent Ahrenhold
Architect
6851 ROSWELL RD., NE, NO. K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

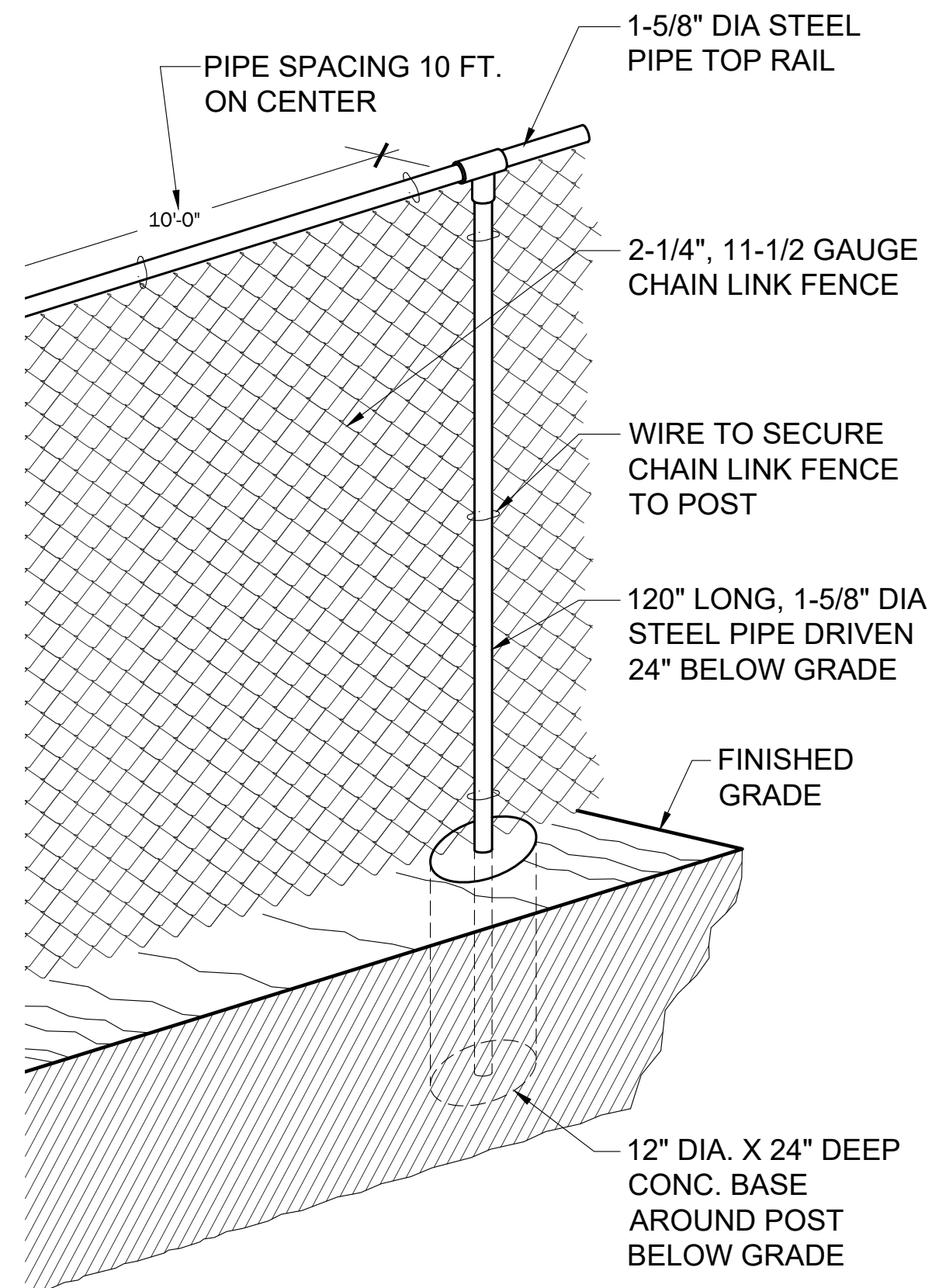
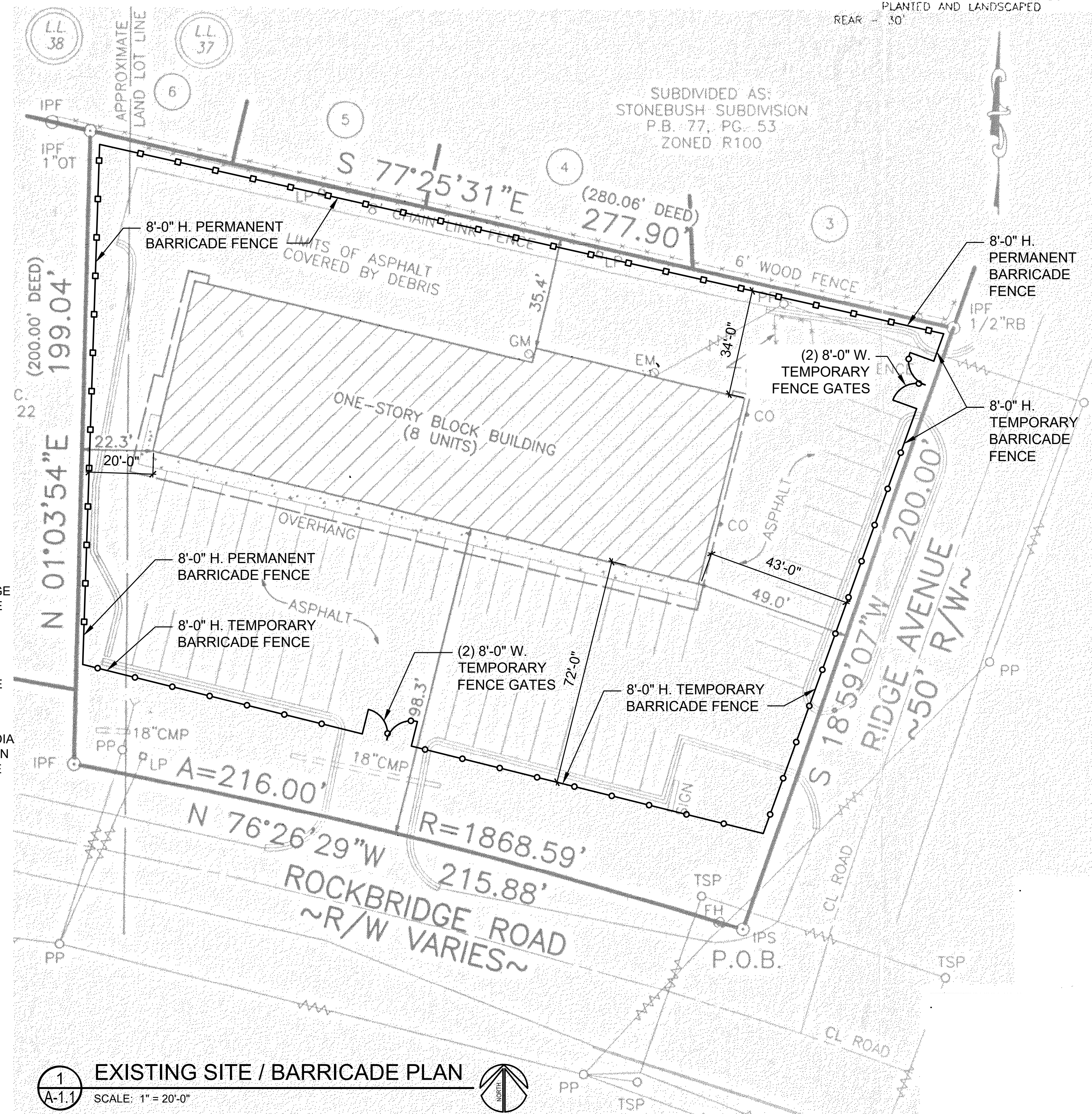
DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE

BARRICADE PLAN
& DETAILS

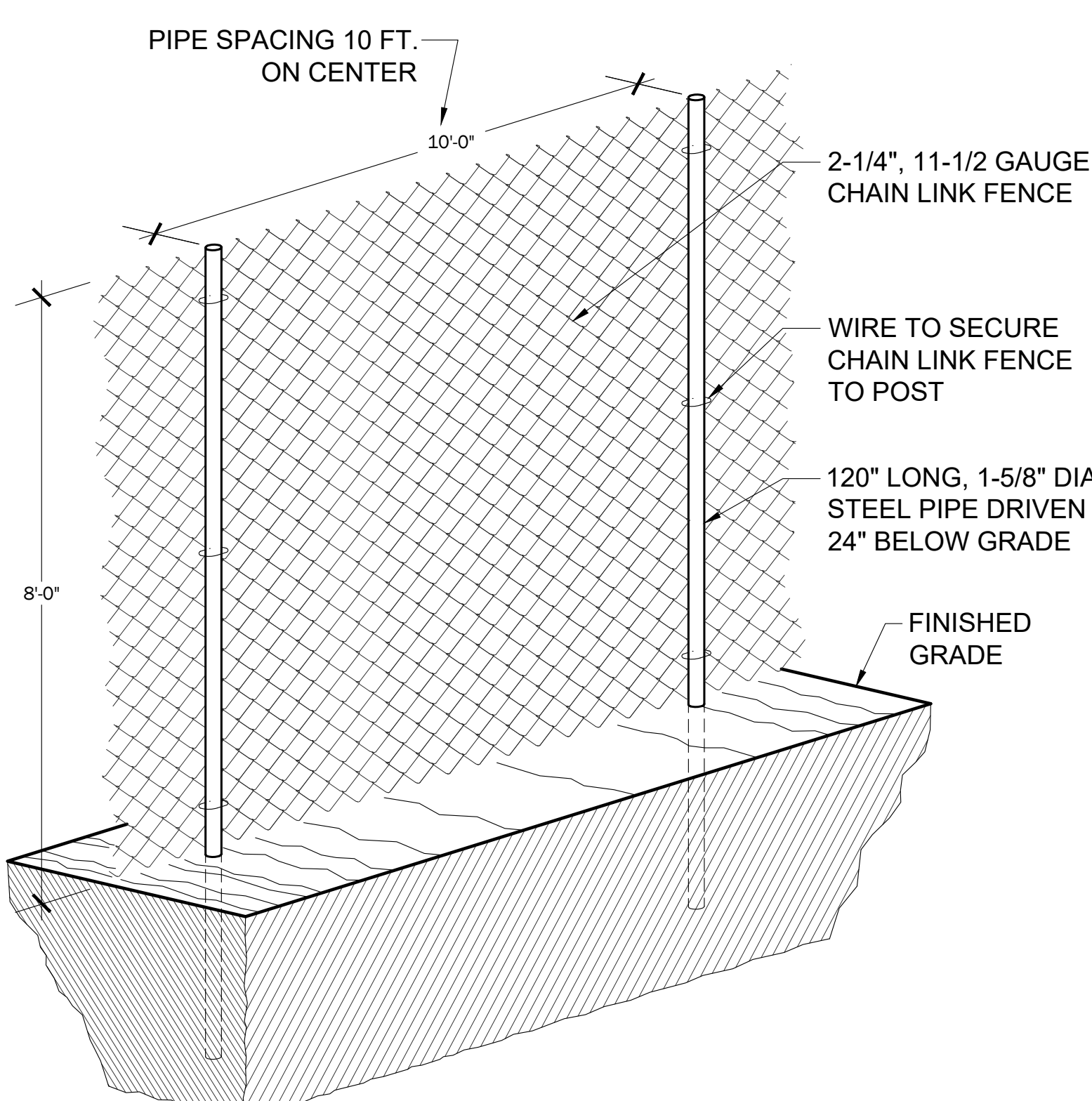
SHEET NO.

A-1.1

RELEASED FOR
CONSTRUCTION



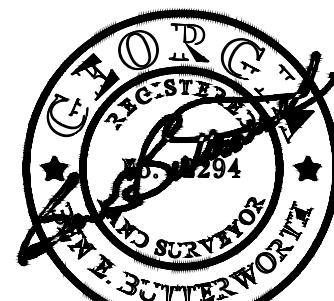
3
BARRICADE PERMANENT FENCE DETAIL
A-1.1 SCALE: 3/4" = 1'-0"



2
BARRICADE TEMPORARY FENCE DETAIL
A-1.1 SCALE: 3/4" = 1'-0"

1
EXISTING SITE / BARRICADE PLAN
A-1.1 SCALE: 1" = 20'-0"

THIS PLAN IS A REPLACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOURDAZY ZONE, INC.
-S-17-839

Kent Ahrenhold
KENT A. AHRENHOLD LICENSE #2294

11/09/2023
DATE

LEGEND:	
○ PROPERTY CORNER FOUND (AS NOTED)	⊗ POWER/LIGHT POLE
● 1/2" REBAR WITH CAP SET LSF# 839	⊖ GUY WIRE
■ R/W MONUMENT	⊞ POWER METER
▲ FIRE HYDRANT	⊞ POWER BOX
⊞ WATER METER	⊞ A/C UNIT
⊞ WATER VALVE	⊞ MANHOLE
⊞ POWER POLE	⊞ CLEAN OUT
⊞ LIGHT POLE	⊞ JUNCTION BOX
	⊞ OUTFLOW STRUCTURE
	⊞ DRAINAGE INLET
⊞ GAS METER	⊞ GAS VALVE
⊞ CABLE BOX	⊞ CABLE LINE
⊞ TELEPHONE BOX	⊞ TELEPHONE LINE
⊞ SIGN	⊞ FENCE LINE
⊞ SIGN	⊞ CONTOUR LINE
⊞ SIGN	⊞ BUILDING SETBACK LINE
⊞ SIGN	⊞ CONC. CONCRETE
⊞ SIGN	⊞ H/C HANDICAP
⊞ SIGN	⊞ FTE FINISHED FLOOR ELEVATION
⊞ SIGN	⊞ BFE BASEMENT FLOOR ELEVATION
⊞ SIGN	⊞ GFE GARAGE FLOOR ELEVATION
⊞ SIGN	⊞ DB DEED BOOK
⊞ SIGN	⊞ PB PLAT BOOK
⊞ SIGN	⊞ PG PAGE
⊞ SIGN	⊞ OH OVERHANG
⊞ SIGN	⊞ C.B. CATCH BASIN
⊞ SIGN	⊞ CNT CANTILEVER
⊞ SIGN	⊞ N/F NOW OR FORMERLY
⊞ SIGN	⊞ R/W RIGHT-OF-WAY
⊞ SIGN	⊞ P/L PROPERTY LINE

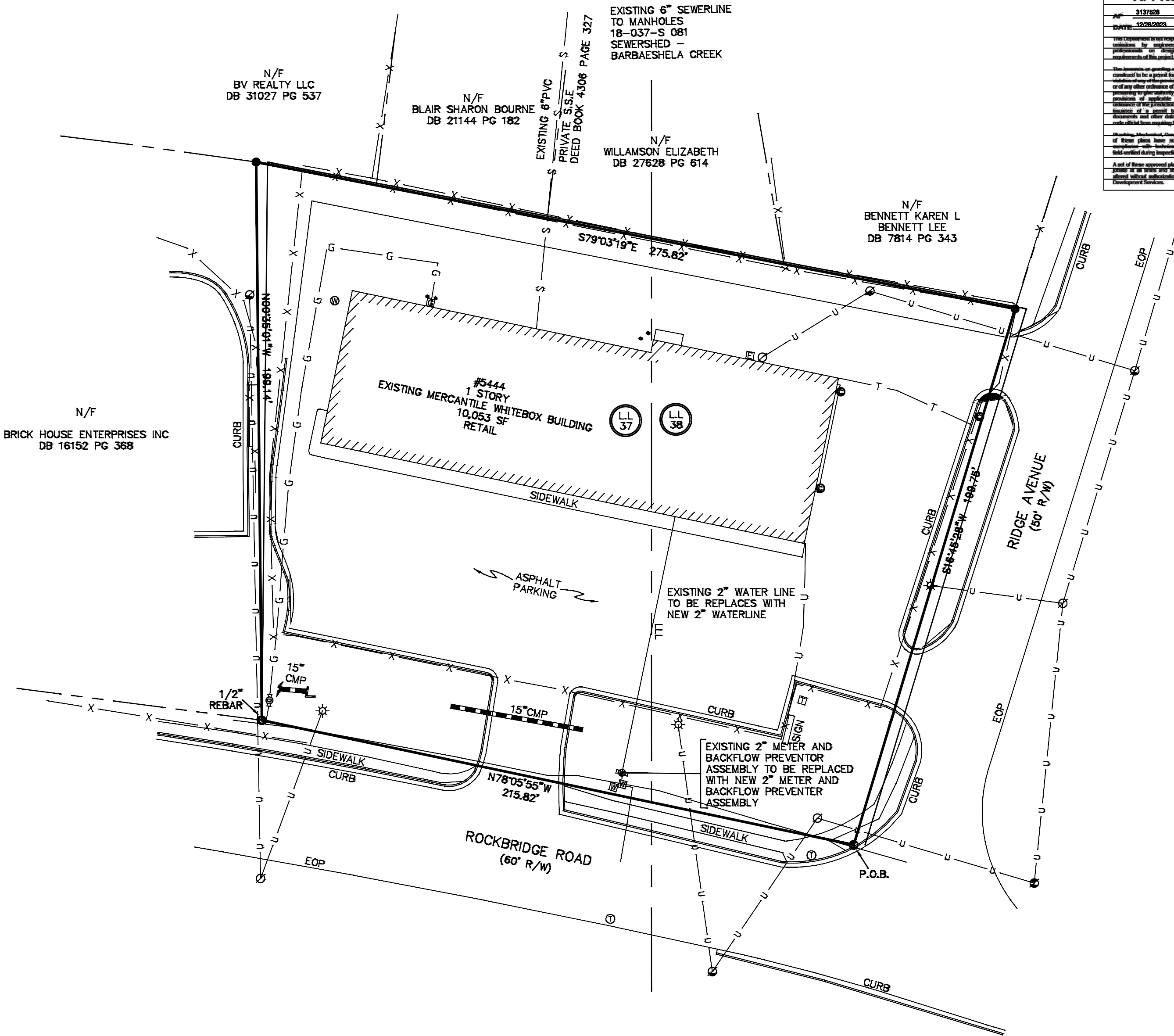
TOTAL AREA: 1.111 ACRES / 48,387 SQUARE FEET
BOUNDARY REFERENCE: 33 29811, PG 686
FIELDWORK PERFORMED ON 10/18/2023

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 286,100 FEET. THIS PLAN HAS BEEN PREPARED USING A TOTAL STATION SURVEYING SYSTEM TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

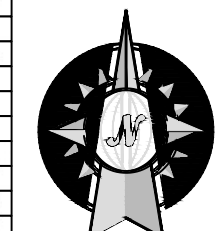
BOUNDARY
zone inc.
SURVEYORS, ENGINEERS
AND LAND PLANNING
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

PROVIDING SERVICES FOR KEY20 ATLANTA, CALLEGA SUZUKI & CERTALZ, FLORIDA.

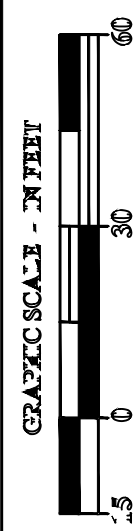
PROJECT
1865303
SHEET
1 OF 1



DeKalb County
DEVELOPMENT SERVICES
APPROVED
DATE: 11/09/2023
BY: [Signature]



GRID NORTH
GA WEST MTD 83
DATE: 11/09/2023
SCALE: 1" = 30'



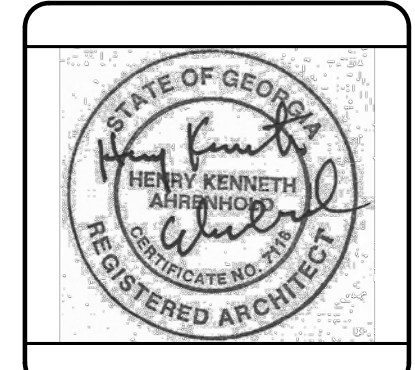
NO. REVISION

BOUNDARY SURVEY
PREPARED FOR: KENT AHRENHOLD
5444 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30088
LAND LOTS 37 & 38 - 1811A DISTRICT
DEKALB COUNTY, GEORGIA - 11/09/2023

© 00721627 2023
BOURDAZY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAN WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

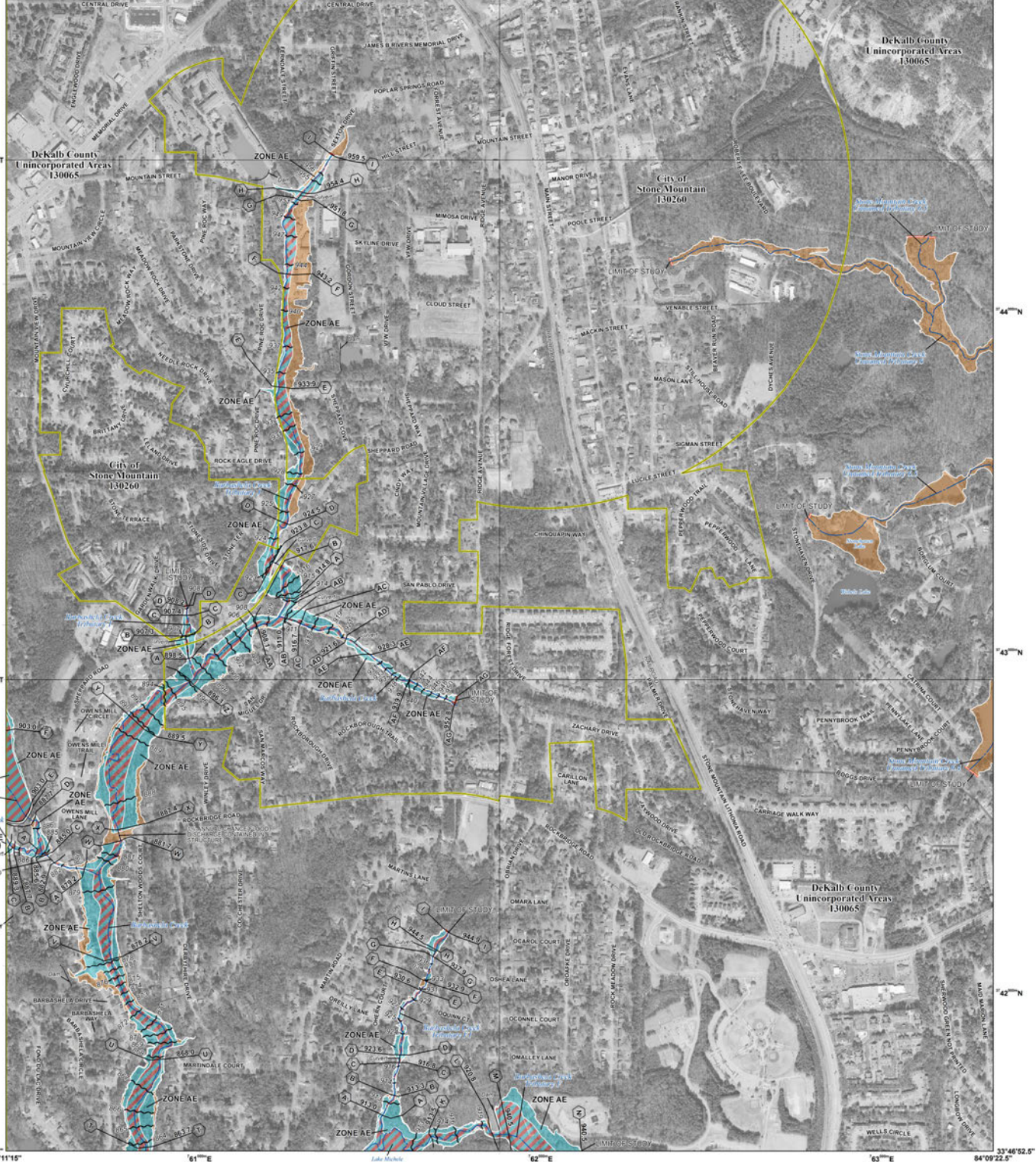
Kent Ahrenhold
Architect
6851 ROSWELL RD. NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE

BOUNDARY SURVEY
SHEET NO.
A-1

RELEASED FOR CONSTRUCTION

XI. FLOOD MAP



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AS9
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
 - NO SCREEN Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS OF FLOOD HAZARD**
- OTHER AREAS**
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - 16.2
 - 17.6
 - Coastal Transect

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-3637) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

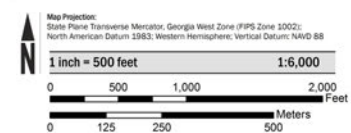
Communities possessing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

Base map information shown on this FIRM was provided in digital format by the DeKalb County aerial photography produced at a scale of 1:1200 from photography dated 2010 or later.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

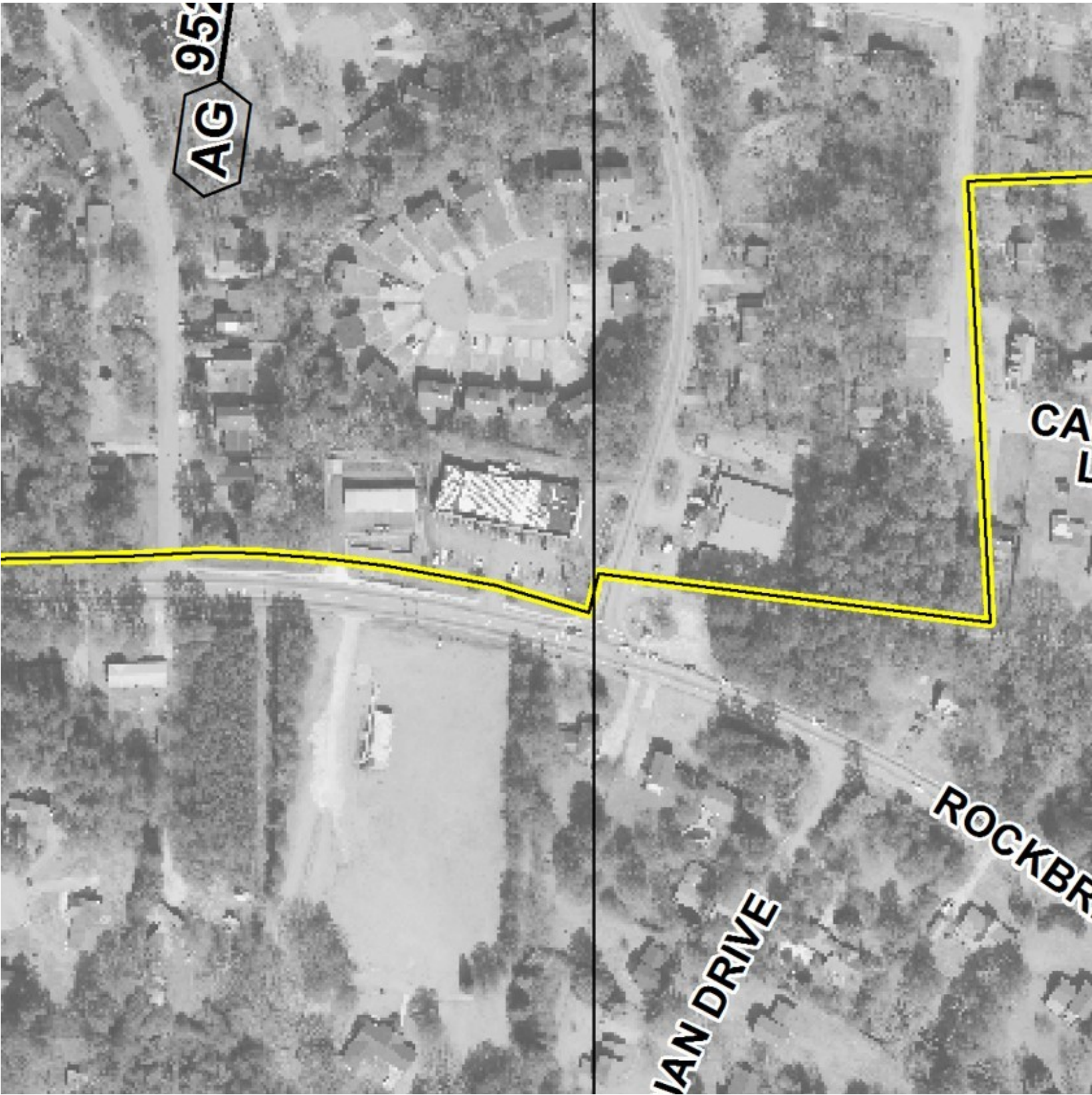
NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 DEKALB COUNTY, GEORGIA
 and Incorporated Areas

PANEL 91 OF 201

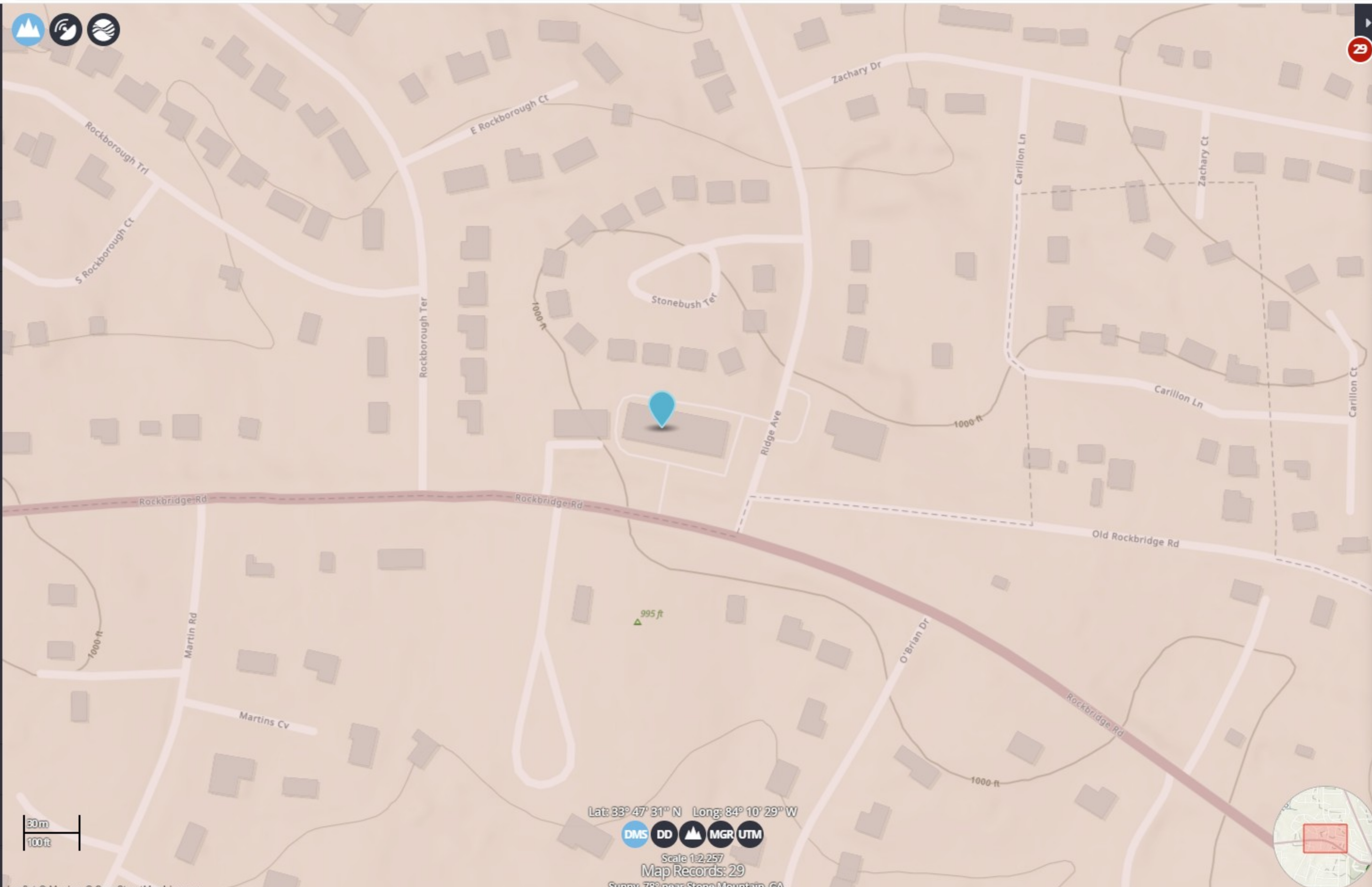
COMMUNITY	NUMBER	PANEL	SUFFIX
DEKALB COUNTY	130065	0091	K
STONE MOUNTAIN CITY	130260	0091	K
OF			

Panel Contains:





XII. TOPO MAP



Lat: 33° 47' 31" N Long: 84° 10' 29" W
Scale 1:2,257
Map Records: 29
Sunny, 78° near Stone Mountain, GA

29

Location Map Name

5444 Rockbridge Rd, Stone ...

1880 2026

All 250K 100K 63K 48K 24K HTMC LIST All

29 maps here | Scale: All, Date: 1880-2026, Series: All
Elevation @ 33.791, -84.172 is 1,007 ft. (307 m)

Filter records Name Date Scale State

Atlanta, GA
1888 (HTMC, 1955 ed.) Scale 1:125000
JPEG (2 MB) GeoTiff (8 MB)
KMZ (3 MB) GeoPDF (9 MB)

SHOW INFO ZOOM PAN PIN FIX

Atlanta, GA
1890 (HTMC, 1890 ed.) Scale 1:125000

Atlanta, GA
1892 (HTMC, 1892 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1895 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1900 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1909 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1917 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1926 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1941 ed.) Scale 1:125000

Atlanta, GA
1895 (HTMC, 1948 ed.) Scale 1:125000



XIII. PROPERTY APPRAISER DOCUMENTS

Comp Search (Commercial)

Start Comp Search

Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088
Legal Description
Property Class C3 Neighborhood Shopping Center
Neighborhood 9199
Tax District 84
Millage Rate 59.104
Approximate/Computed Acres 1.138
Exemption Type No



1803712007 01/11/2022
1803712007.jpg

[View Map](#)

Owner

Kkr Sons LLC
1380 Lakeshore DR
SNELLVILLE GA 30078

Land

Land Type	Land Code	Description	Square Feet	Acres	Price
S	921	MAJOR ROAD AVERAGE	49,600	1.1387	\$695,640

Total Acres:
1.1387
Total Land-Value:
\$695,640

Commercial Improvement Information

Card 1
Building No 1
Structure Code/Desc 343-NBHD SHP CTR

Accessory Information

Card 1				
Description	Year Built	Area	Grade	Value
PAVING-ASP	1980	23,140	D-BELOW AVERAGE	\$23,250

Permits

Date	Number	Amount	Purpose
08/07/2025	1	\$1,000,000	
04/30/2025	3167843	\$0	
11/03/2005	224915	\$100	
01/20/1999	94134	\$2,300	
06/09/1998	94133	\$681	
11/27/1995	94132	\$300	
03/23/1995	94131	\$10,000	
03/21/1995	94130	\$20,000	
06/16/1994	94129	\$700	
12/11/1992	94128	\$100	
01/01/1990	94127	\$900	

Assessment Notices

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

Appeals

Tax Year	Property Type	Status
2020	Commercial	Complete
2014	Commercial	Complete

DeKalb County, GA

	2025	2024	2023	2022	2021
LUC	343	343	343	343	343
Class	C3	C3	C3	C3	C3
+ Land Value	\$371,000	\$371,000	\$371,000	\$371,000	\$371,000
+ Building Value	\$329,000	\$329,000	\$329,000	\$329,000	\$329,000
= Total Value	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000
Assessed Value	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000

Tax Information

[Link to Tax Commissioner website](#)

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Owner	Previous Owner	Recording
6/25/2025	\$0	LW	32058	00538	Qualified	Valid Sale FMV	5444 ROCKBRIDGE LLC	KKR SON'S LLC	32058 00538
10/14/2021	\$585,000	LW	29811	00686	Unqualified	Invalid Sale	KKR SONS LLC	TRINITY INVESTMENT ENTERPRISES LLC	29811 00686
5/13/2005	\$0	QC	17441	00130	Unqualified	Quit Claim Deed	TRINITY INVESTMENT	TURNBULL ASSOCIATES LLLP	17441 00130
5/13/2005	\$1,120,000	LW	17441	00124	Qualified	Valid Sale FMV	TRINITY INVESTMENT	TURNBULL ASSOCIATES LLLP	17441 00124
6/22/1999	\$0	CW	10788	00673	Unqualified	Old Code No Longer Used	TURNBULL ASSOCIATES LLLP	MOORE SHELBY A	10788 00673
10/1/1998	\$420,000	WD	10537	00003	Qualified	Valid Sale FMV	TURNBULL ASSOCIATES LLLP	MOORE SHELBY A	10537 00003
12/28/1988	\$0	QC	06326	00115	Unqualified	Old Code No Longer Used	MOORE SHELBY A	MOORE CHARLES E	06326 00115
12/28/1988	\$0	QC	06326	00113	Unqualified	Affiliated/Related Parties	MOORE CHARLES E	ROCKBRIDGE PLAZA LTD	06326 00113
4/8/1980	\$0	WD	04253	00013	Qualified	Valid Sale FMV			04253 00013

Photos



1803712007 01/11/2022

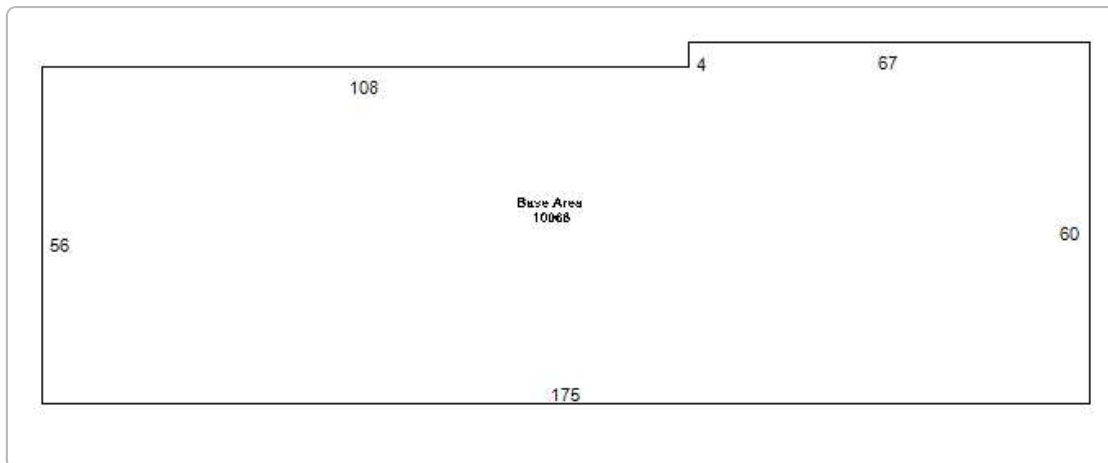


18 037 12 007 08/31/2016



18 037 12 007 09/01/2016

Sketches



No data available for the following modules: Comp Search (Residential), Comp Search (Vacant), Residential Improvement Information.

DeKalb County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

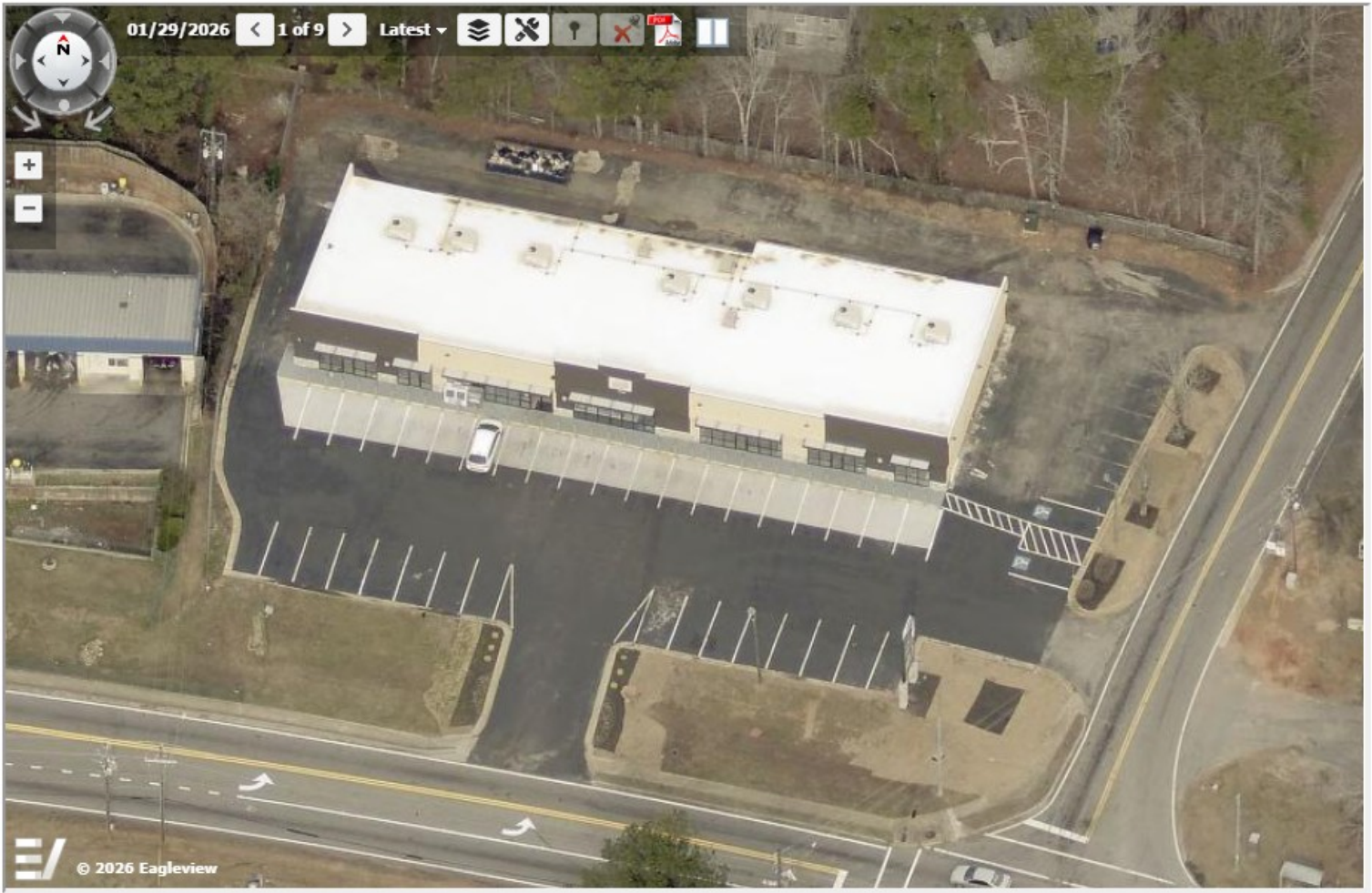
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 4/11/2026, 10:25:57 AM](#)

Contact Us

Developed by





Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199

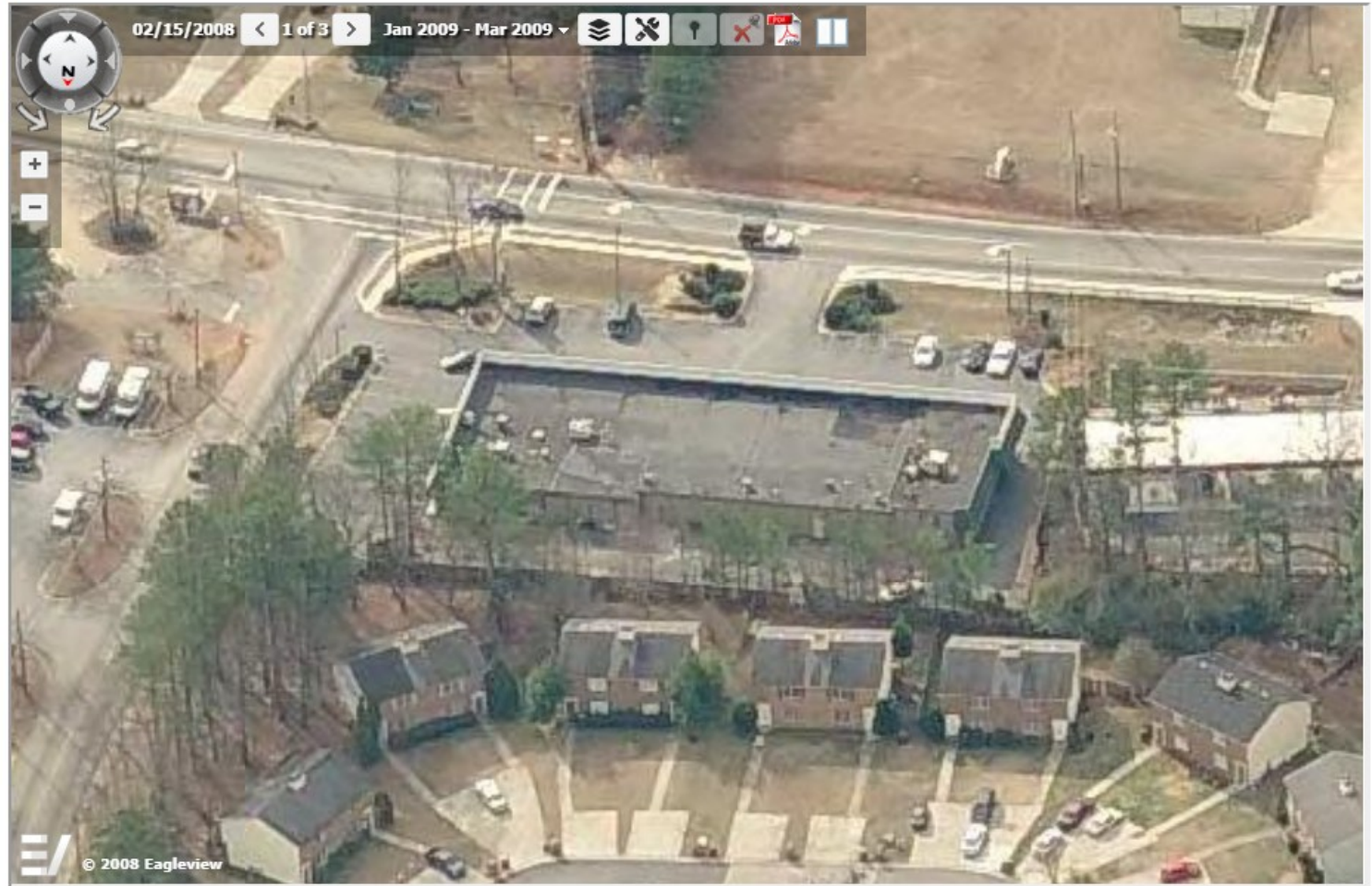
Eagleview



Summary

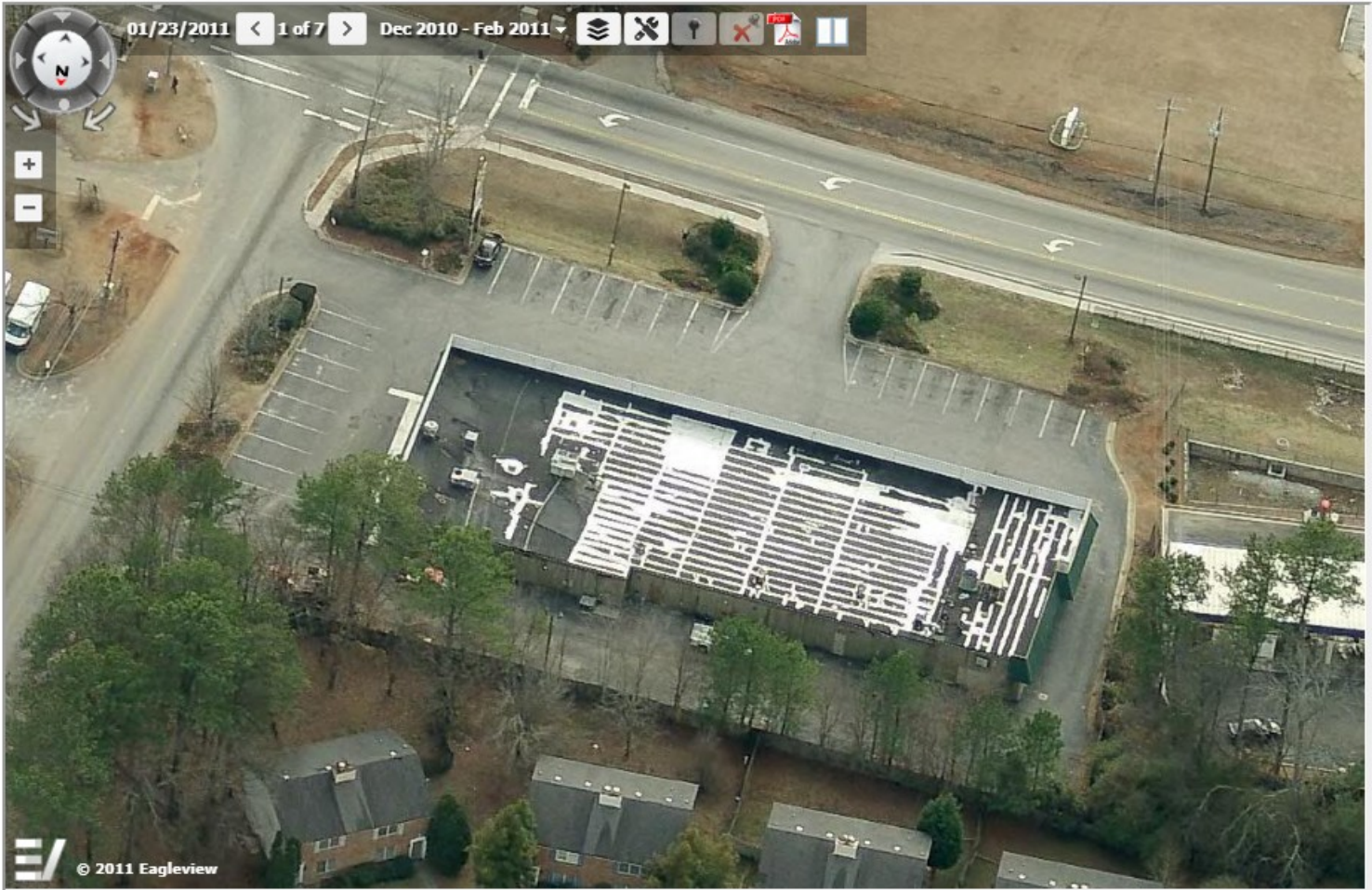
Parcel Number 18 037 12 007
 Location Address 5444 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

Legal Description
 Property Class C3 - COMMERCIAL LOT
 Neighborhood 9199
 Tax District 84



Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

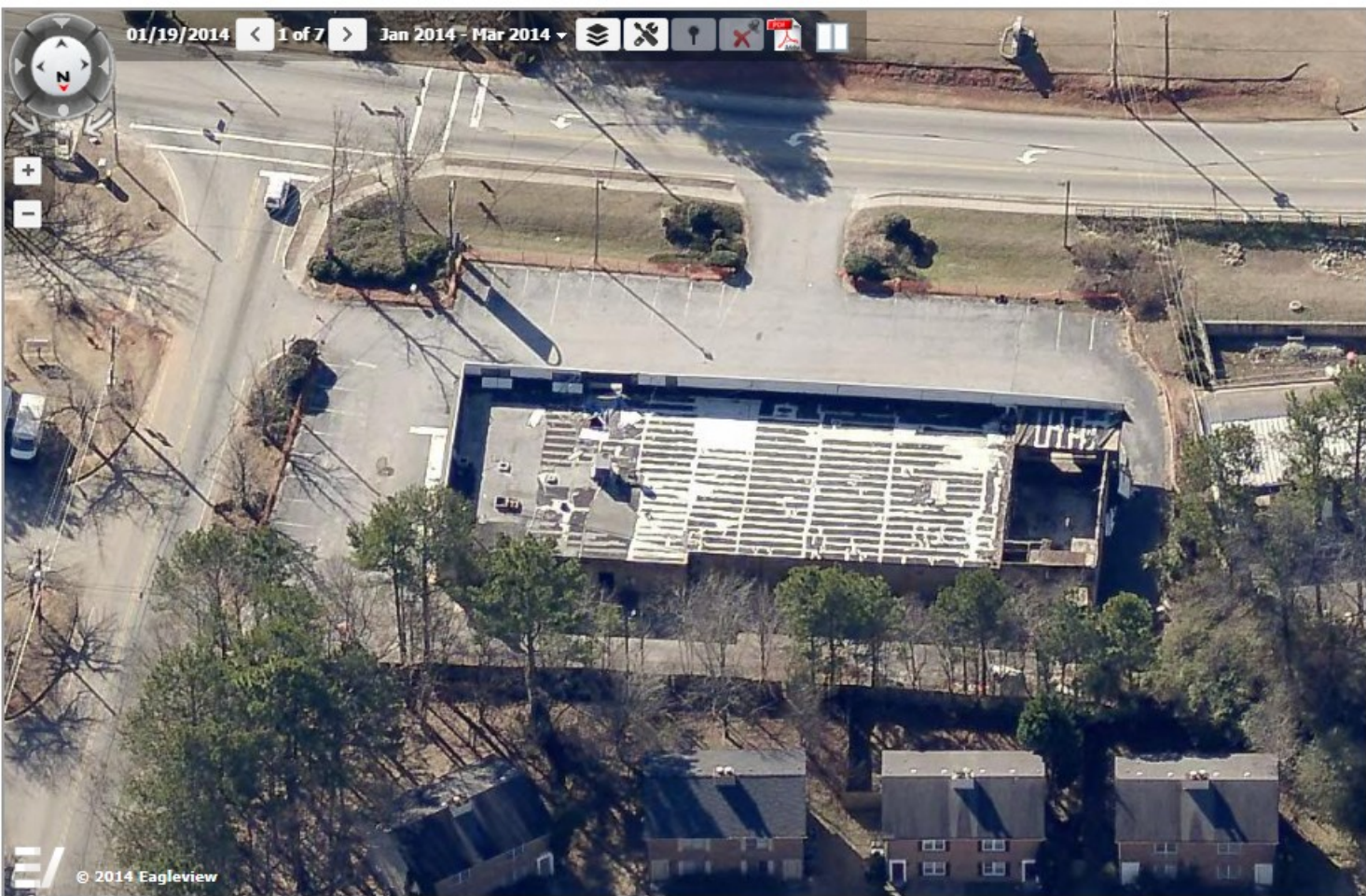


DeKalb
325 Sw
Decatur

Chief A
Calvin

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

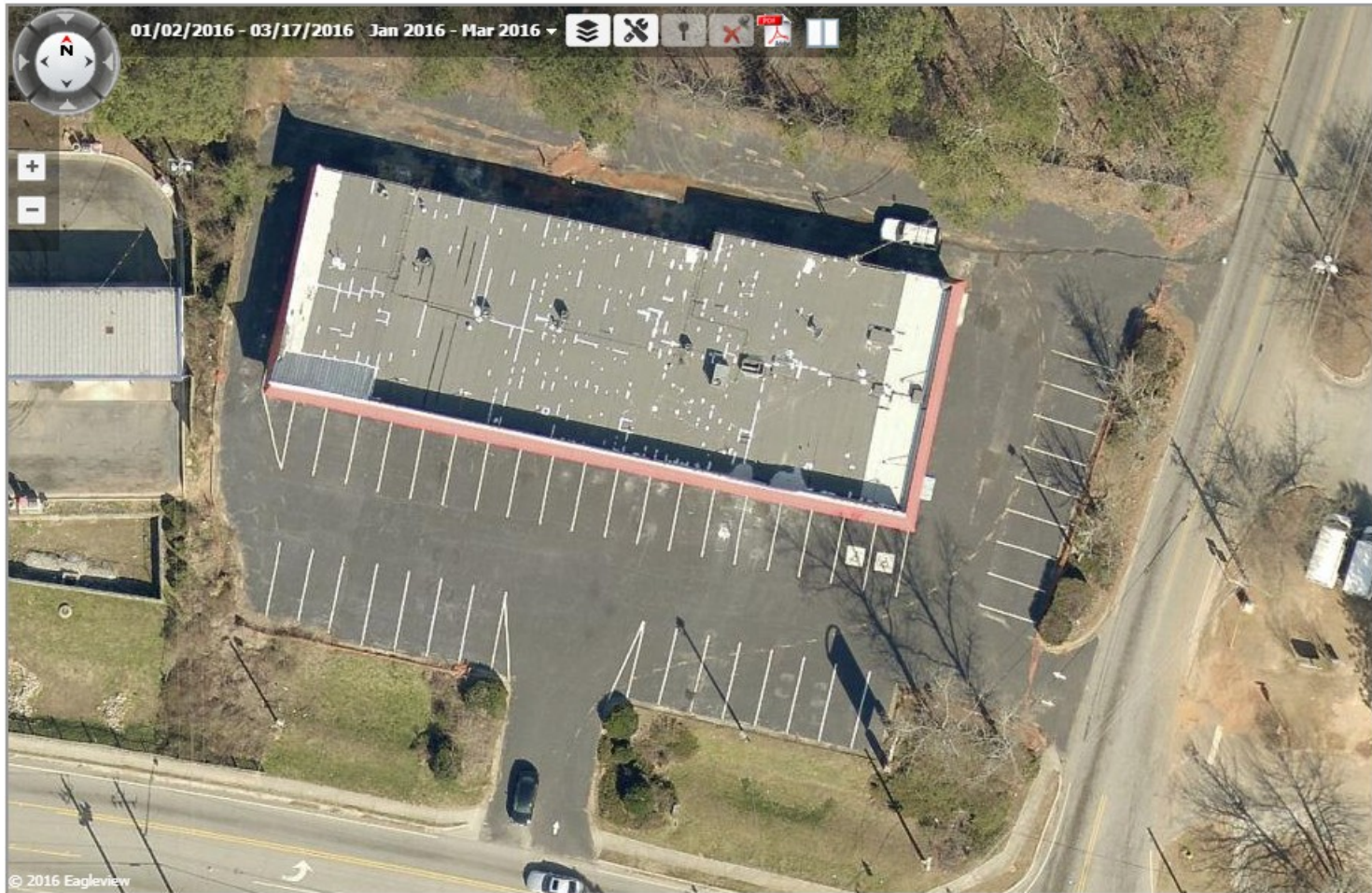


Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088

Legal Description
Property Class C3 - COMMERCIAL LOT
Neighborhood 9199
Tax District 84

Eagleview



© 2016 Eagleview



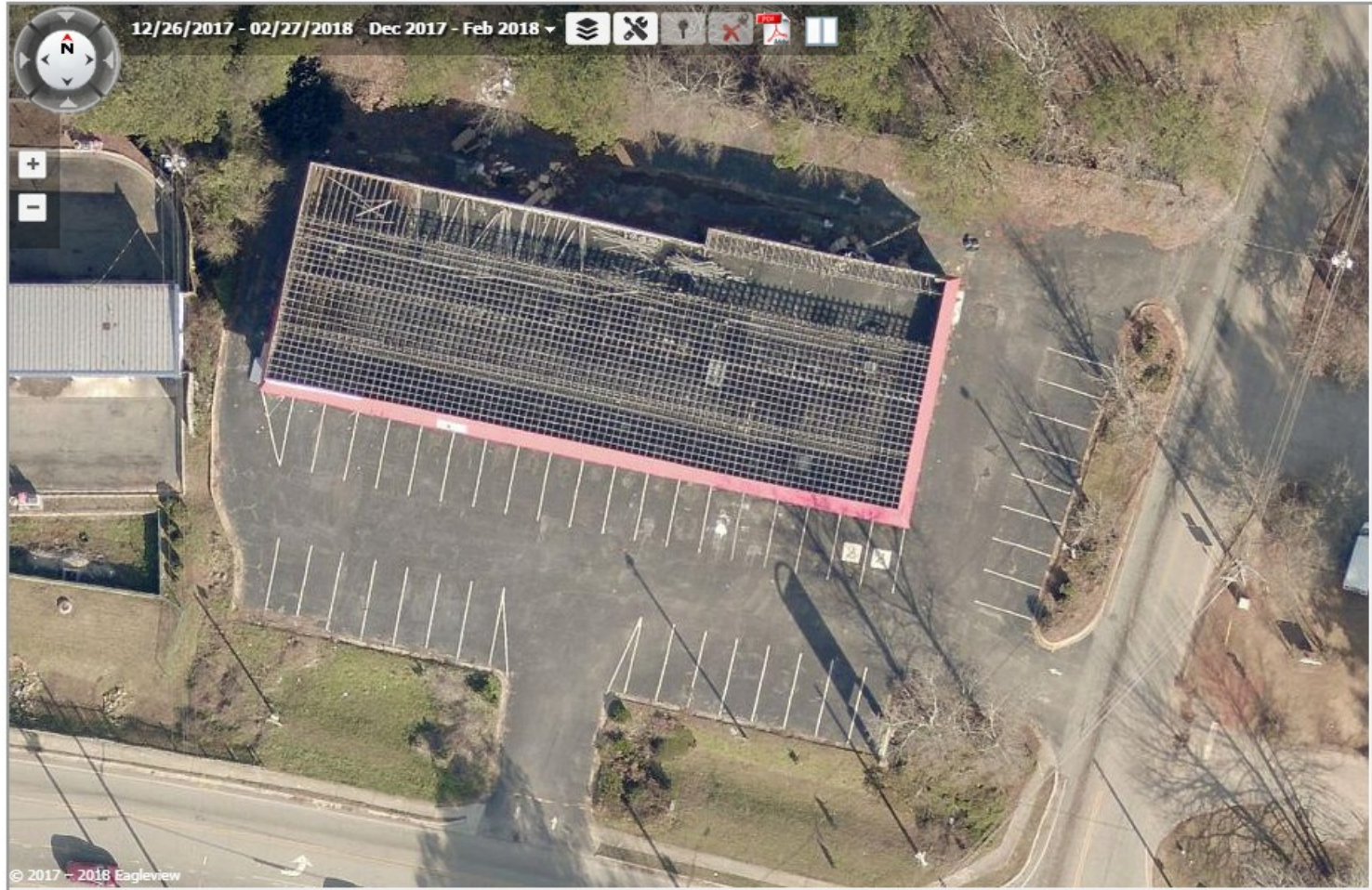
DeKalb County, GA
325 Swanton Way
Decatur, GA 30030

Chief Appraiser
Calvin C. Hicks, Jr.

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

Eagleview



12/26/2017 - 02/27/2018 Dec 2017 - Feb 2018

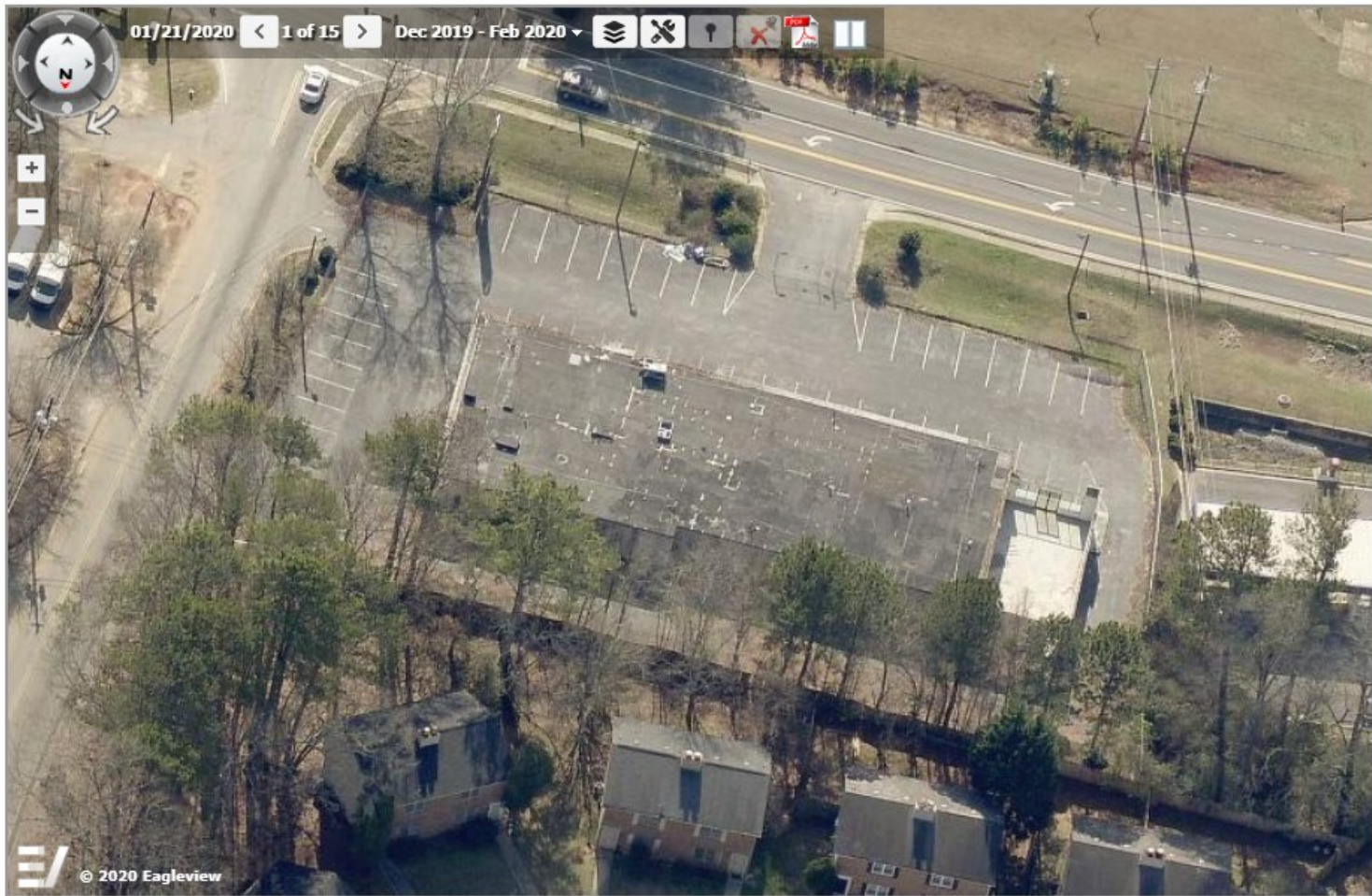
Map navigation icons: layers, pan, zoom, measure, print, full screen

© 2017 - 2018 Eagleview

Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088

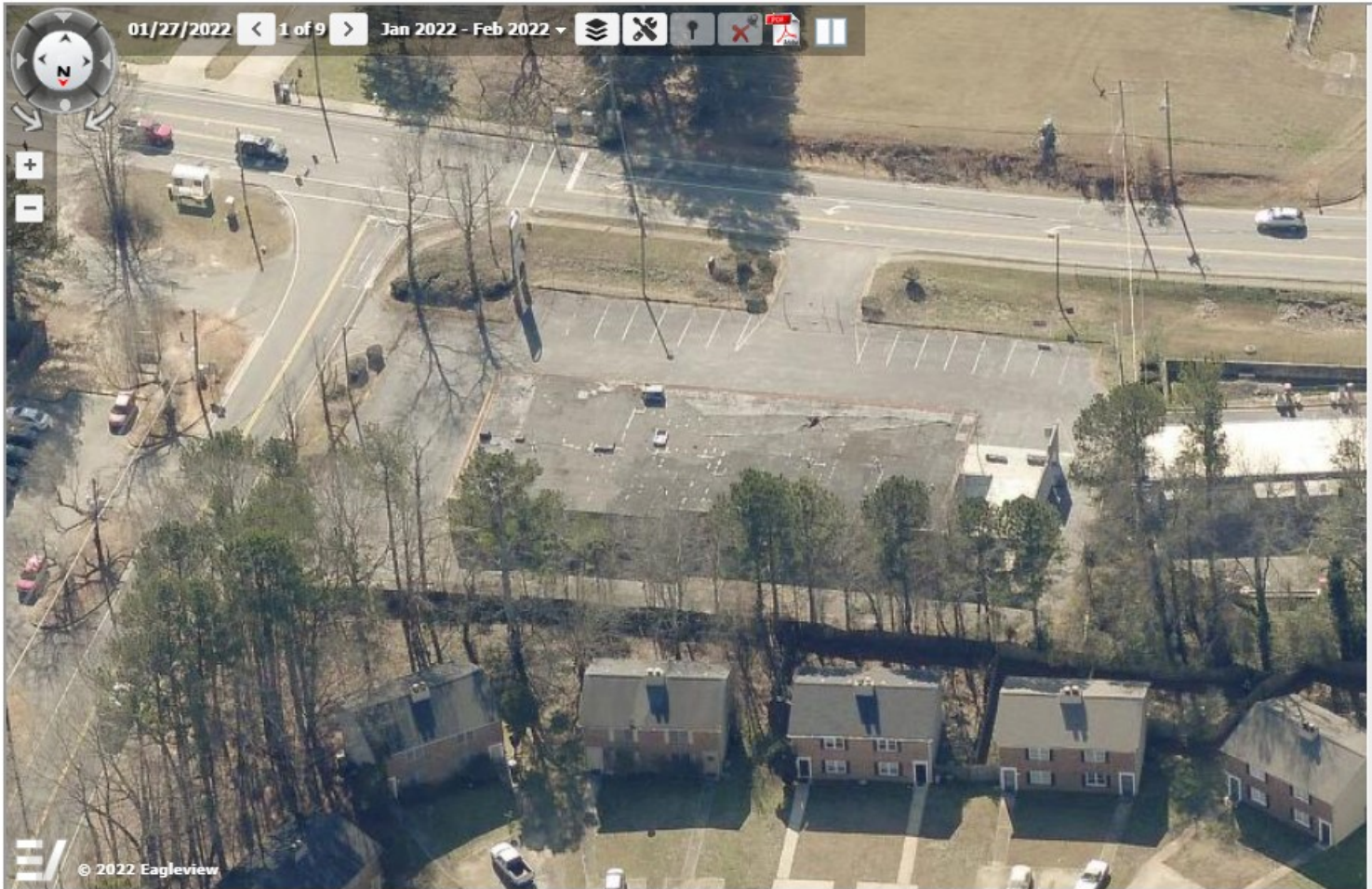
Legal Description
Property Class C3 - COMMERCIAL LOT
Neighborhood 9199
Tax District 84



Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	X4

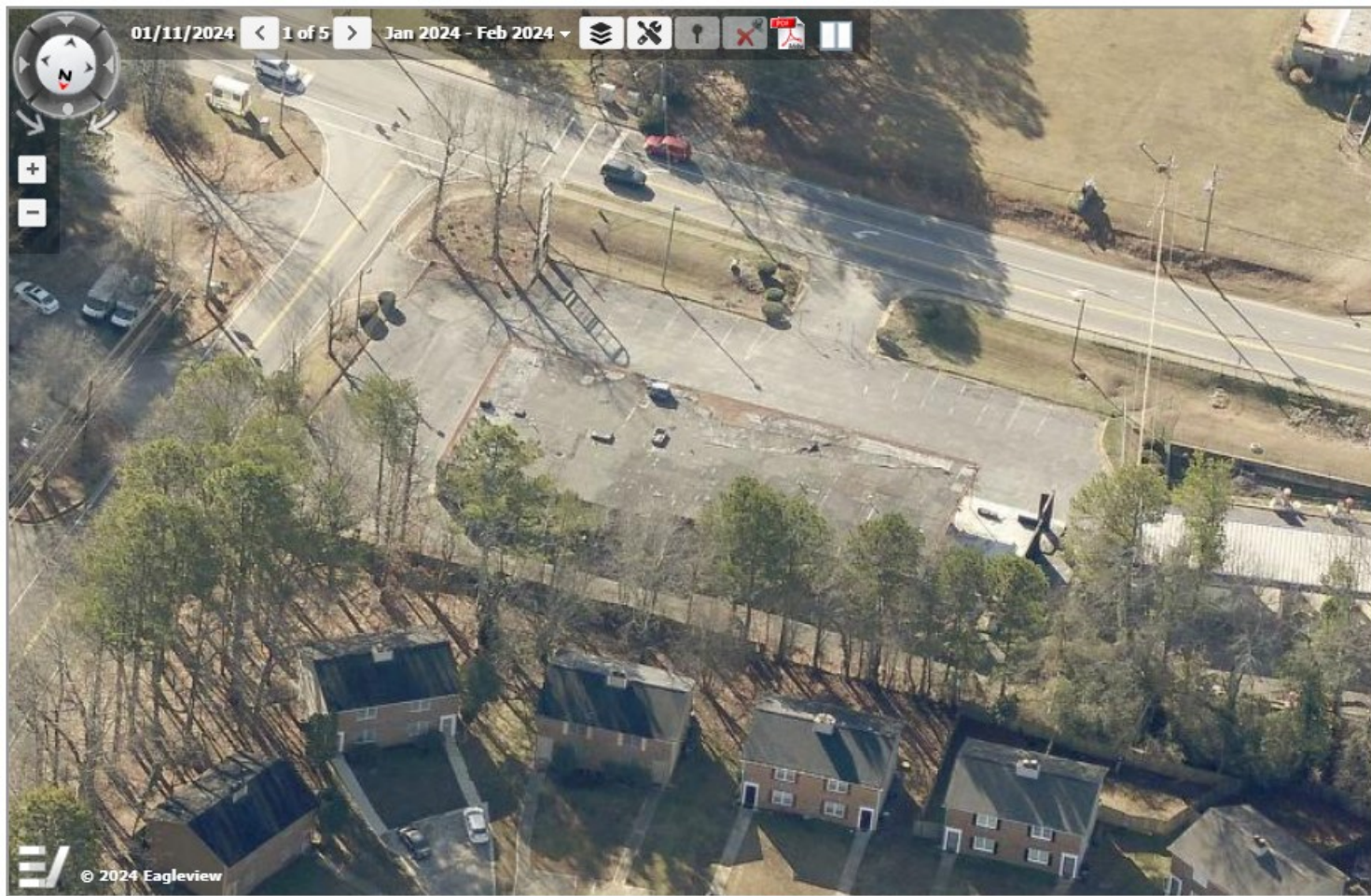
Eagleview



DeKalb
325 Swa
Decatur,
Chief Ap
Calvin C.

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

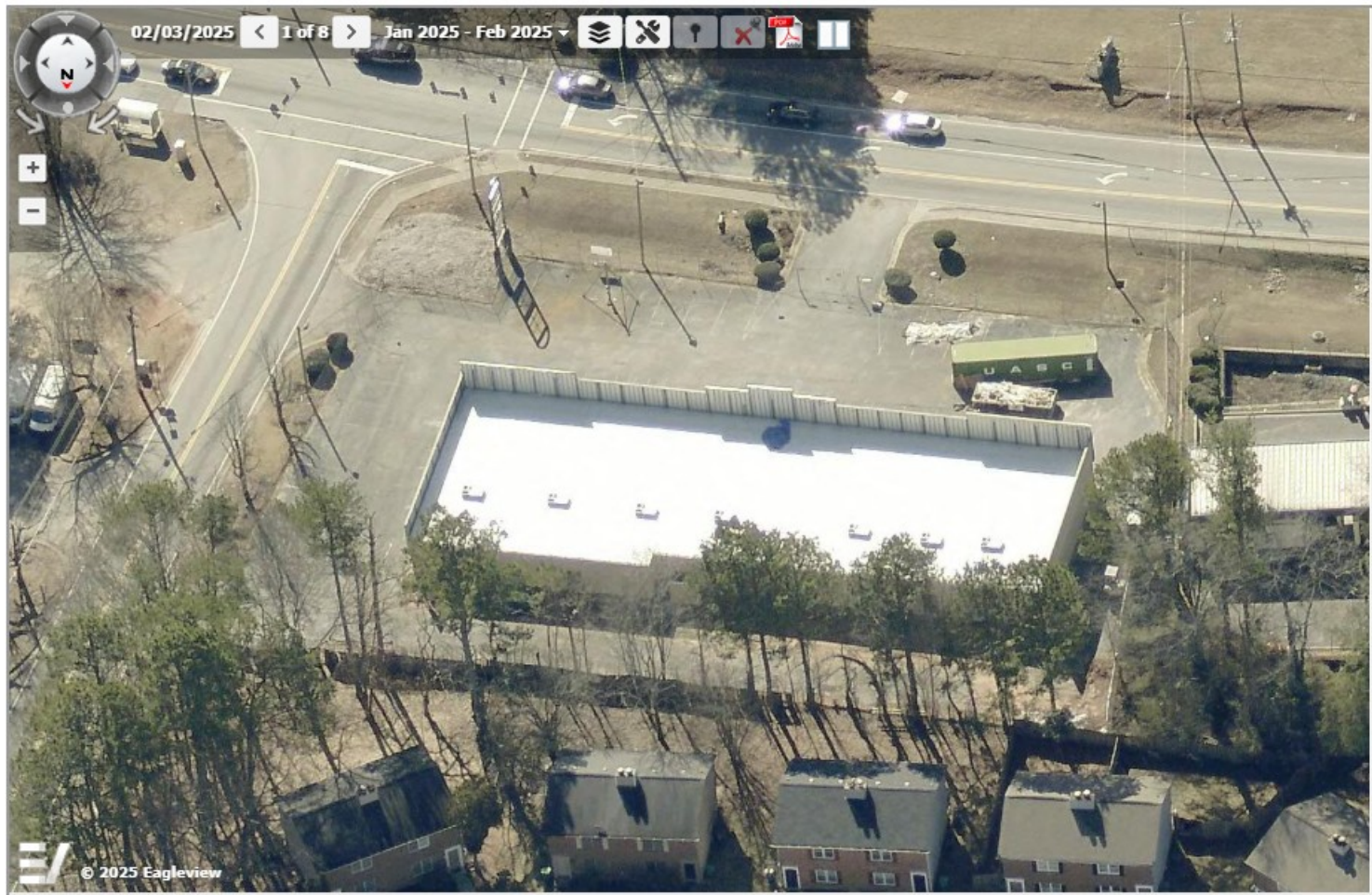


DeKalb County, GA
325 Swanton Way
Decatur, GA 30030

Chief Appraiser
Calvin C. Hicks, Jr.

Summary

Eagleview



Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088

Legal Description
Property Class C3 - COMMERCIAL LOT
Neighborhood 9199
Tax District 04



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1 of 1

- Real Property Profile**
- Personal Property Profile**
- Value History**
- Appeals History**
- Appeal by Year**
- Current Values**
- Commercial**
- Detached Improvements**
- Land**
- Map**
- Pictometry**
- Permits
- Photos
- Residential Structure
- Sales
- Sketch
- Exemptions

Permit #	Permit Date	Flag	Permit Type	Amount
1	08/07/2025	ACTIVE	New Construction	\$1,000,000.00
3167843	04/30/2025	ACTIVE	Miscellaneous	\$.00
224915	11/03/2005	INACTIVE		\$100.00
94134	01/20/1999	INACTIVE		\$2,300.00
94133	06/09/1998	INACTIVE		\$681.00
94132	11/27/1995	INACTIVE		\$300.00
94131	03/23/1995	INACTIVE		\$10,000.00
94130	03/21/1995	INACTIVE		\$20,000.00
94129	06/16/1994	INACTIVE		\$700.00
94128	12/11/1992	INACTIVE		\$100.00
94127	01/01/1990	INACTIVE		\$900.00

Actions

- Printable Summary
- Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



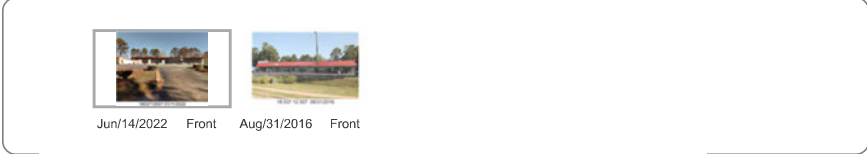
311CCC@dekalbcountyga.gov

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- [Real Property Profile](#)
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- [Value History](#)
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- [Current Values](#)
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- [Land](#)
- [Map](#)
- [Pictometry](#)
- [Permits](#)
- [Photos](#)
- [Residential Structure](#)
- [Sales](#)
- [Sketch](#)
- [Exemptions](#)





Real Property Profile	PARID: 18 037 12 007	
Personal Property Profile	Tax Dist: 84-STONE MTN	
Value History	5444 ROCKBRIDGE LLC	5444 ROCKBRIDGE RD
Appeals History	Land	
Appeal by Year	Land Type	S - SQUARE FOOT
Current Values	Land Code	921 - MAJOR ROAD AVERAGE
Commercial	Square Feet	49,600
Detached Improvements	Calculated Acres	1.1387
Land	Deeded Acres	1.1387
Map	Parcel ID	18 037 12 007
Pictometry	Address	5444 ROCKBRIDGE RD
Permits	Unit	
Photos	City	STONE MOUNTAIN
Residential Structure	Zip Code	30088-1428
Sales	Neighborhood	9199
Sketch	Class	C3 - COMMERCIAL LOT
Exemptions	Land Use Code	343-Neighborhood Shopping Center
	Super NBHD	
	Zoning	C2 - GEN COMMERCIAL DIST

Actions

- Printable Summary
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1300 Commerce Drive Decatur, GA 30030



404-371-2000



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- [Real Property Profile](#)
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- [Current Values](#)
- [Commercial](#)
- [Detached Improvements](#)
- [Land](#)
- [Map](#)
- [Pictometry](#)
- [Permits](#)
- [Photos](#)
- [Residential Structure](#)
- [Sales](#)
- [Sketch](#)
- [Exemptions](#)





Real Property Profile	PARID: 18 037 12 007	
Personal Property Profile	Tax Dist: 84-STONE MTN	
Value History	5444 ROCKBRIDGE LLC	5444 ROCKBRIDGE RD
Appeals History	Commercial	
Appeal by Year	Card	1
Current Values	Building Number	1
Commercial	Structure Code / Description	343 - 343 NBHD SHOPPING CENTER
Detached Improvements	Units	0
Land	Year Built	1980
Map	Effective Year Built	
Pictometry	Grade	003
Permits	Class	-
Photos	Gross Area	10,068
Residential Structure	Net Leasable Area	10,068
Sales		
Sketch		
Exemptions		

Actions

- Printable Summary
- Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov



City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

STAFF ANALYSIS AND REPORT

CASE #: CUP2026-1803712007_2
OWNER: KKR Sons LLC
APPLICANT: KKR Sons LLC
LOCATION: 5444 Rockbridge Road
PARCEL: 18 037 12 007
CURRENT ZONING: Single Family Residential (R-1)
REQUEST: Conditional Use Permit – Laundromat

ZONING/ADJACENT LAND USE:

North	Single Family Residential (R-1)
South	Unincorporated Dekalb County
West	Single Family Residential (R-1)
East	Single Family Residential (R-1)

COMPREHENSIVE PLAN:

Future Land Use Designation: Commercial

MEETING INFORMATION:

Planning & Zoning Commission:	4/20/2026 – 6:30 P.M.
1 st Read City Council:	5/19/2026 – 6:30 P.M.
City Council Public Hearing:	6/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

The applicant is seeking a conditional use permit for a laundromat located at 5444 Rockbridge Road (Parcel ID 18 037 12 007). The property is currently zoned as Single Family Residential (R-1). The subject parcel is being considered for two concurrent applications: one for a conditional use permit for a nail salon and another for a rezoning to General Commercial (GC). The site currently has five storefronts as part of a commercial development. The former conditional use permit, approved by City Council on March 4, 2025, has expired. Under the General Commercial zoning, a laundromat would be eligible for a conditional use permit, as it does not fall under the categories of consumer service or retail, nor does it qualify under the permitted uses specified in sections 5-7.2 (Permitted Uses by Right) and 5-7.3 (Permitted by Special Use). The R-1 Zoning designation, would not permit a conditional use permit, as specified in 2-1.11(A) which states “No variance shall be granted to allow a building, structure or use not authorized in the applicable zoning district or a density of development not authorized with such development.”. According to the City of Stone Mountain Code of Ordinances, all conditional use permits must be processed as variances under Section 2-1.18. Therefore, if the rezoning from R-1 to GC is not approved, this conditional use permit will not qualify for City Council approval.

II. ZONING REQUIREMENTS

The subject property is zoned Single Family Residential (R-1). Per Section 5-1.1 the intent of the zoning district is to:

- Establish low density residential district communities
- Encourage clustering of development and provision of location, environmental and development amenities
- Provide low density residential development in cul-de-sac neighborhoods, community areas, and urban areas
- Enhance the community’s character through the promotion of high-quality design.
- Protect established areas from incompatible development.

III. ZONING HISTORY

The subject property is currently designated R-1, Single Family Residential, and encompasses approximately 1.14 acres. On December 2, 2008, the City of Stone Mountain adopted its Official Zoning Map, establishing the parcel’s Zoning District as R-1 Single Family Residential. On March 4, 2025, the City Council granted a conditional use permit for a laundromat. This approval was specific to the property, allowing the use to be established within one year of the City Council's decision to expire on March 4, 2026, if not fully utilized. However, the property owner did not commence operations by this date, resulting in the expiration of the conditional use permit. Subsequently, a corrective measure was proposed to the City Council on May 7, 2024, and June 4, 2024, to facilitate the rezoning of the property to Commercial through a city-initiated map adoption.

However, the City Council chose to table the action on both occasions. According to City Code, Section 1-1.1, because no zoning map was signed in 2024, the zoning map adopted by the Council on December 2, 2008, and signed by the City Clerk, remains the authoritative legal zoning map. Consequently, the subject property still retains its classification as R-1

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Single Family Residential, as the proposed map from May and June of 2024 was not duly signed or adopted. According to the DeKalb County Property Appraiser's database, the structure was constructed in 1980 (See Appendix). Property Appraiser Records provide aerial imagery of the property from 2003 to the present, indicating that the structure remained vacant from 2015 to 2024, with intermittent improvements and renovations occurring during this timeframe. No records were located establishing the site was zoned Commercial or was annexed into the City from Dekalb County as a Commercial Zoning.

IV. EXISTING SITE CONDITIONS

The primary building is a commercial structure encompassing a total area of 10,068 square feet. The DeKalb County Property Appraiser categorizes this property under Class C3 – Commercial Class. The site is delineated by a fence along the rear, effectively separating the parking area and commercial operations from adjacent residential properties. Additionally, a vegetative buffer behind the existing fencing adds some site separation from adjacent properties. Parking facilities are located at the front of the property, with exiting lighting, while dumpsters and loading areas are situated at the rear. Although site plans indicate the existence of eight (8) commercial units, virtual site inspections confirm that there are currently five (5) commercial entrances.

The property is characterized by a gentle slope beginning at the primary structure, which is positioned at an elevation of 1,007 feet, and gradually descends toward the eastern property line, resulting in a nominal elevation decrease of 1 foot. According to the FEMA Flood Map Service Center, this property is not situated within a flood zone. The relevant flood map number is 13089C0091K, which became effective on December 8, 2016. The structure faces Rockbridge Road, a minor arterial roadway, which recorded an Annual Average Daily Traffic of 12,100 in the year 2024.

IV. GENERAL STANDARDS FOR APPLICATION APPROVAL

Per 2-1.18 Conditional Use Permits shall be processed pursuant to other quasi- judicial decisions as set out in 2-1.11 (Variance Standards and Procedures) Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council may authorize upon proper application in specific cases, a conditional use permit.

In accordance with section 2-1.11(A), the issuance of a conditional use permit for commercial activities is not permissible within the existing residential zoning district. Consequently, the following review is contingent on whether the rezoning of the subject parcel from R-1 to GC receives Council approval.

The mayor and city council may authorize a conditional use permit from the terms of this zoning ordinance only upon making all of the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.**

There are no extraordinary or exceptional conditions pertaining to the property as it relates to size, shape, or topography.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

B. The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.

This property has been classified as a commercial structure since 1980, according to the records of the property appraiser and associated pictometry. Research indicates that the property has been closed undergoing periodic renovations from 2016 to 2025. For the general rules regarding nonconforming uses to be applicable, as outlined in Sections 6-1.1 and 6-1.2, the property must continuously engage in commercial uses, following a change in zoning by the municipality. In the event of a discontinuation, the property owner is required to restore the former use within six months; failure to do so will result in the application of the default zoning. There is no evidence in the property records, zoning history, or any other documentation in City records to suggest that this property was ever legally designated as commercially zoned. However, there are indications that the property may have been utilized for commercial purposes prior to the adoption of the Official Zoning Map by the City Council in 2008, as signed by the Clerk. If the property had continued its commercial activities in accordance with Sections 6-1.1 and 6-1.2, which address Non-Conforming Uses, such uses would have been permitted to persist, provided they adhered to the stipulations outlined in those sections of the Code of Ordinances.

A review of the current parcel reveals that any commercial uses that were not maintained following the designation of the parcel as residential, as per the December 2008 Official Zoning Map, would have their nonconforming status invalidated if not resumed within the six-month timeframe. As a result, due to the discontinuation of use from 2016 to 2025, the property's default zoning would revert to R-1 Single Family Residential. Despite this residential zoning designation, the property has been permitted to continue its commercial use in the interim via building permits and business license renewals of the commercial site. The applicant is seeking a conditional use permit to retain tenants and utilize the property for a laundromat to expand and lease to an additional tenant. Denying this application would create considerable hardship for the property owner, preventing the operation of a laundromat on the premises as a commercial activity.

C. Such conditions are not the result of any actions of the property owner; and

The applicant is seeking a conditional use permit, and as such requires city approval to expand its existing commercial activities. The site being zoned residential, poses barriers to the conditional use permit's consideration, based on regulatory restrictions.

Conditions are in part the result of actions of prior property owners. It must be noted; property ownership has changed significantly since 1980 (Appendix). The lapse in commercial use from 2015 to 2020, which the owner (at that time) was responsible for, led to the loss of its non-conforming use. However, the City of Stone Mountain lacked the resources for a planning and zoning department to oversee zoning reviews, only creating such a department in 2021, years after the Zoning Map was adopted. Per § 36-67-3. Zoning proposal review standards, **“In any local government which has established a planning department or other similar agency charged with the duty of reviewing zoning proposals, such planning department or other agency shall with respect to each**

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

zoning proposal investigate and make a recommendation with respect to each of the matters enumerated in this Code section, as well as carrying out any other duties with which the planning department or agency is charged by the local government. The planning department or other agency shall make a written record of its investigation and recommendations, and this record shall be a public record.”

HISTORY: Code 1981, § 36-67-3, enacted by Ga. L. 1985, p. 1178, § 1

D. Such conditions are peculiar to the particular piece of the property involved.

The current status of the property is distinctive due to its zoning designation as residential while possessing a significant commercial history. This unique combination is not specific to this particular parcel of land, because there may be other parcels nearby that have a similar designation but function as a commercial site. Its current status as residential land use creates a peculiar condition, that by code limits how the City can address future conditional use permits, and requirements.

E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

The property in question currently operates as a commercial site, is designated in the adopted future land use plan as a proposed commercial area and is under consideration by Planning Commission and City Council for a land use change to commercial. Additionally, it is bordered by other commercial properties to the east. Consequently, the consideration of a conditional use permit for a nail salon would be appropriate in this context (if the site is rezoned successfully as a commercial zoning district), with the principal issue being whether the site is properly zoned for commercial use or possesses a related designation.

Approving the zoning application for the nail salon (i.e. granting relief to the applicant), contingent upon a rezoning to General Commercial, would allow appropriate zoning conditions to be applied to the property. This would enable the property owners to utilize the parcel as intended, while also granting the city the ability to enforce essential protective measures, such as verifying lighting requirements are met and enclosing trash collection areas, to safeguard the surrounding residential areas in accordance with code. Buffer considerations would be reviewed under the rezoning application.

V. STAFF RECCOMENDATION

Staff recommend **APPROVAL** of the conditional use permit for a laundromat with the following conditions:

- A. Any conditional use permit granted shall remain in effect at 5444 Rockbridge Road (Parcel ID 18 037 12 007) until that use is discontinued for a period of six months or more, at such time the use will expire.
- B. If the site does not receive a certificate of occupancy, and/or business license within one year of city council approval, if such approval is received, for a use

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

that is established as a laundromat, the conditional use permit will expire.

- C. The property must obtain zoning approval for the General Zoning District designation before acceptance of a conditional use permit can be granted.
- D. Hours of operation are permitted from 7a.m to 11p.m.
- E. Dumpster locations designated for use by any commercial unit on-site where the laundromat will utilize such trash disposal must be screened from public view with brick masonry or other material designated by the Planning and Zoning Department, at a height not exceeding six feet.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VI. SITE PHOTOS

FRONT OF PROPERTY



SIDE OF PROPERTY FRONTING RIDGE AVENUE

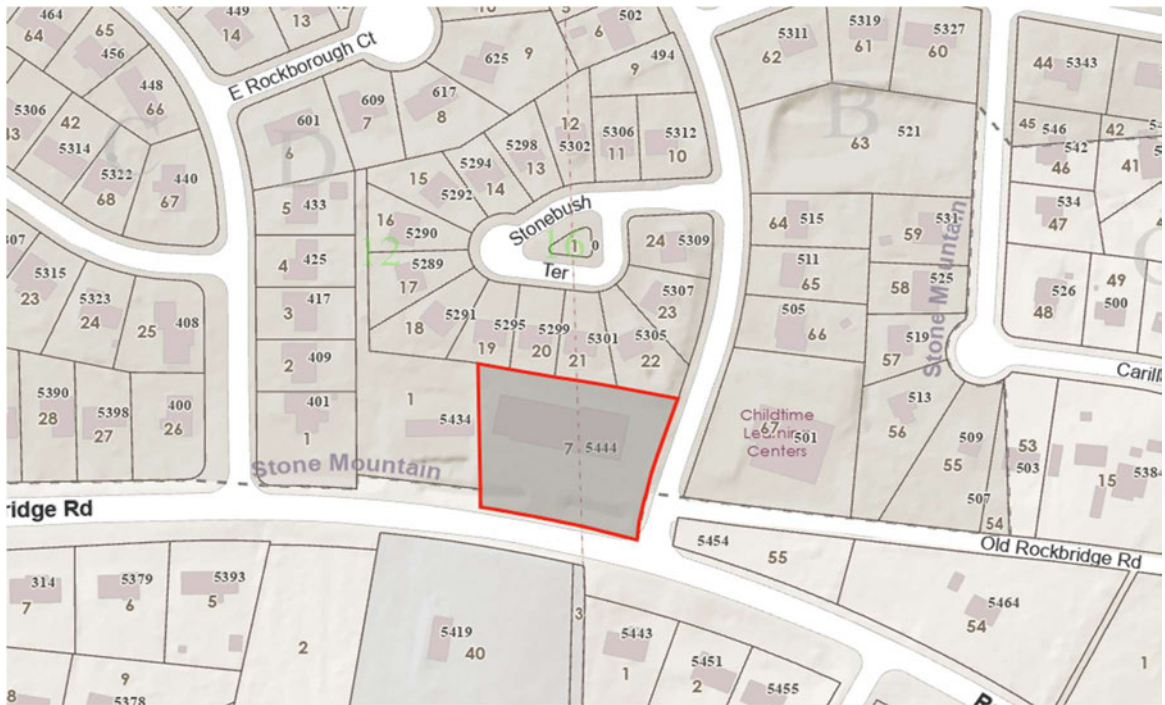


CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

REAR OF PROPERTY



VII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



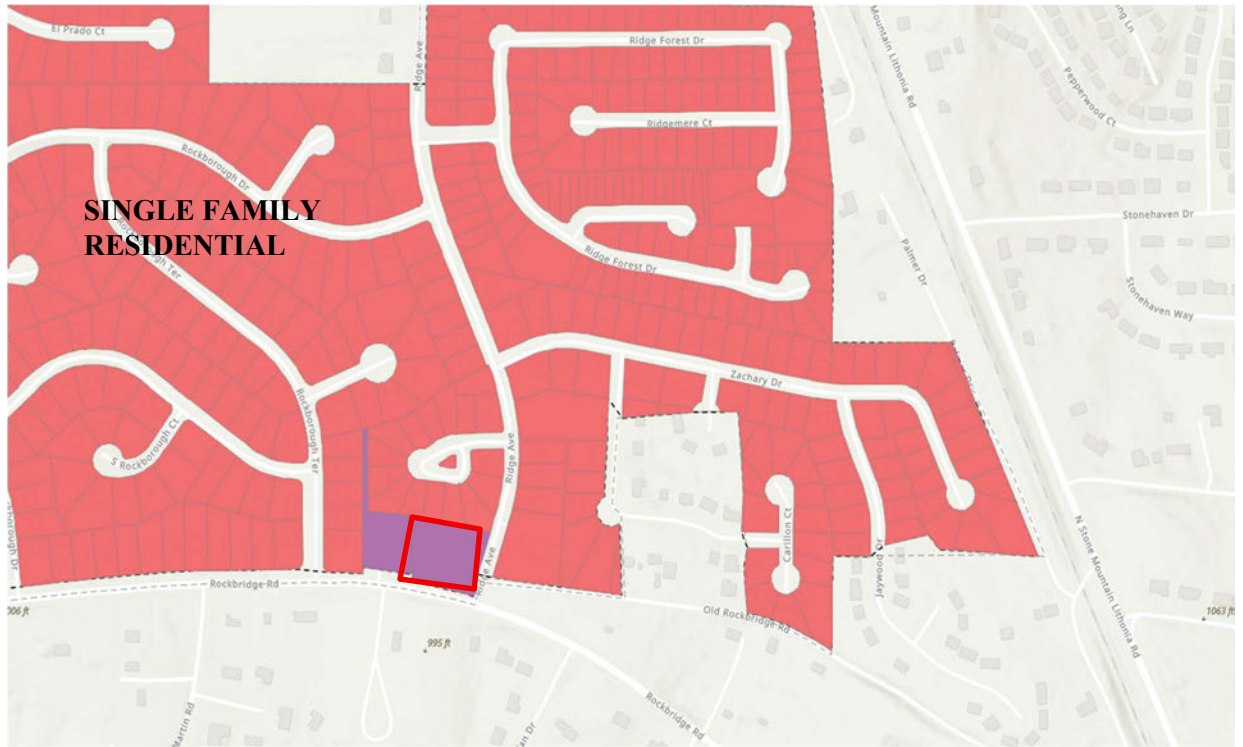
CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VIII. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

IX. FIGURE 3. FUTURE LAND USE MAP

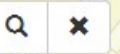


COMMERCIAL 

0000089_3452 / 089-3452 / Rockbridge Rd E of N Harriston Rd, ATL Summary

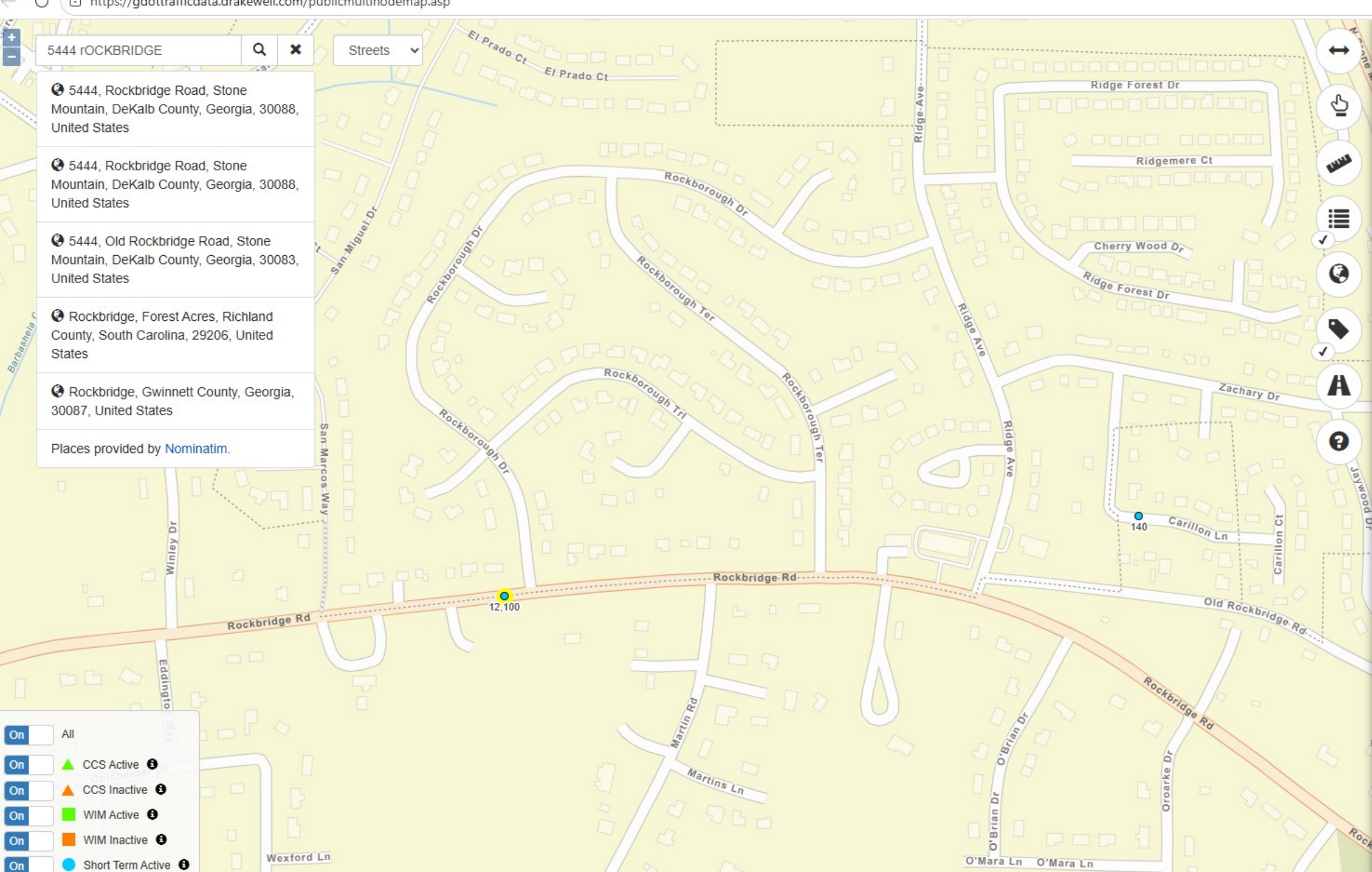
	AADT	SU AADT	CU AADT	K-Factor	D-Factor	Stat Type
2024	12100	-	-	0.0841	0.6	Estimated
2023	12000	-	-	0.0841	0.6	Estimated
2022	11900	-	-	0.0841	0.6	Actual
2021	14900	-	-	0.0811	0.8	Estimated
2020	14100	-	-	0.0811	0.8	Estimated
2019	14700	-	-	0.0811	0.8	Estimated
2018	14700	-	-	0.0811	0.8	Actual
2017	18400	-	-	-	-	Estimated
2016	17900	-	-	0.0819	0.5	Estimated
2015	17000	-	-	0.0819	0.5	Estimated
2014	16200	-	-	0.0819	0.5	-
2013	15210	-	-	-	-	-
2012	15140	-	-	-	-	-
2011	15220	-	-	-	-	-
2010	15240	-	-	-	-	-
2009	17040	-	-	-	-	-
2008	17530	-	-	-	-	-
2007	18620	-	-	-	-	-
2006	19870	-	-	-	-	-
2005	16000	-	-	-	-	-
2004	19420	-	-	-	-	-
2003	16950	-	-	-	-	-

5444 ROCKBRIDGE



Streets

- 5444, Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30088, United States
 - 5444, Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30088, United States
 - 5444, Old Rockbridge Road, Stone Mountain, DeKalb County, Georgia, 30083, United States
 - Rockbridge, Forest Acres, Richland County, South Carolina, 29206, United States
 - Rockbridge, Gwinnett County, Georgia, 30087, United States
- Places provided by [Nominatim](#).



A vertical toolbar on the right side of the map containing icons for: home, pan, zoom in, zoom out, street view, layers, full screen, and help.

089-3452 - Rockbridge Rd E of N Har...

Site Details

Site Summary

Reports

Choose from the latest data reports below or select Site D to run custom date periods (Note: The report list will vary depending on available data).



Site data



Site Dashboard

Multi-day Volume (Jun)

Daily Volume (Jun)

Single Station Annualized Statistics

Provided by Drakewell



- All
- CCS Active ⓘ
- CCS Inactive ⓘ
- WIM Active ⓘ
- WIM Inactive ⓘ
- Short Term Active ⓘ

APPLICATION



USE PERMIT APPLICATION (Special & Conditional Uses)

Rev. 03.13.24



MAR 26 2026 PM 4:32

APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	<input checked="" type="checkbox"/>
2.	Application Form	<input checked="" type="checkbox"/>
3.	Site Plan Checklist	<input type="checkbox"/>
4.	Site Plan/Survey	<input type="checkbox"/>
5.	Legal Description	<input type="checkbox"/>
6.	Letter of Intent	<input checked="" type="checkbox"/>
7.	Impact Analysis	<input type="checkbox"/>
8.	Disclosure Form(s)	<input type="checkbox"/>
9.	Application Fee (\$400)	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.		
10.	Development of Regional Impact Review Form (DRI)	<input type="checkbox"/>

Already Submitted

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.
- ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in [Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals](#).
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, *No* should be circled and Section 4 of the form completed.
- ITEM 9. **APPLICATION FEE:** A \$400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

- ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014 DEVELOPMENTS OF REGIONAL IMPACT Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

- A) The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.
- C) City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

- A) Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.



APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name:	Tammy Cowins		
Address:	[REDACTED]		
Phone:	Cell:	[REDACTED]	Fax:
Email Address:	[REDACTED]		

OWNER INFORMATION (If different from Applicant)

Owner Name:	KKR Sons LLC		
Address:	[REDACTED]		
Phone:	Cell:	[REDACTED]	Fax:
Email Address:	_____		

PROPERTY INFORMATION

Address:	5444 Rockbridge Road, Stone Mountain, Ga 30083 [REDACTED]		
Parcel ID#:	18 037 12 007	Land Lot:	District:

CURRENT ZONING: GC

USE PERMIT REQUEST: Nail Salon

Name (print) Tammy Cowins

Signature: tammy cowins Date: 03/19/2026

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

DALJEET SINGH
 TYPE OR PRINT OWNER'S NAME
 [REDACTED]
 ADDRESS
 [REDACTED]
 CITY & STATE ZIP CODE
 [REDACTED]
 OWNER'S SIGNATURE
 [REDACTED]
 EMAIL ADDRESS
 [REDACTED]

Sworn to and subscribed before me this the

26 Day of March

NOTARY PUBLIC



[REDACTED]

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Tammy Cowens
 TYPE OR PRINT PETITIONER'S NAME
 [REDACTED]
 [REDACTED]
 PETITIONER'S SIGNATURE
Tammy Cowens
 [REDACTED]
 EMAIL ADDRESS
 [REDACTED]

Sworn to and subscribed before me this the

26 Day of March

NOTARY PUBLIC



[REDACTED]

PHONE NUMBER

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE

4-9-26
DS



USE PERMIT CONSIDERATIONS

Applicant: Daljeet Singh

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? Very compatible.
Great number of residence needing laundromat services.
2. What is the extent to which property values are diminished by their particular zoning restrictions? No diminishing of any value.
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? No reductuin of any value.
on the controry, this might increase their value with access to services.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? no harm to the public as far as we forsee.
5. What is the suitability of the subject property for the zoning proposed? N/a
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? over 3 years, since our ownership.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? N/a

- 8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
N/a no zoning proposal
- 9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
N/a no zoning proposal
- 10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?
N/a no zoning proposal
- 11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?
N/a no zoning proposal
- 12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?
N/a no zoning proposal
- 13. What is the impact upon the appearance of the city?
Our new shopping center is enhancing the appearance of this road.
- 14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
No anticipated impact since these stores replace the old ones on the old building.
- 15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
No impact. Since we do not change the population density.
- 16. What is the anticipated impact upon thoroughfare congestion and traffic safety?
No anticipated impact. since these new stores will replace the ones in the old building.
- 17. What measures are being taken to protect the property against blight and depreciation?
We are finishing and completing the new building that replaced the old one.

DS
APRIL 9, 2026
~~January 09, 2025~~

5444 Rockbridge Rd, Stone Mtn Ga 30083

To whom it may concern.

The reason for this letter is to present our intention to build an upscale laundromat in our new Plaza located at 5444 Rockbridge Plaza. (5444 Rockbridge rd , Stone Mountain Ga 30083)

This proposed laundromat will be located in Suite A (total of 2525 SF).

We strongly believe it will be very beneficial to the citizens of our community.


DocuSigned by:
BF8CD00D7C50498
4-9-2026
~~1/9/2025~~

Daljeet Singh
Owner, KKR Son's LLC
404-643-9154





DISCLOSURE REPORT

Office use only:

USE PERMIT PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CHECK ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
If the answer is NO, complete only section 4.

1. CHECK ONE: Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

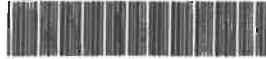
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Tammy Cowins

Signature: tammy cowins Date: 03/19/2026

2021170549 DEED BOOK 29811 Pg 686



Real Estate Transfer Tax \$585.00

Filed and Recorded:
10/15/2021 10:43:46 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

STATE OF GEORGIA

COUNTY OF COBB

**Tax Parcel No. 18 037 12 007
(DeKalb County)**

**Upon recording, please return to:
H. Dennis Panter, Esq.
1827 Powers Ferry Road
Building 10, Suite 301
Atlanta, Georgia 30339**

LIMITED WARRANTY DEED

THIS INDENTURE is made as of the 4th day of October, in the year two thousand twenty, between TRINITY INVESTMENT ENTERPRISES, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, as party or parties of the first part, hereinafter called Grantor, and KKR SON'S LLC, A GEORGIA LIMITED LIABILITY COMPANY, whose tax mailing address is 2021 Paperbirch Cove Grayson, Georgia 30017, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

**SEE EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF ("PROPERTY")**

Together with all of Grantor's right, title and interest in the buildings and improvements located on the Property, if any, and public roads and streets adjoining the Property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described Property unto the said Grantee against the claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

TRINITY INVESTMENT ENTERPRISES, L.L.C.
A GEORGIA LIMITED LIABILITY COMPANY

[Signature]
Witness
[Signature]
Notary Public

BY: [Signature]
An Van Than

ITS: Manager and Sole Member

My commission expires:

9.14.25

[NOTARIAL SEAL]



EXHIBIT "A"

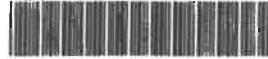
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lots 37 and 38 of the 18th District, DeKalb County, Georgia, containing 1.105 acres according to a survey for Trinity Investment Enterprises, LLC, First Intercontinental Bank & Chicago Title Insurance Company dated May 3, 2005, as last revised May 10, 2005, prepared by Adam & Lee Land Surveying, Gary L. Cooper, G.R.L.S. No. 2606, said tract being more particularly described according to said survey as follows:

BEGINNING at a point marked by an iron pin set located at the intersection of the northerly right-of-way line of Rockbridge Road (R/W varies) with the westerly right-of-way line of Ridge Avenue (50' R/W), and run thence along said right-of-way line of Rockbridge Road following the curvature of an arc to the left an arc distance of 216.00 feet to a point marked by an iron pin found, said arc having a radius of 1,868.59 feet and being subtended by a chord bearing and distance of North 76 degrees 26 minutes 29 seconds West 215.88 feet; leaving the aforesaid right-of-way line, run thence North 01 degrees 03 minutes 54 seconds East a distance of 199.04 feet to a point marked by an iron pin found; run thence South 77 degrees 25 minutes 31 seconds East a distance of 277.90 feet to a point marked by an iron pin found located on the westerly right-of-way line of Ridge Avenue; run thence along said right-of-way line of Ridge Avenue South 18 degrees 59 minutes 07 seconds West a distance of 200.00 feet to a point marked by an iron pin set located at the intersection of the aforesaid right-of-way line of Ridge Avenue with the northerly right-of-way line of Rockbridge Road, said point being the TRUE PLACE OR POINT OF BEGINNING.

TOGETHER WITH all rights, title and interest in and to that certain Grant of Easement for Sanitary Sewer Line from C. Buck LeCraw (as to a 30% undivided interest), Robert M. Kramoff (as to a 30% undivided interest), Roy LeCraw (as to a 13.8% undivided interest), Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest), S & L Sales Corporation (as to a 6.9% undivided interest) and Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs, dated December, 1979, filed for record December 28, 1979, recorded in Deed Book 4195, Page 439, aforesaid records; as corrected by instrument from Dominion Investment Corporation (as to a 12.4% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 302, aforesaid records; as further corrected by instrument from Sam Lewinson d/b/a Lewinson Realty Co. (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 307, aforesaid records; as further corrected by instrument from C. Buck LeCraw (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 312, aforesaid records; as further corrected by instrument from S & L Sales Corporation (as to a 6.9% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 317, aforesaid records; as further corrected by instrument from Roy LeCraw (as to a 13.8% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 322, aforesaid records; as further corrected by instrument from Robert M. Kramoff (as to a 30% undivided interest) to Michael E. Pou and Richard L. Childs dated July 28, 1980, filed for record July 29, 1980, recorded in Deed Book 4306, Page 327, aforesaid records.

2021170549 DEED BOOK 29811 Pg 686



Real Estate Transfer Tax \$585.00

Filed and Recorded:
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Debra DeBerry
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STATE OF GEORGIA

COUNTY OF COBB

**Tax Parcel No. 18 037 12 007
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Signed, sealed and delivered
in the presence of:

TRINITY INVESTMENT ENTERPRISES, L.L.C.
A GEORGIA LIMITED LIABILITY COMPANY

[Signature]
Witness
[Signature]
Notary Public

BY: [Signature]
An Van Than

ITS: Manager and Sole Member

My commission expires:

9.14.25

[NOTARIAL SEAL]



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This drawing as instrument of service is and shall re-main the property of the architect and shall not be reproduced, published or used in any way without the permission of the architect.
The Contractor shall verify all dimensions and existing conditions of the site before proceeding with each phase of his work.

ROCKBRIDGE PLAZA
5444 ROCKBRIDGE RD. SW. SUITE A1
STONE MOUNTAIN, GA 30088

S&P Design Construction
5030 FELHURST WAY
PEACHTREE CORNERS, GA 30092
678-468-9157



REVISION	

Floor Plan

Drawn By: Sky	Job # 2026-01
Check By: Sky	Date: 04/07/2026

A1.1

- GENERAL NOTES**
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND SHALL PROVIDE ALL BLOCKING AND SUPPORTS AS REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF ALL NEW AND EXISTING WALLS.
 - ALL EQUIPMENT SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY CONTRACTOR.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE CONSTRUCTION. THE ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCY.
 - ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE LATEST ADDITION OF THE STANDARD BUILDING CODE, NATIONAL PLUMBING CODE, NATIONAL ELECTRICAL CODE, OSHA REGULATIONS AND THE REQUIREMENTS OF STATE AND LOCAL AUTHORITIES HAVING JURISDICTION.
 - ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND OR SHORING TO ENSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, BEAMS, INTERIOR WALL ASSEMBLIES ETC. THE ARCHITECT / ENGINEER SHALL BE INFORMED OF ANY DISCREPANCY IN FILED.
 - THE CONTRACTOR SHALL COORDINATE AND INSURE THAT THE ARCHITECTURAL CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING WORKS WITH THE STRUCTURAL.
 - ALL INTERIOR FINISHES SHALL BE CLASS "C" MIN. FLAME SPREAD AS PER CODE.
 - ALL ELECTRICAL FIXTURES AND EQUIPMENTS SHALL BE U.L. LISTED.
 - RESTROOM WALL SHOULD BE LIGHT COLORED TILE NO LESS THAN 4'-0" HIGH. WITH COVE BASE
 - 1 OR 2 HOUR FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. TO BE STENCILED ON FINISHED WALL.

DOOR SCHEDULE

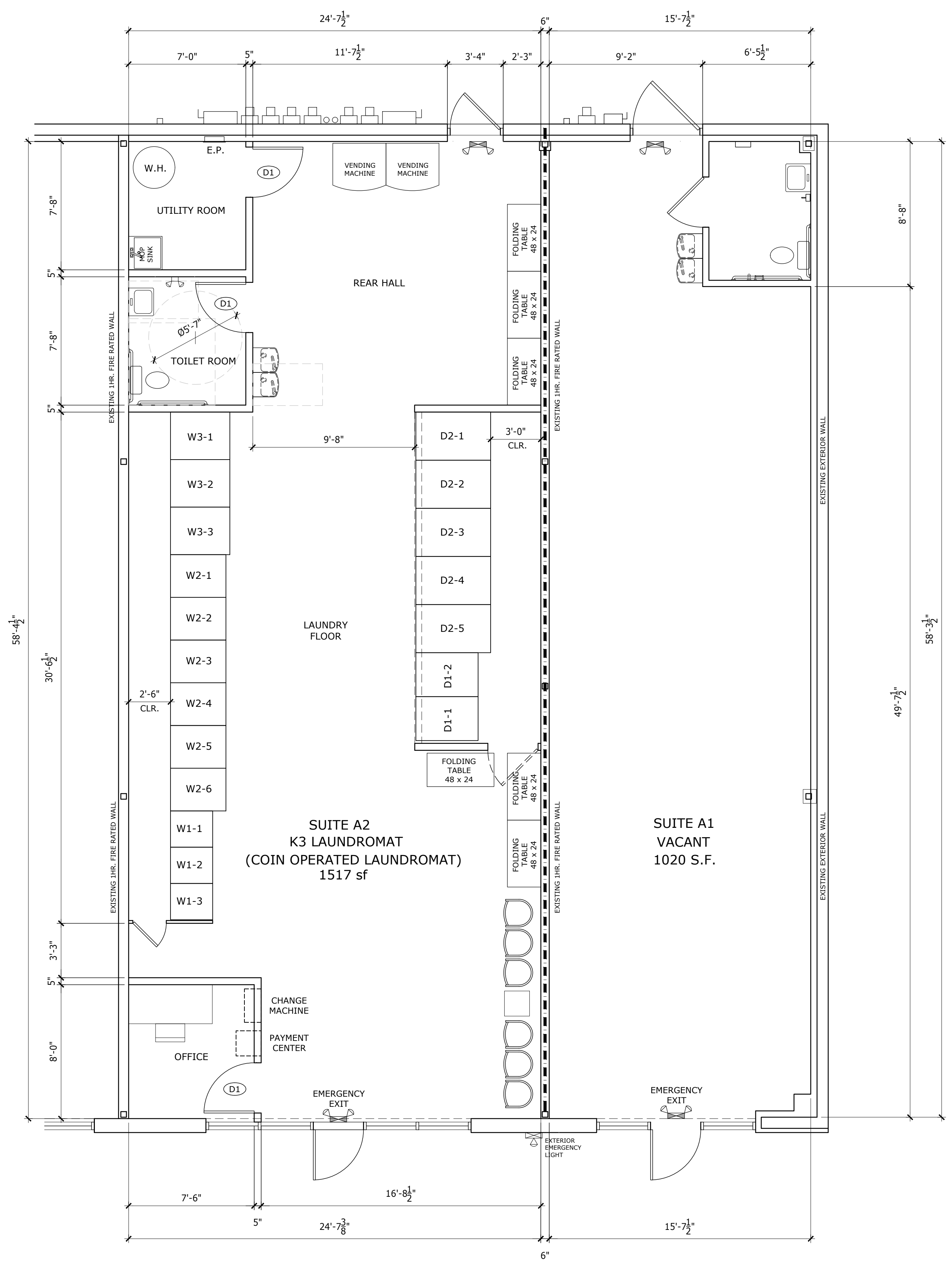
NO.	TYPE	SIZE	NOTE
D1	STORE FRONT DOOR	3'-0" x 6'-8"	MATCH EXISTING STOREFRONT

- DOOR HARDWARE: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM FOR ALL DOORS UNLESS OTHERWISE NOTED.
- FIRE DOOR ASSEMBLIES SHALL BE INSTALLED, INSPECTED, TESTED AND MAINTAINED IN ACCORDANCE WITH NFPA88
- ALL FIRE DOOR ASSEMBLIES SHALL BE LABELED
- LABELS ON FIRE DOOR ASSEMBLIES SHALL BE MAINTAINED IN A LEGIBLE CONDITION.
- UNLESS OTHERWISE SPECIFIED, FIRE DOORS SHALL BE SELF CLOSING OR AUTOMATIC-CLOSING.

SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT.
A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.

PLAN LEGEND

	1HR. FIRE RATED WALL - W1
	FIRE EXTINGUISHER

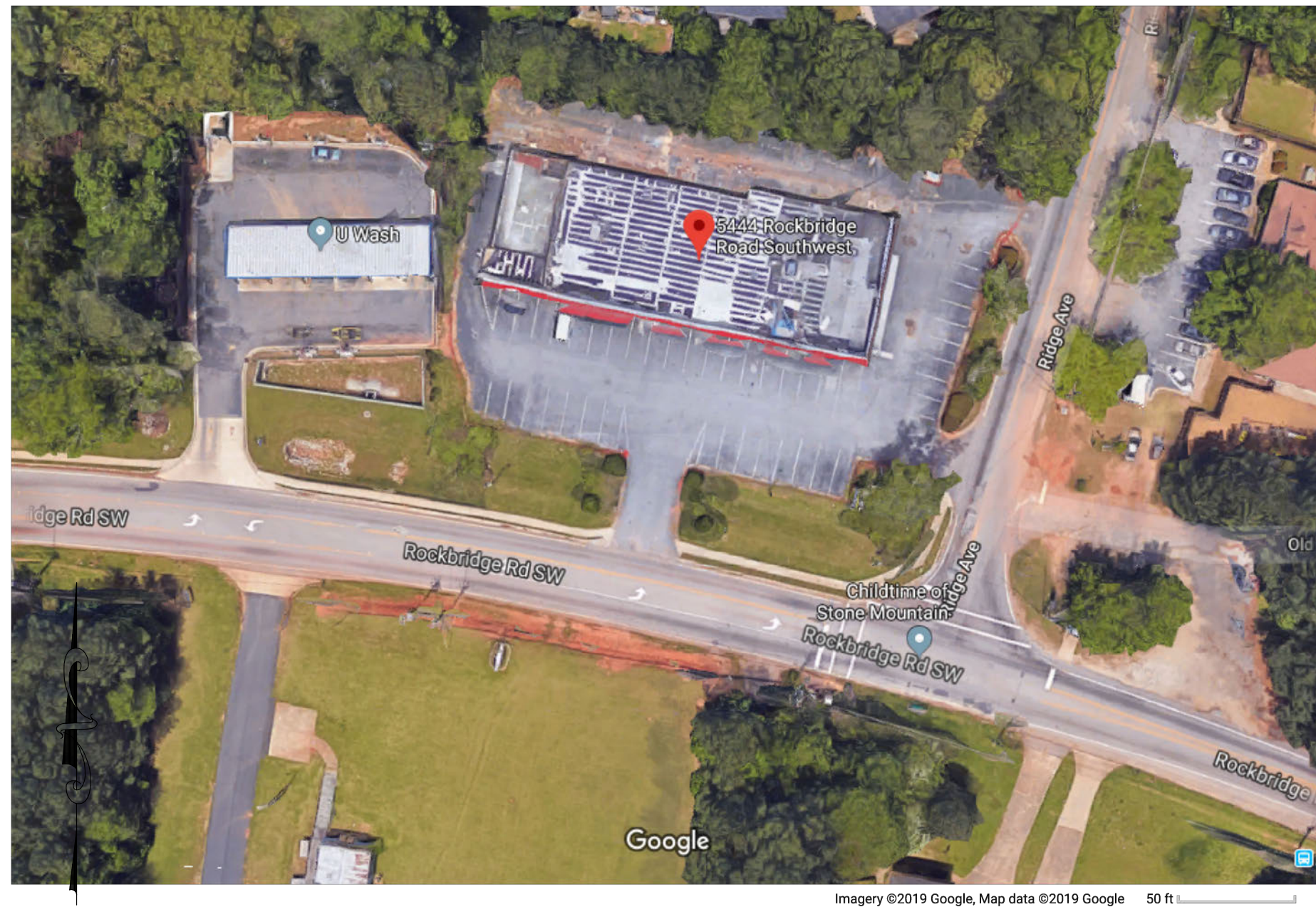


1 Floor Plan
1/4" = 1'-0"

FOR CONSTRUCTION

REFERENCE SITE PLAN:

Google Maps 5444 Rockbridge Rd SW

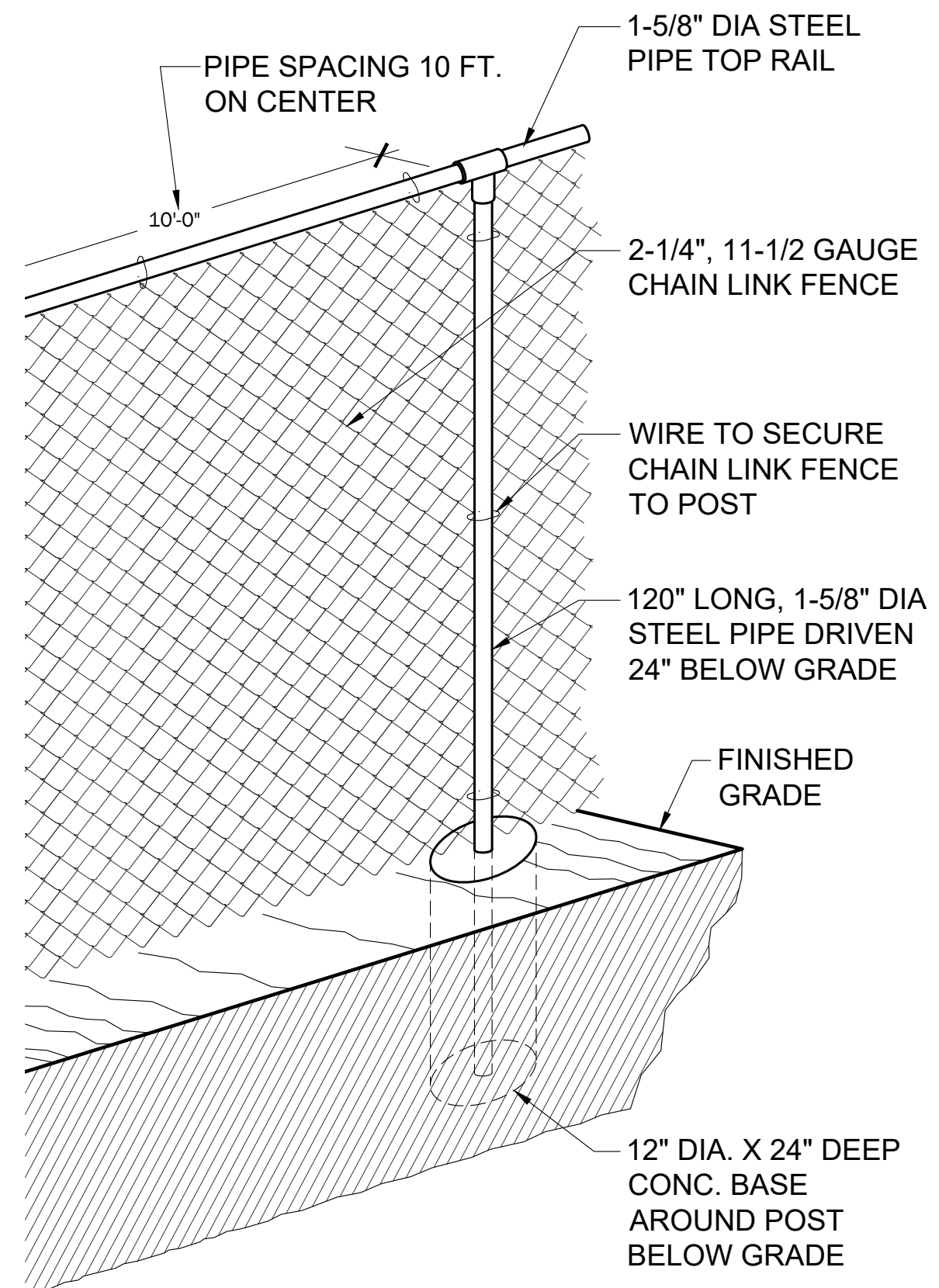
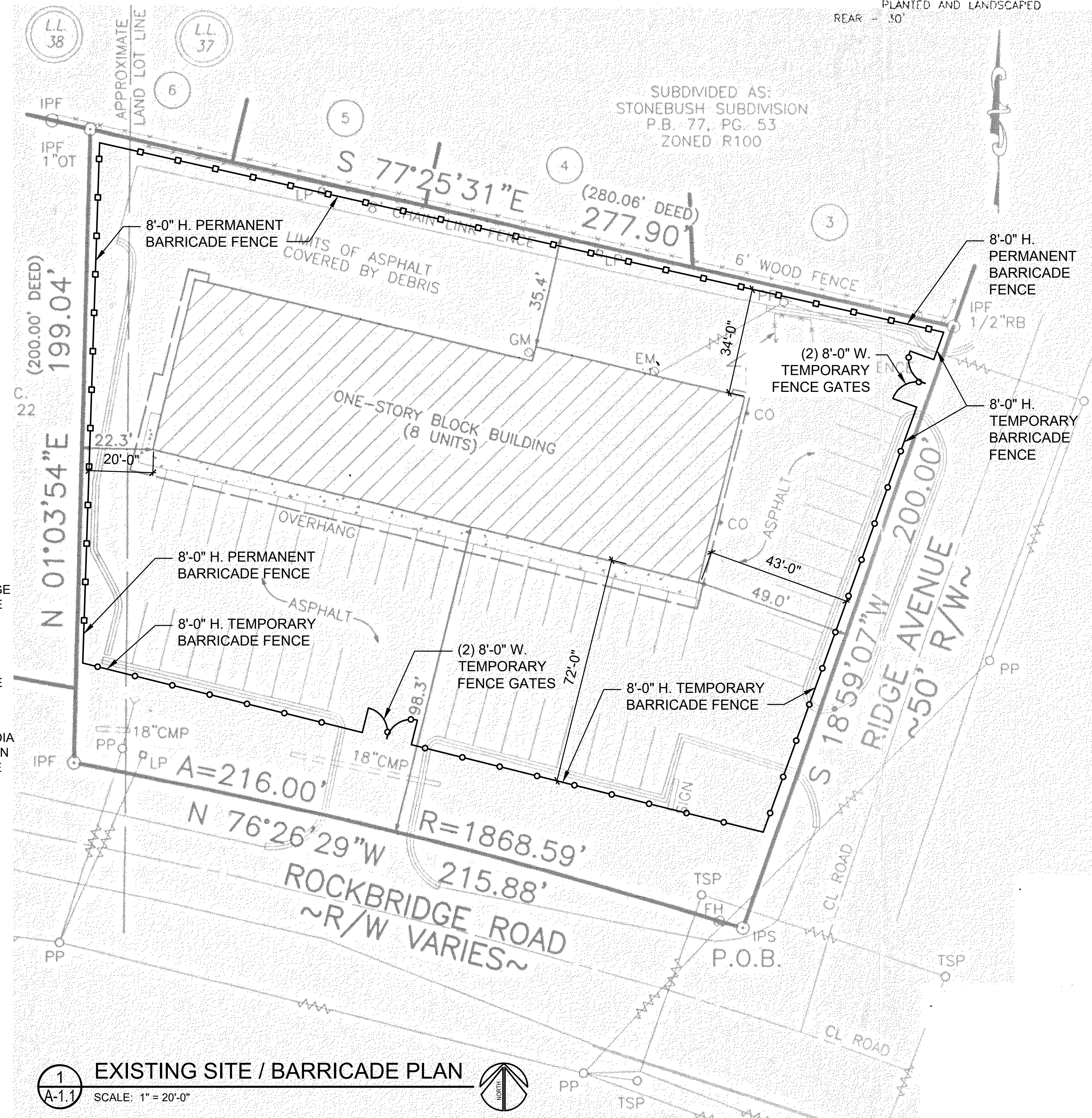
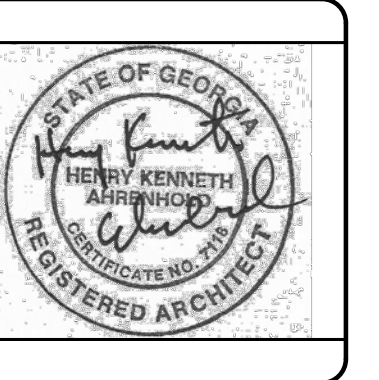


NOTE:
BARRICADE PERMANENT & TEMPORARY FENCE
& GATES ARE EXISTING & IN PLACE ON SITE.

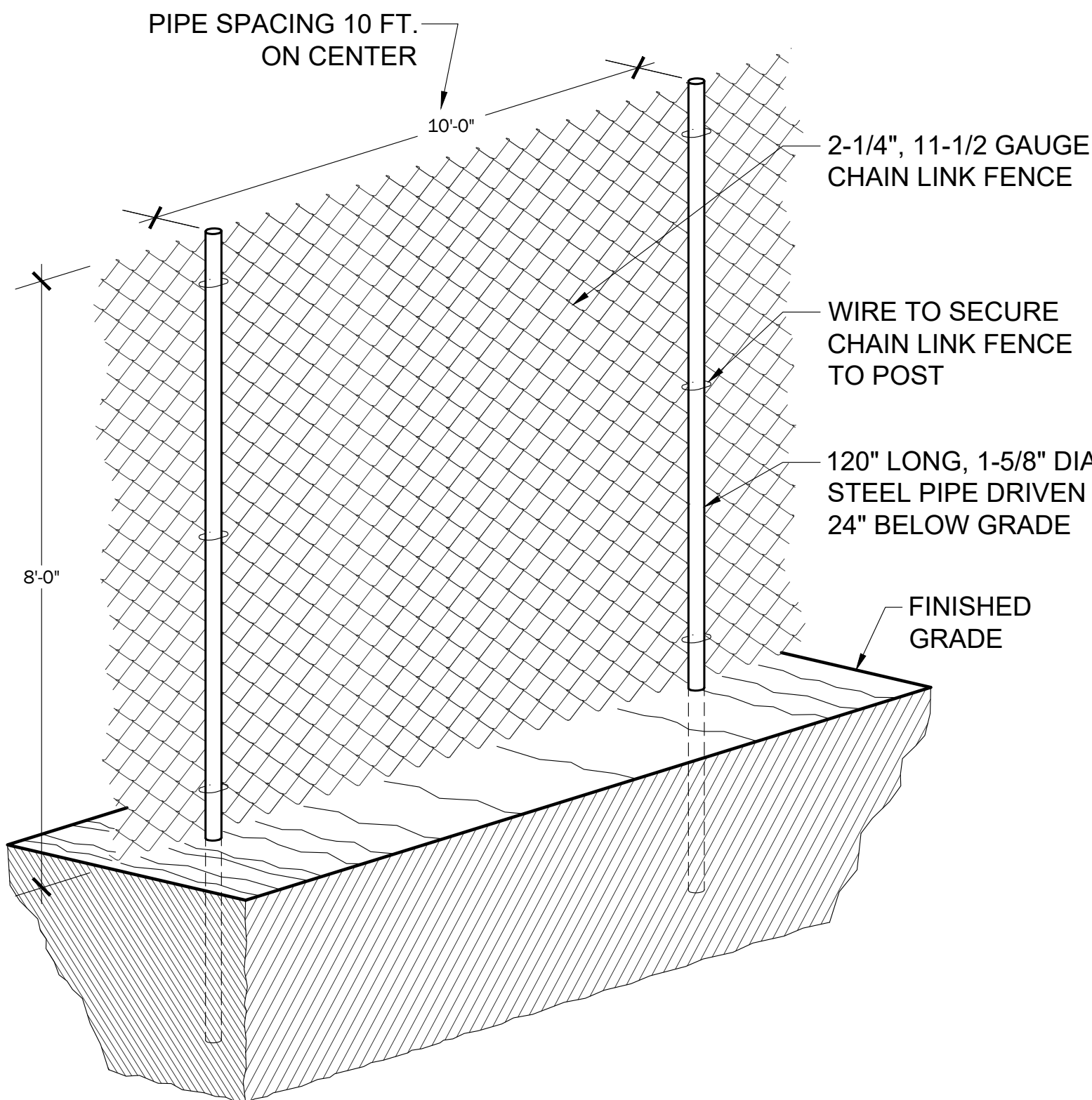
48,143 SQ. FT.
1.105 ACRES

PROPERTY IS ZONED C2.
MINIMUM SET-BACK REQUIREMENTS:
FRONT - 75' FROM RIGHT-OF-WAY
SIDE - 20', 5' OF WHICH SHALL BE
PLANTED AND LANDSCAPED
REAR - 30'

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



3
A-1.1 BARRICADE PERMANENT FENCE DETAIL
SCALE: 3/4" = 1'-0"



2
A-1.1 BARRICADE TEMPORARY FENCE DETAIL
SCALE: 3/4" = 1'-0"

1
A-1.1 EXISTING SITE / BARRICADE PLAN
SCALE: 1" = 20'-0"

ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

Kent Ahrenhold
Architect
6851 ROSWELL RD., NE, NO. K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE

BARRICADE PLAN
& DETAILS

SHEET NO.

A-1.1

RELEASED FOR
CONSTRUCTION

THIS PLAN IS A REPLACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE, CREATE A NEW PARCEL OR MAKE CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



FOR THE FIRM
BOURDAZY ZONE, INC.
257 8839

Kent Ahrenhold
KENT A. AHRENHOLD LICENSE #2294

11/09/2023
DATE

○ PROPERTY CORNER FOUND (AS NOTED)	⊗ POWER/LIGHT POLE	⊠ GAS METER	-T- TELEPHONE LINE	OH OVERHANG
● 1/2" REBAR WITH CAP SET LSF# 839	-C- GUY WIRE	⊠ GAS VALVE	-X- FENCE LINE	C.B. CATCH BASIN
□ R/W MONUMENT	⊠ POWER METER	⊠ CABLE BOX	-920- CONTOUR LINE	CNT CANTILEVER
▲ FIRE HYDRANT	⊠ POWER BOX	⊠ TELEPHONE BOX	BSL BUILDING SETBACK LINE	H/C HANDICAP
⊠ WATER METER	⊠ A/C UNIT	● SIGN	CONC. CONCRETE	FTE FINISHED FLOOR ELEVATION
⊠ WATER VALVE	● MANHOLE	-W- WATER LINE	EOP EDGE OF PAVEMENT	BFE BASEMENT FLOOR ELEVATION
⊠ POWER POLE	● CLEAN OUT	-U- OVERHEAD UTILITY LINE	L.L. LAND LOT	GFE GARAGE FLOOR ELEVATION
⊠ LIGHT POLE	● JUNCTION BOX	-S- SEWER LINE	N/F NOW OR FORMERLY	DB DEED BOOK
	● OUTFLOW STRUCTURE	-G- GAS LINE	R/W RIGHT-OF-WAY	PB PLAT BOOK
	■ DRAINAGE INLET	-C- CABLE LINE	P/L PROPERTY LINE	PG PAGE

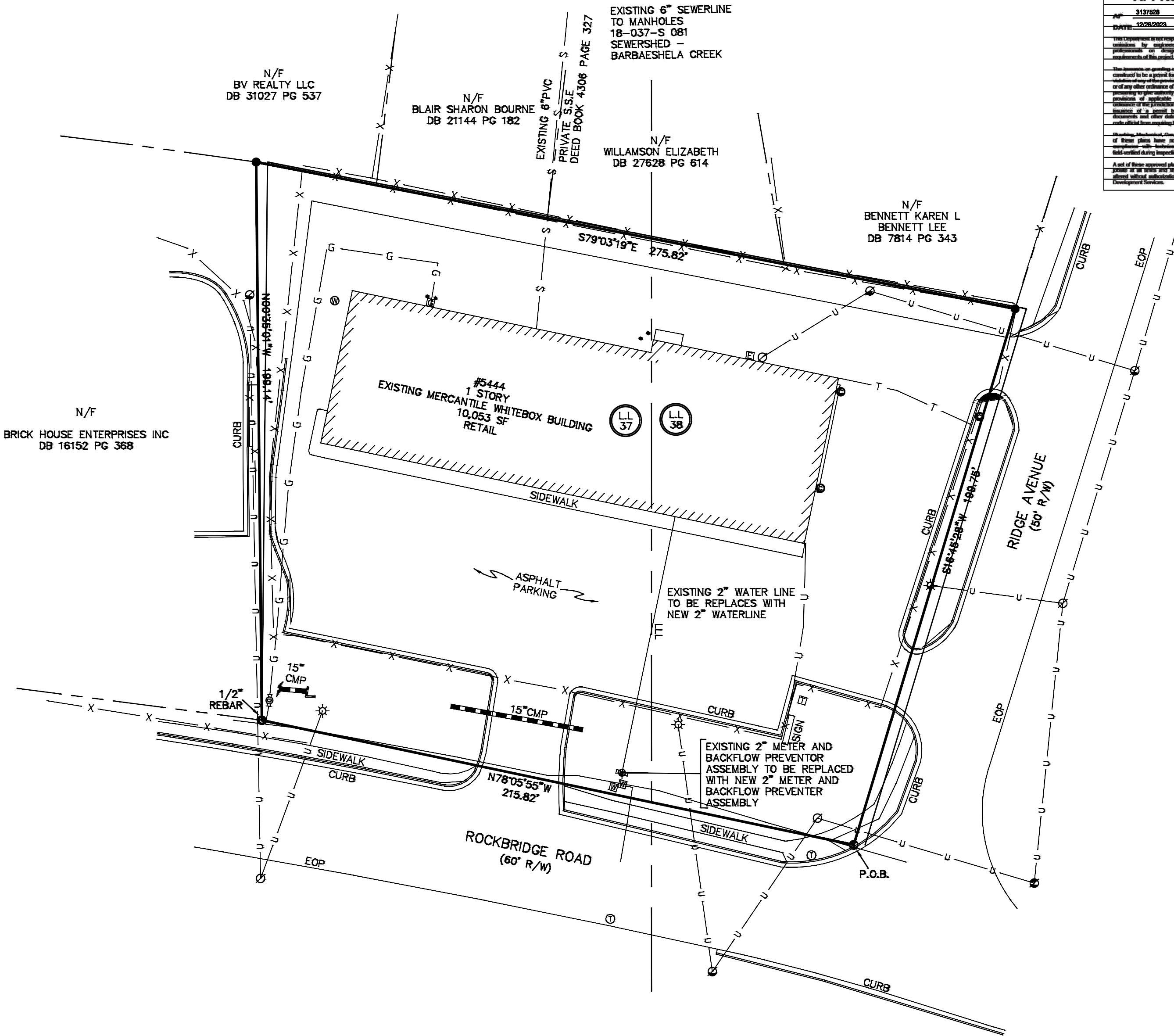
TOTAL AREA: 1.111 ACRES / 48,387 SQUARE FEET
BOUNDARY REFERENCE: 33 29811, PG 686
FIELDWORK PERFORMED ON 10/18/2023

THIS MAP OR PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 286,100 FEET. THIS PLAN HAS BEEN PREPARED USING A TOTAL STATION SURVEYING SYSTEM TOTAL STATION. THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

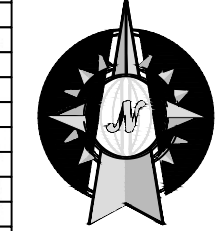
BOUNDARY zone inc.
SURVEYORS, ENGINEERS AND LAND PLANNING
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

PROVIDING SERVICES FOR KEY20 ATLANTA, CALLEGA SUZUKI & CERTALZ, FLORIDA.

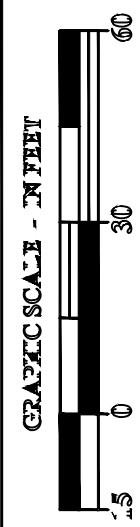
PROJECT
1865303
SHEET
1 OF 1



DeKalb County
DEVELOPMENT SERVICES
APPROVED
DATE: 11/09/2023
BY: [Signature]



GRID NORTH
GA WEST MTD 83
DATE: 11/09/2023
SCALE: 1" = 30'

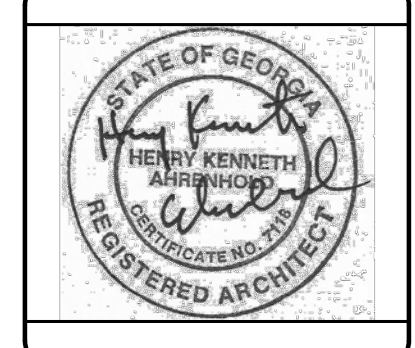


BOUNDARY SURVEY
PREPARED FOR: KENT AHRENHOLD
5444 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30088
LAND LOTS 37 & 38 - 1811A DISTRICT
DEKALB COUNTY, GEORGIA - 11/09/2023

© 00721627 2023
BOURDAZY ZONE, INC.
ALL RIGHTS RESERVED.

THIS PLAN WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

ISSUE / REVISIONS
1. (1-17-24): Construction / Permit.



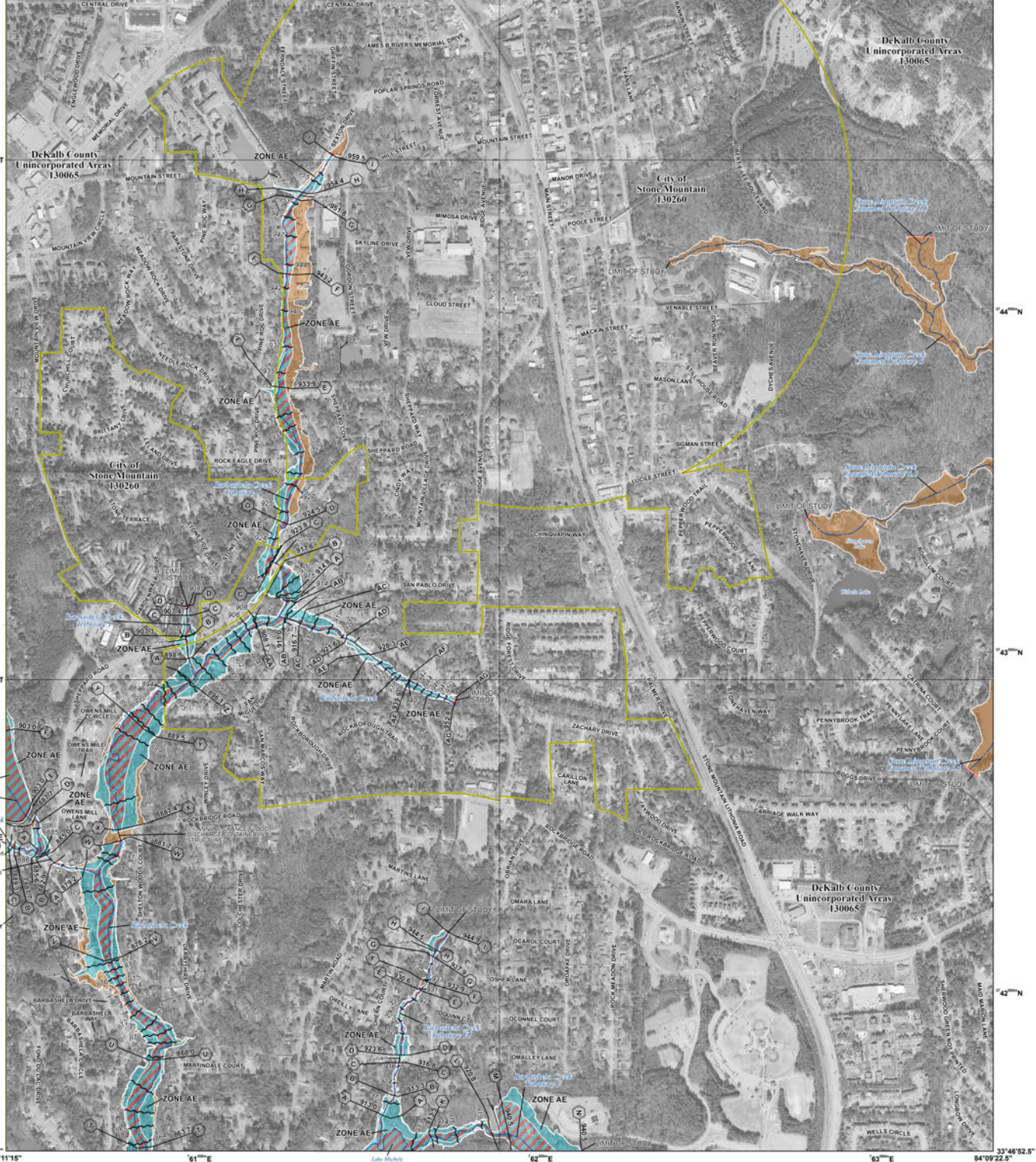
ROCKBRIDGE PLAZA
5444 ROCKBRIDGE ROAD
STONE MOUNTAIN, GEORGIA

Kent Ahrenhold
Architect
6851 ROSWELL RD., NE, NO K-22
ATLANTA, GEORGIA 30328
PHONE: 404-374-6885

DRAWN BY
DAB
CHECKED BY
KA
DATE
17 Jan. 2024
DRAWING TITLE
BOUNDARY SURVEY
SHEET NO.
A-1

RELEASED FOR CONSTRUCTION

XI. FLOOD MAP



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, AS9
 - With BFE or Depth Zone AE, AO, AH, VE, AR
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee See Notes Zone X
 - Area of Minimal Flood Hazard Zone X
 - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS OF FLOOD HAZARD**
- OTHER AREAS**
- GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - Cross Sections with 1% Annual Chance Water Surface Elevation
 - 18.2
 - 17.6
 - Coastal Transect

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

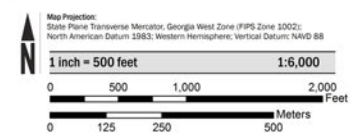
Communities possessing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

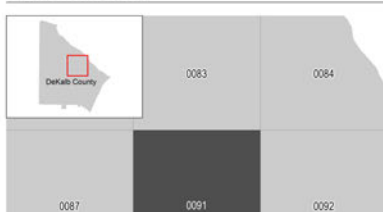
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

Base map information shown on this FIRM was provided in digital format by the DeKalb County aerial photography produced at a scale of 1:1200 from photography dated 2010 or later.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

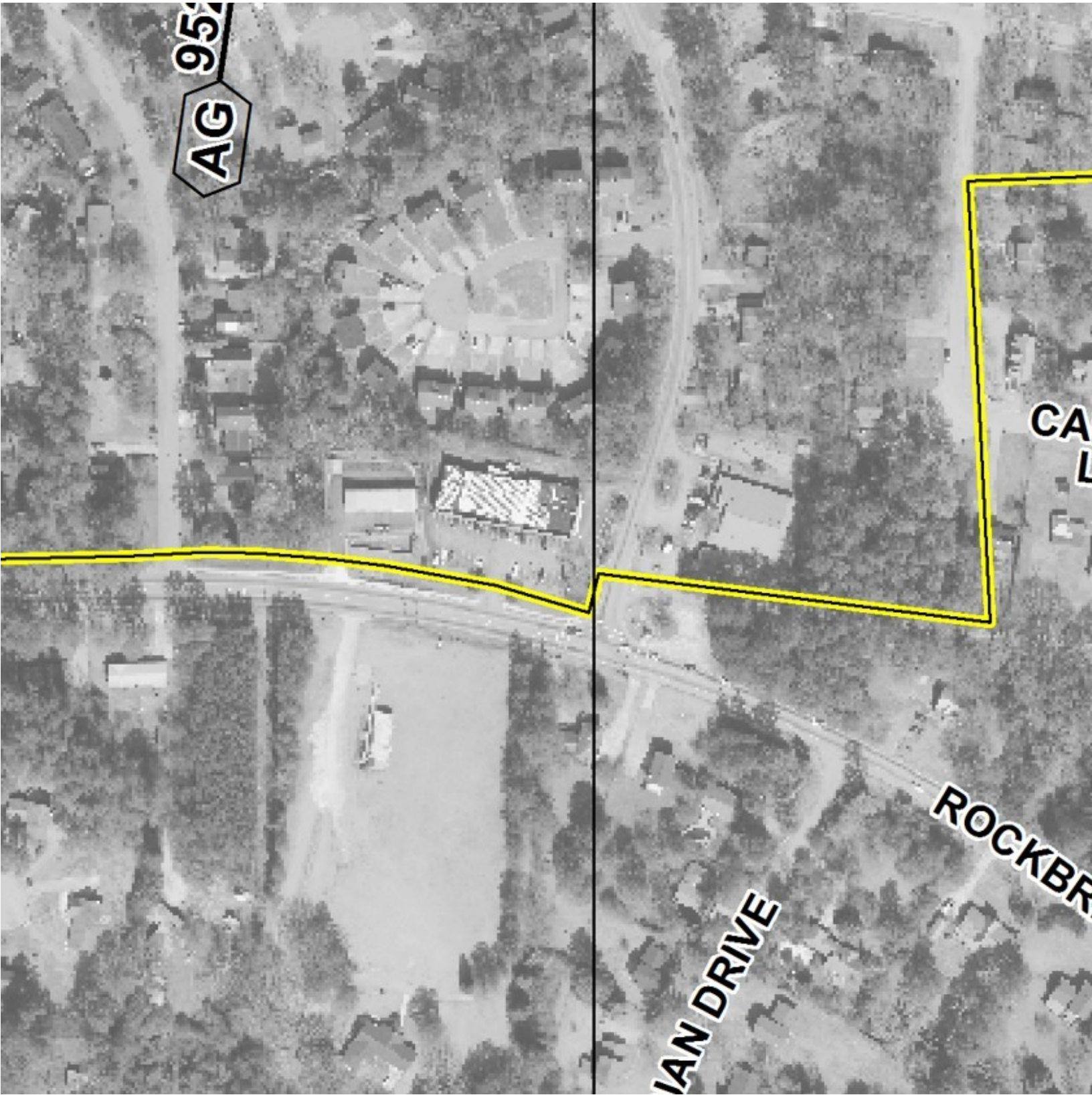
NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 DEKALB COUNTY, GEORGIA
 and Incorporated Areas

PANEL 91 OF 201

COMMUNITY	NUMBER	PANEL	SUFFIX
DEKALB COUNTY	130065	0091	K
STONE MOUNTAIN CITY	130260	0091	K
OF			

Panel Contains:





XII. TOPO MAP

topoView

+

-

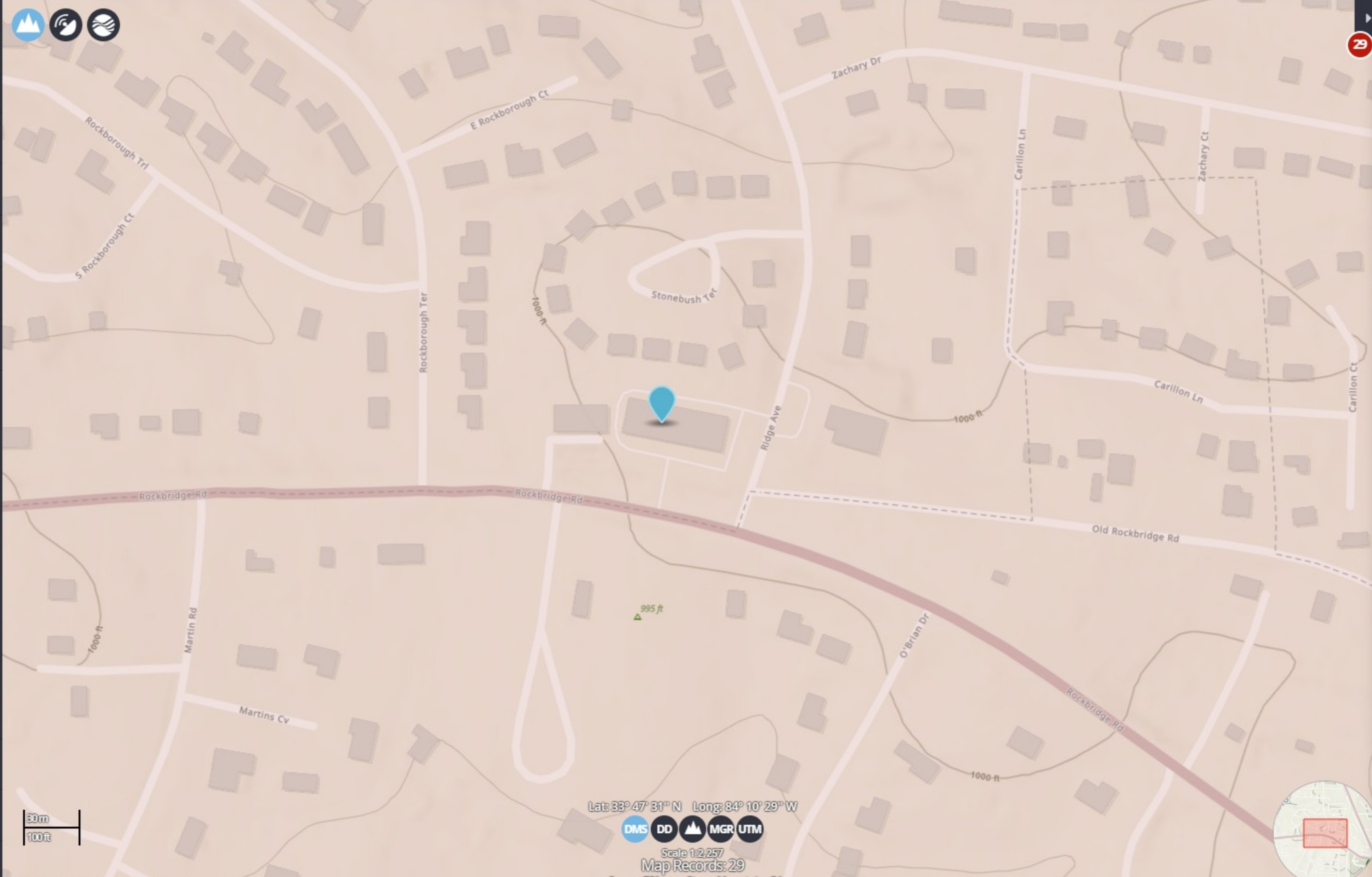
?

📍

🗺️

🗨️

🔗



Location: 5444 Rockbridge Rd, Stone ...

1880 ————— 2026

All 250K 100K 63K 48K 24K HTMC LIST All

29 maps here | Scale: All, Date: 1880-2026, Series: All

Elevation @ 33.791, -84.172 is 1,007 ft. (307 m)

Filter records: Name Date Scale State

Atlanta, GA

1888 (HTMC, 1955 ed.) Scale 1:125000

JPEG (2 MB) GeoTiff (8 MB)

KMZ (3 MB) GeoPDF (9 MB)

SHOW INFO ZOOM PAN PIN FIX

Atlanta, GA

1890 (HTMC, 1890 ed.) Scale 1:125000

Atlanta, GA

1892 (HTMC, 1892 ed.) Scale 1:125000

Atlanta, GA

1895 (HTMC, 1895 ed.) Scale 1:125000

Atlanta, GA

1895 (HTMC, 1900 ed.) Scale 1:125000

Atlanta, GA

1895 (HTMC, 1909 ed.) Scale 1:125000

Atlanta, GA

1895 (HTMC, 1917 ed.) Scale 1:125000

Atlanta, GA

1895 (HTMC, 1926 ed.) Scale 1:125000

Atlanta, GA

1895 (HTMC, 1941 ed.) Scale 1:125000

Atlanta, GA

1895 (HTMC, 1948 ed.) Scale 1:125000

Atlanta, GA

XIII. PROPERTY APPRAISER DOCUMENTS

Comp Search (Commercial)

Start Comp Search

Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088
Legal Description
Property Class C3 Neighborhood Shopping Center
Neighborhood 9199
Tax District 84
Millage Rate 59.104
Approximate/Computed Acres 1.138
Exemption Type No



1803712007 01/11/2022
1803712007.jpg

[View Map](#)

Owner

Kkr Sons LLC
1380 Lakeshore DR
SNELLVILLE GA 30078

Land

Land Type	Land Code	Description	Square Feet	Acres	Price
S	921	MAJOR ROAD AVERAGE	49,600	1.1387	\$695,640

Total Acres:
1.1387
Total Land-Value:
\$695,640

Commercial Improvement Information

Card 1
Building No 1
Structure Code/Desc 343-NBHD SHP CTR

Accessory Information

Card 1

Description	Year Built	Area	Grade	Value
PAVING-ASP	1980	23,140	D-BELOW AVERAGE	\$23,250

Permits

Date	Number	Amount	Purpose
08/07/2025	1	\$1,000,000	
04/30/2025	3167843	\$0	
11/03/2005	224915	\$100	
01/20/1999	94134	\$2,300	
06/09/1998	94133	\$681	
11/27/1995	94132	\$300	
03/23/1995	94131	\$10,000	
03/21/1995	94130	\$20,000	
06/16/1994	94129	\$700	
12/11/1992	94128	\$100	
01/01/1990	94127	\$900	

Assessment Notices

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

Appeals

Tax Year	Property Type	Status
2020	Commercial	Complete
2014	Commercial	Complete

DeKalb County, GA

	2025	2024	2023	2022	2021
LUC	343	343	343	343	343
Class	C3	C3	C3	C3	C3
+ Land Value	\$371,000	\$371,000	\$371,000	\$371,000	\$371,000
+ Building Value	\$329,000	\$329,000	\$329,000	\$329,000	\$329,000
= Total Value	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000
Assessed Value	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000

Tax Information

[Link to Tax Commissioner website](#)

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Owner	Previous Owner	Recording
6/25/2025	\$0	LW	32058	00538	Qualified	Valid Sale FMV	5444 ROCKBRIDGE LLC	KKR SON'S LLC	32058 00538
10/14/2021	\$585,000	LW	29811	00686	Unqualified	Invalid Sale	KKR SONS LLC	TRINITY INVESTMENT ENTERPRISES LLC	29811 00686
5/13/2005	\$0	QC	17441	00130	Unqualified	Quit Claim Deed	TRINITY INVESTMENT	TURNBULL ASSOCIATES LLLP	17441 00130
5/13/2005	\$1,120,000	LW	17441	00124	Qualified	Valid Sale FMV	TRINITY INVESTMENT	TURNBULL ASSOCIATES LLLP	17441 00124
6/22/1999	\$0	CW	10788	00673	Unqualified	Old Code No Longer Used	TURNBULL ASSOCIATES LLLP	MOORE SHELBY A	10788 00673
10/1/1998	\$420,000	WD	10537	00003	Qualified	Valid Sale FMV	TURNBULL ASSOCIATES LLLP	MOORE SHELBY A	10537 00003
12/28/1988	\$0	QC	06326	00115	Unqualified	Old Code No Longer Used	MOORE SHELBY A	MOORE CHARLES E	06326 00115
12/28/1988	\$0	QC	06326	00113	Unqualified	Affiliated/Related Parties	MOORE CHARLES E	ROCKBRIDGE PLAZA LTD	06326 00113
4/8/1980	\$0	WD	04253	00013	Qualified	Valid Sale FMV			04253 00013

Photos



1803712007 01/11/2022

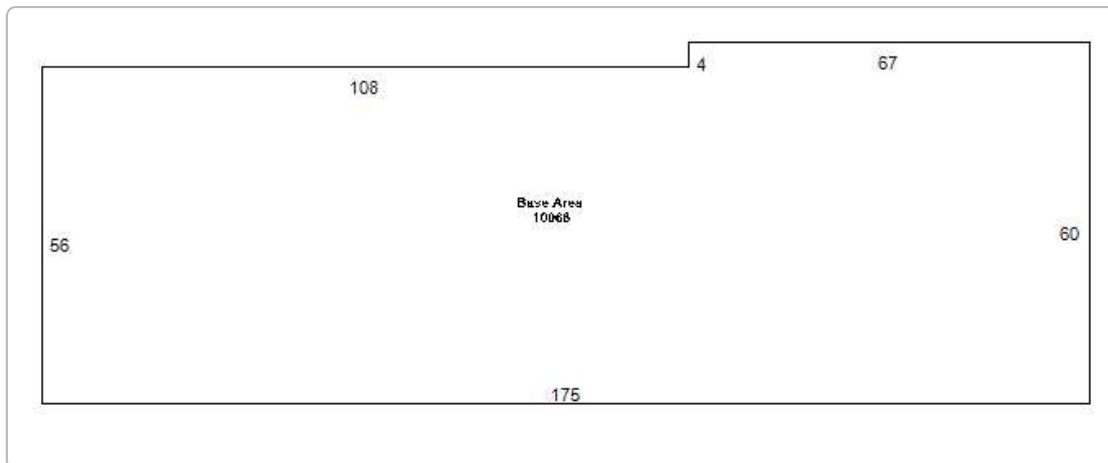


18 037 12 007 08/31/2016



18 037 12 007 09/01/2016

Sketches



No data available for the following modules: Comp Search (Residential), Comp Search (Vacant), Residential Improvement Information.

DeKalb County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

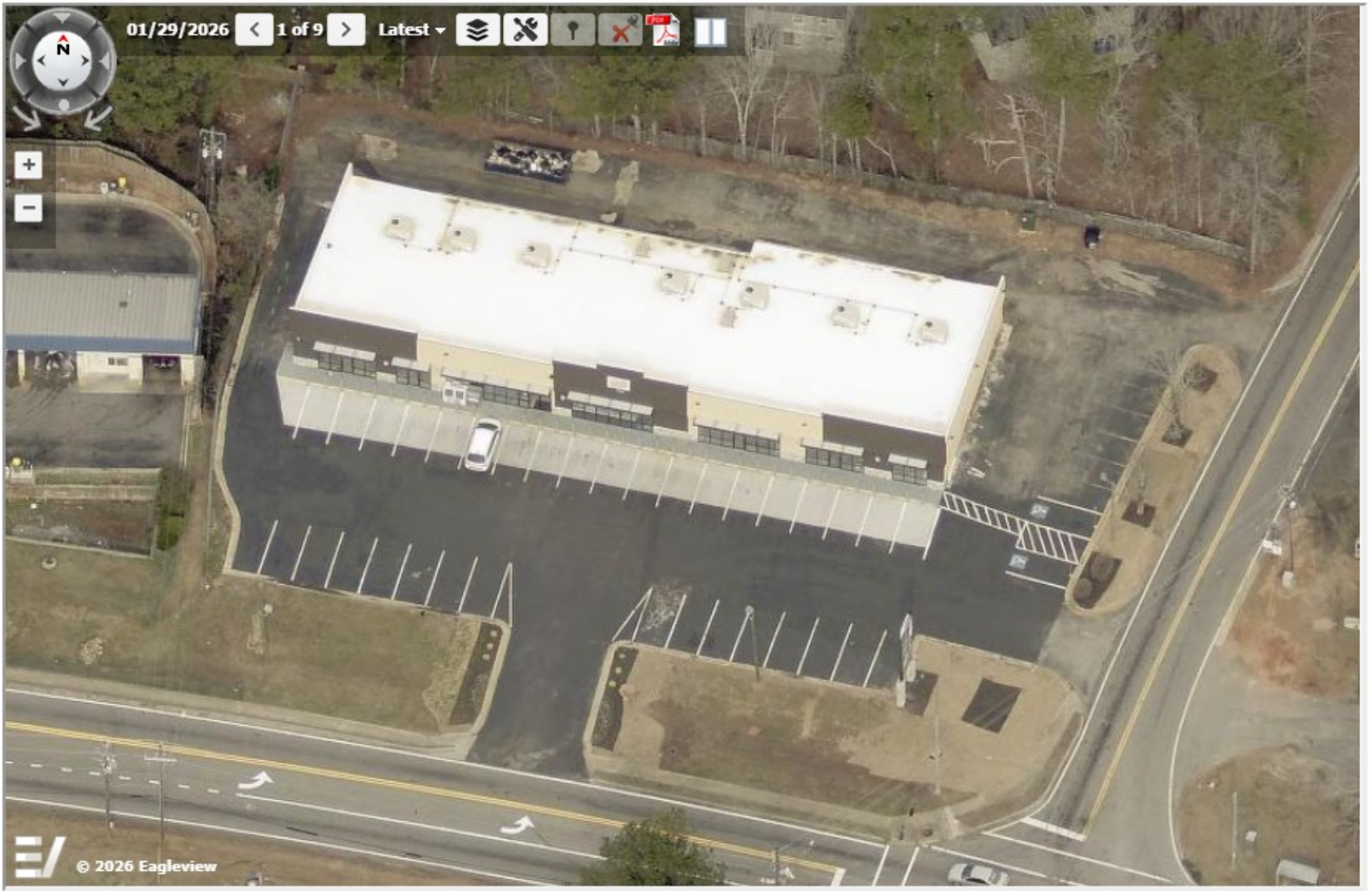
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 4/11/2026, 10:25:57 AM](#)

Contact Us

Developed by





Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199

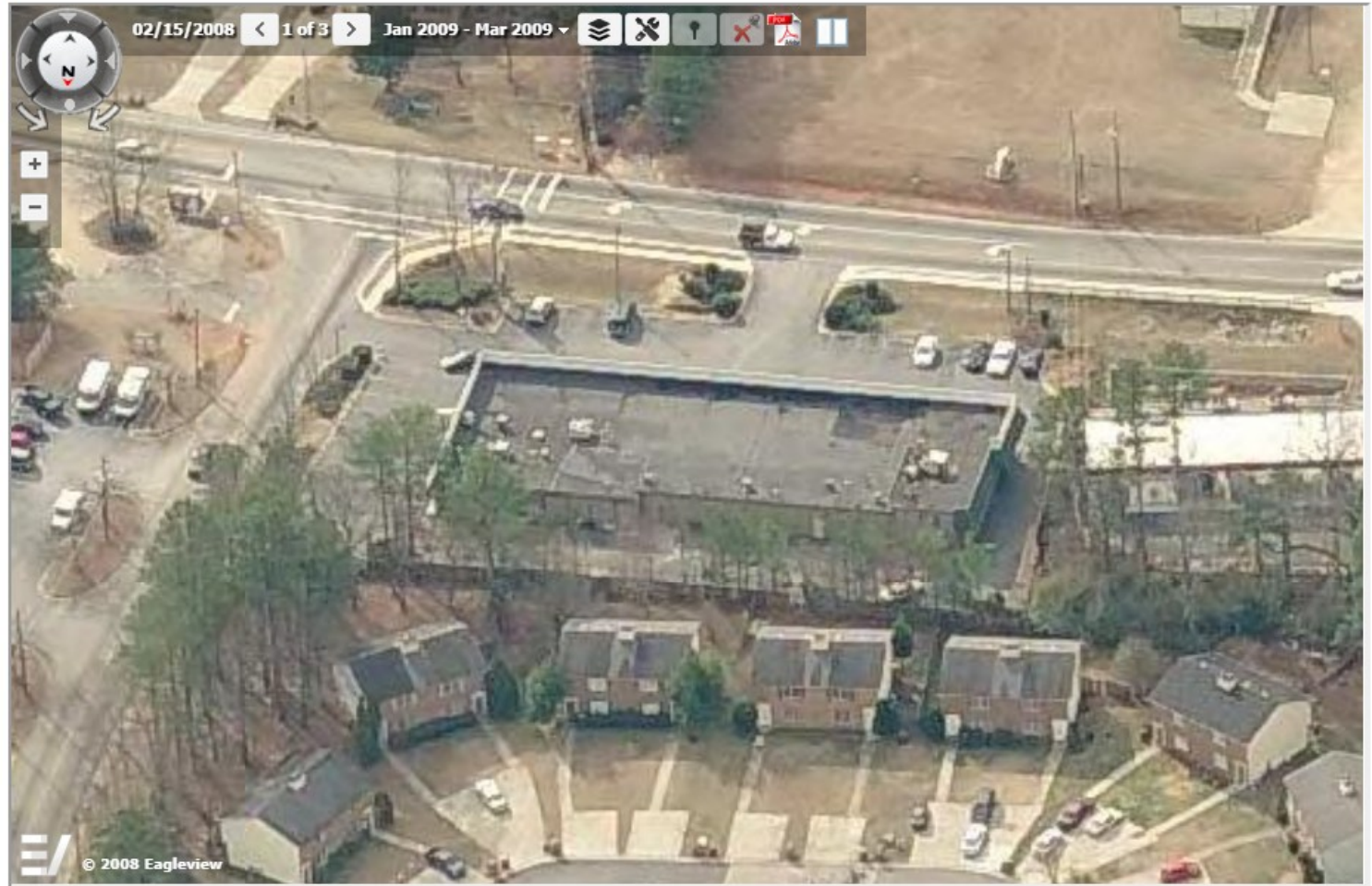
Eagleview



Summary

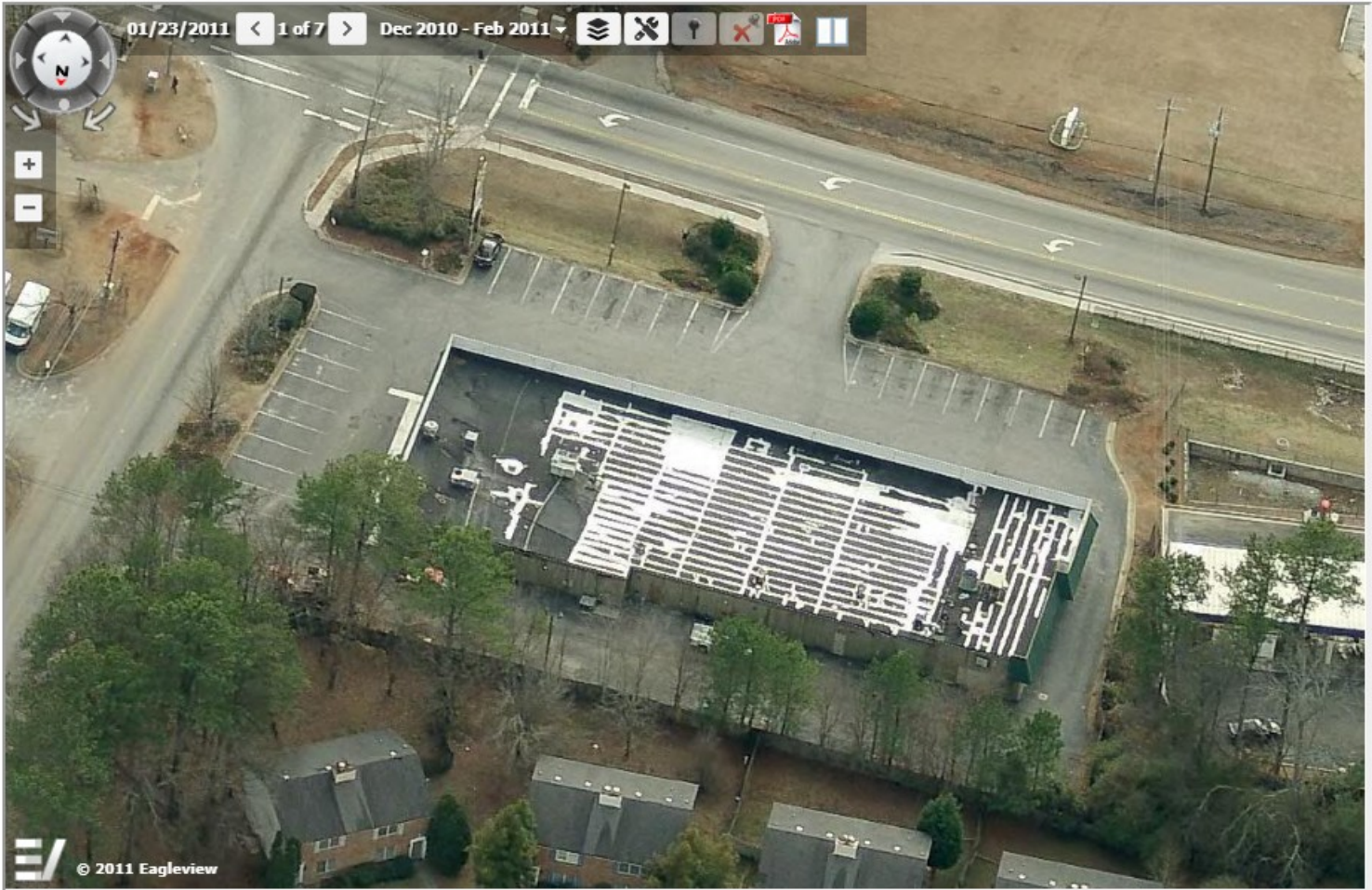
Parcel Number 18 037 12 007
 Location Address 5444 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

Legal Description
 Property Class C3 - COMMERCIAL LOT
 Neighborhood 9199
 Tax District 84



Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

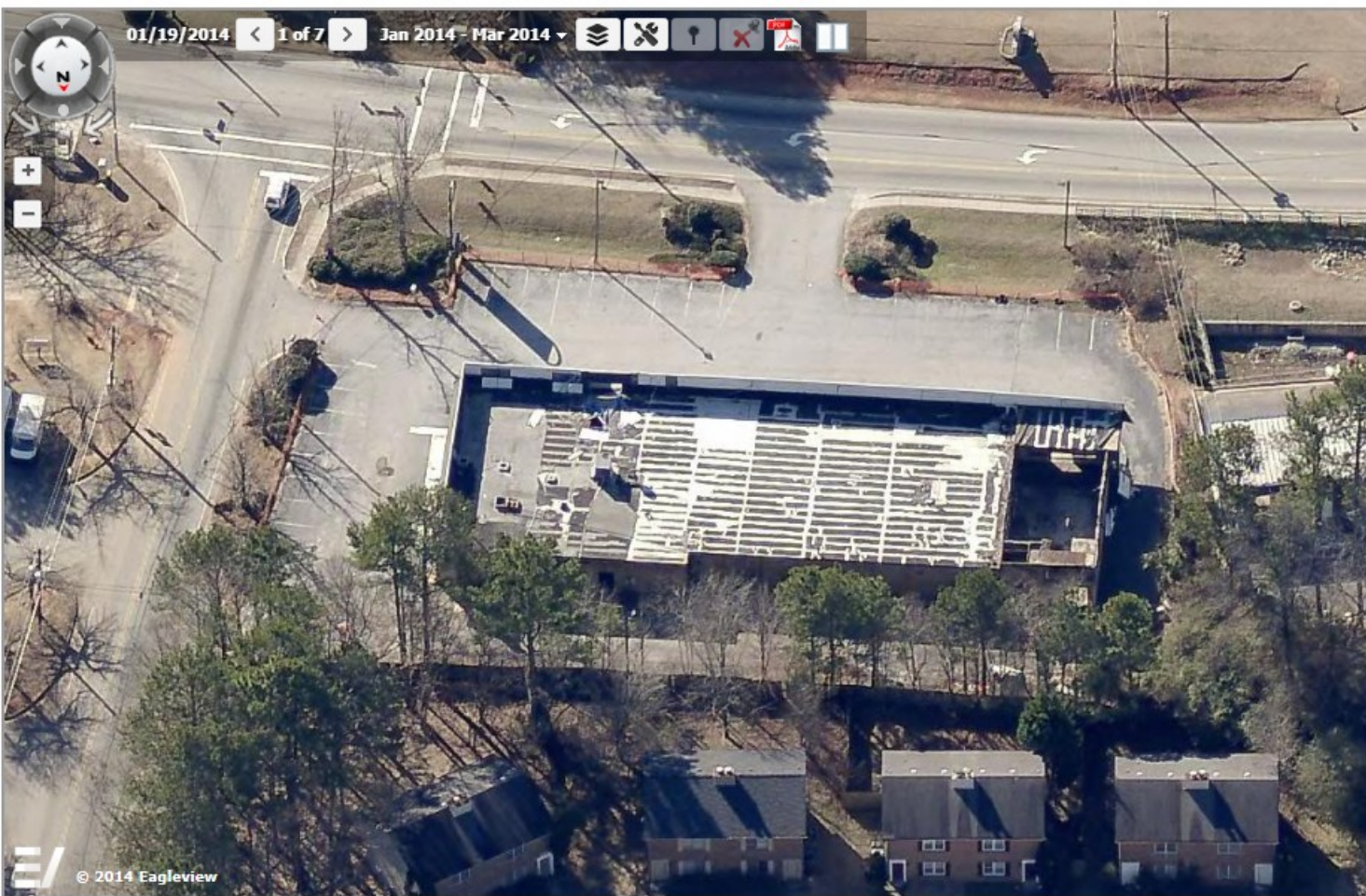


DeKalb
325 Sw
Decatu

Chief A
Calvin

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

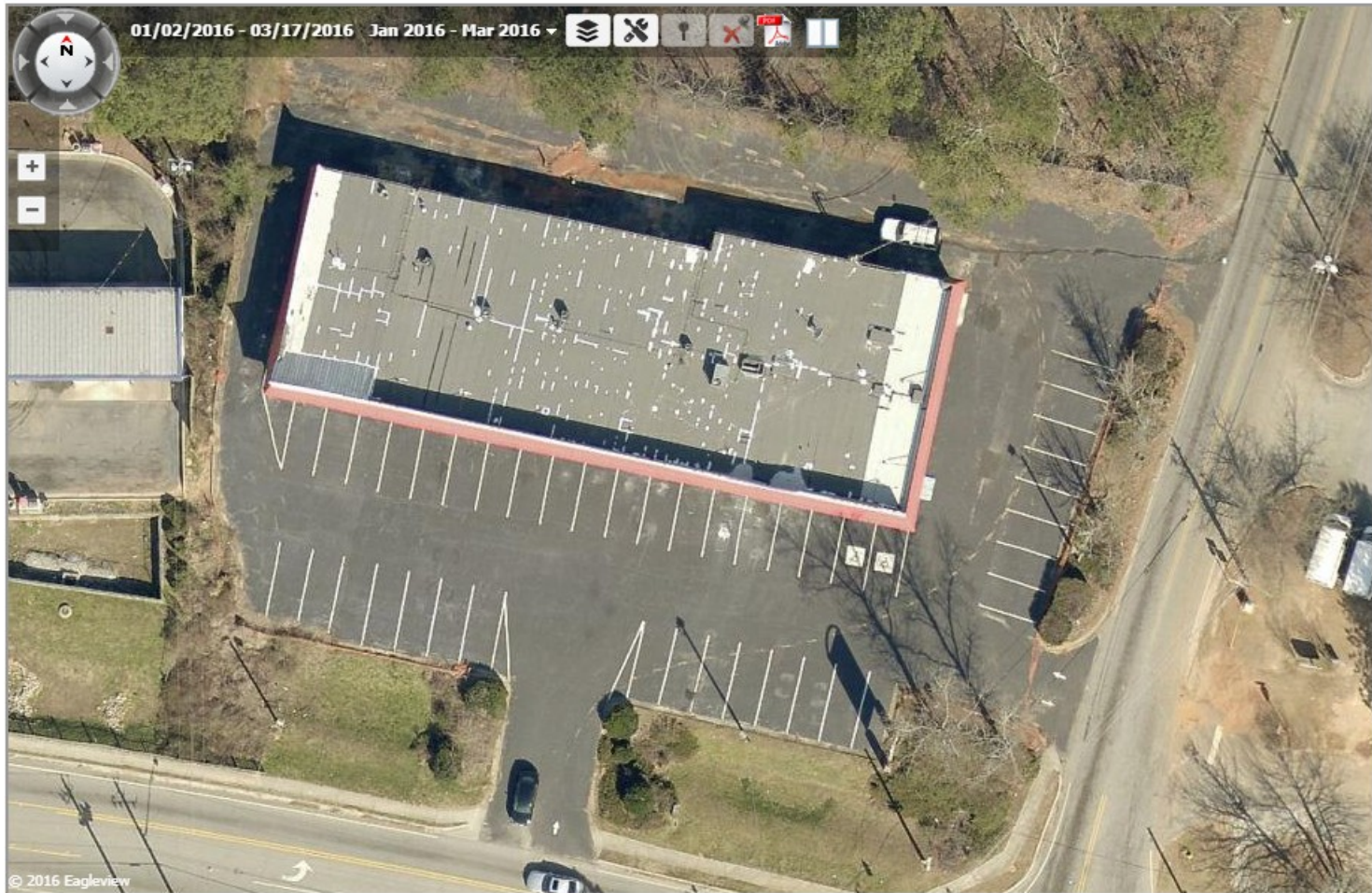


Summary

Parcel Number 18 037 12 007
Location Address 5444 ROCKBRIDGE RD
STONE MOUNTAIN GA 30088

Legal Description
Property Class C3 - COMMERCIAL LOT
Neighborhood 9199
Tax District 84

Eagleview



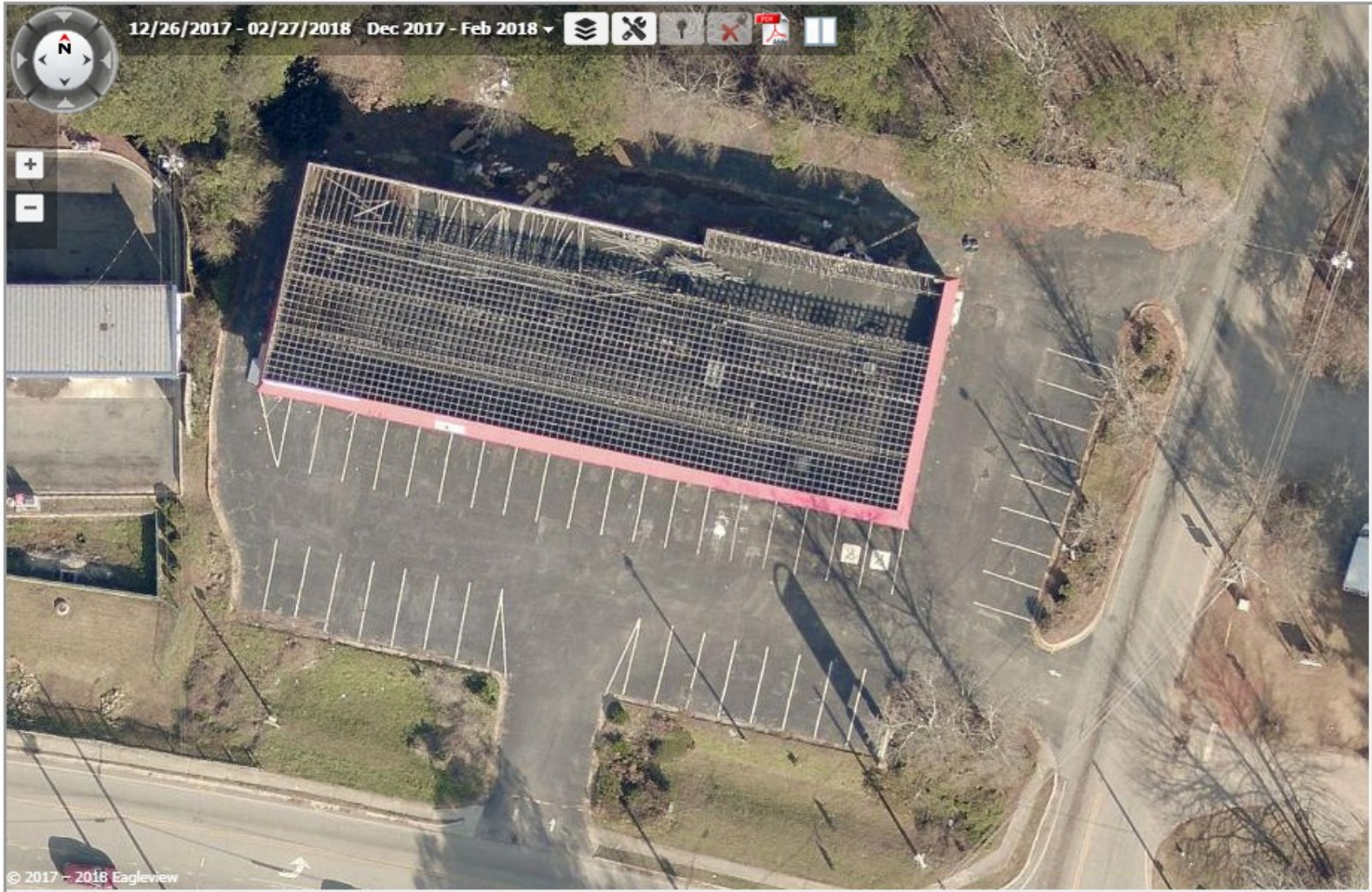
DeKalb County, GA
325 Swanton Way
Decatur, GA 30030

Chief Appraiser
Calvin C. Hicks, Jr.

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

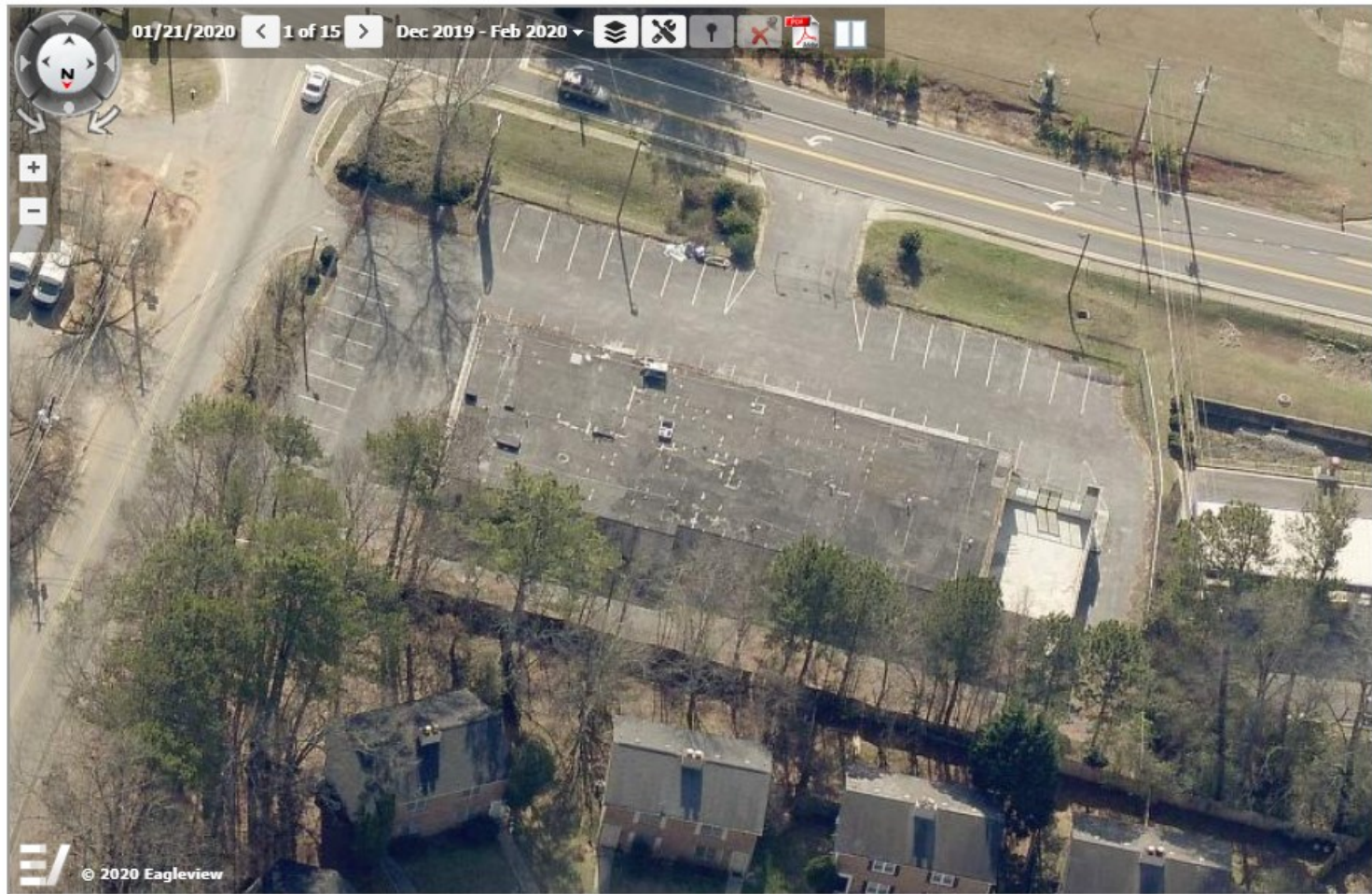
Eagleview



© 2017 - 2018 Eagleview

Summary

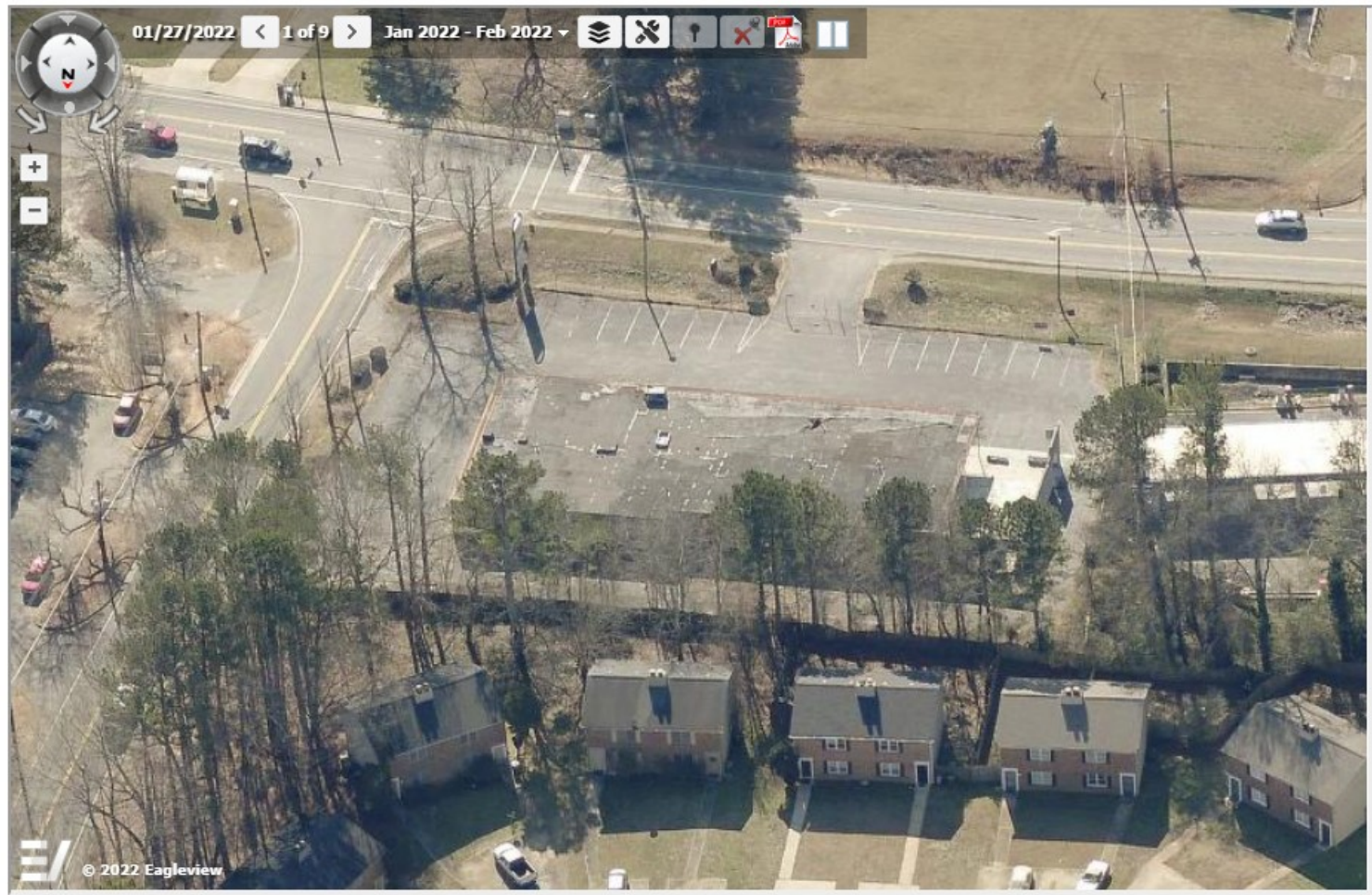
Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84



Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	X4

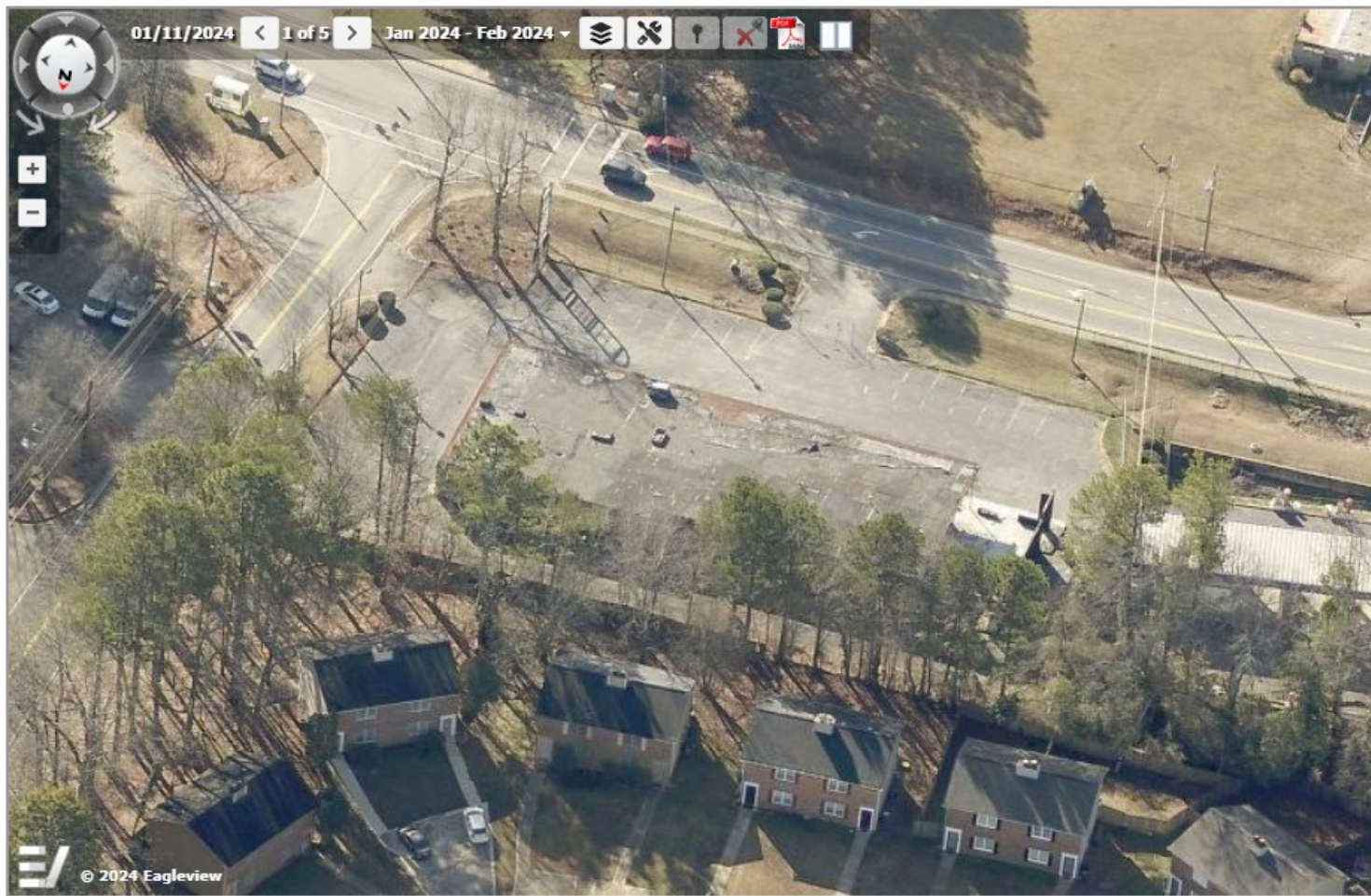
Eagleview



DeKalb
325 Swa
Decatur,
Chief Ap
Calvin C.

Summary

Parcel Number	18 037 12 007
Location Address	5444 ROCKBRIDGE RD STONE MOUNTAIN GA 30088
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84

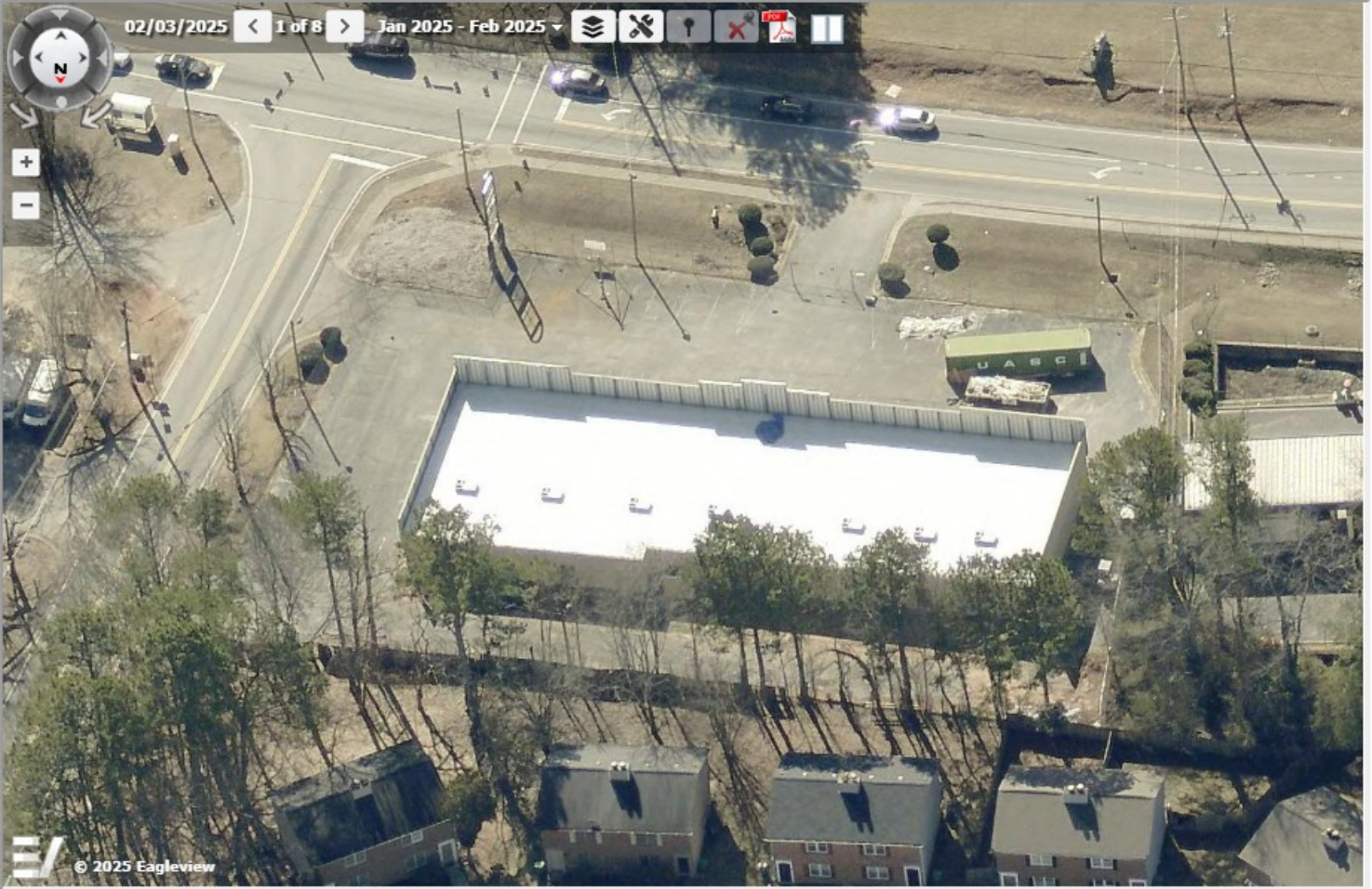


DeKalb County, GA
325 Swanton Way
Decatur, GA 30030

Chief Appraiser
Calvin C. Hicks, Jr.

Summary

Eagleview



Summary

Parcel Number 18 037 12 007
 Location Address 5444 ROCKBRIDGE RD
 STONE MOUNTAIN GA 30088

Legal Description
 Property Class C3 - COMMERCIAL LOT
 Neighborhood 9199
 Tax District 04



Error: Problem encountered rendering the Datalet Header. No Data. Please review the system log for details.

1 of 1

- Real Property Profile**
- Personal Property Profile**
- Value History**
- Appeals History**
- Appeal by Year**
- Current Values**
- Commercial**
- Detached Improvements**
- Land**
- Map**
- Pictometry**
- Permits
- Photos
- Residential Structure
- Sales
- Sketch
- Exemptions

Permit #	Permit Date	Flag	Permit Type	Amount
1	08/07/2025	ACTIVE	New Construction	\$1,000,000.00
3167843	04/30/2025	ACTIVE	Miscellaneous	\$.00
224915	11/03/2005	INACTIVE		\$100.00
94134	01/20/1999	INACTIVE		\$2,300.00
94133	06/09/1998	INACTIVE		\$681.00
94132	11/27/1995	INACTIVE		\$300.00
94131	03/23/1995	INACTIVE		\$10,000.00
94130	03/21/1995	INACTIVE		\$20,000.00
94129	06/16/1994	INACTIVE		\$700.00
94128	12/11/1992	INACTIVE		\$100.00
94127	01/01/1990	INACTIVE		\$900.00

Actions

- Printable Summary
- Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov

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- Real Property Profile**

- Personal Property Profile**

- Value History**

- Appeals History**

- Appeal by Year**

- Current Values**

- Commercial**

- Detached Improvements**

- Land**

- Map**

- Pictometry**

- Permits**

- Photos**

- Residential Structure**

- Sales**

- Sketch**

- Exemptions**





Real Property Profile	PARID: 18 037 12 007	
Personal Property Profile	Tax Dist: 84-STONE MTN	
Value History	5444 ROCKBRIDGE LLC	5444 ROCKBRIDGE RD
Appeals History	Land	
Appeal by Year	Land Type	S - SQUARE FOOT
Current Values	Land Code	921 - MAJOR ROAD AVERAGE
Commercial	Square Feet	49,600
Detached Improvements	Calculated Acres	1.1387
Land	Deeded Acres	1.1387
Map	Parcel ID	18 037 12 007
Pictometry	Address	5444 ROCKBRIDGE RD
Permits	Unit	
Photos	City	STONE MOUNTAIN
Residential Structure	Zip Code	30088-1428
Sales	Neighborhood	9199
Sketch	Class	C3 - COMMERCIAL LOT
Exemptions	Land Use Code	343-Neighborhood Shopping Center
	Super NBHD	
	Zoning	C2 - GEN COMMERCIAL DIST

Actions

- Printable Summary
- Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov

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- [Real Property Profile](#)
- [Personal Property Profile](#)
- [Value History](#)
- [Appeals History](#)
- [Appeal by Year](#)
- [Current Values](#)
- [Commercial](#)
- [Detached Improvements](#)
- [Land](#)
- [Map](#)
- [Pictometry](#)
- [Permits](#)
- [Photos](#)
- [Residential Structure](#)
- [Sales](#)
- [Sketch](#)
- [Exemptions](#)





Real Property Profile	PARID: 18 037 12 007	
Personal Property Profile	Tax Dist: 84-STONE MTN	
Value History	5444 ROCKBRIDGE LLC	5444 ROCKBRIDGE RD
Appeals History	Commercial	
Appeal by Year	Card	1
Current Values	Building Number	1
Commercial	Structure Code / Description	343 - 343 NBHD SHOPPING CENTER
Detached Improvements	Units	0
Land	Year Built	1980
Map	Effective Year Built	
Pictometry	Grade	003
Permits	Class	-
Photos	Gross Area	10,068
Residential Structure	Net Leasable Area	10,068
Sales		
Sketch		
Exemptions		

1 of 1

Actions

- Printable Summary
- Printable Version



1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov

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City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

STAFF ANALYSIS AND REPORT

CASE NUMBER: SUP2026-1808927003

OWNER: KONO's Weigh LLC

APPLICANT: LeRon Furr

LOCATION: 977 Main Street

PARCEL: 18 089 27 003

CURRENT ZONING: Village Center Mixed Use (VCM)

REQUEST: Special use permit for a Micro distillery and Smoke Shop

ZONING/ADJACENT LAND USE:

North	Village Center Mixed Use (VCM)
South	Village Center Mixed Use (VCM)
West	CSX Railroad
East	Village Center Mixed Use (VCM)

COMPREHENSIVE PLAN:
Future Land Use Designation: Mixed Use

MEETING INFORMATION:

Planning & Zoning Commission:	04/20/2026 – 6:30 P.M.
1 st Read – City Council	05/19/2026 – 6:30 PM
Public Hearing – City Council	06/2/2026 – 6:30 P.M

RECOMMENDATION: **Staff recommend approval of the Special Use Permit to allow micro distillery with Conditions.**

Staff recommend denial of the smoke shop.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

The applicant has requested a special use permit for a microdistillery and a smoke shop located at 977 Main Street (Parcel ID 18 089 27 003). The proposal seeks to use the property to provide coffee service, light food, an indoor micro-distillery, retail, and a smoke shop. Alcohol will be served, but only on-site. The name of the business will be Kultural Koffee and Kocktail House, and at the time, there are no planned structural improvements for this property, as presented as part of this application.

II. ZONING REQUIREMENTS

- Accommodates moderate to high-density residential development and ground-floor commercial uses with residential units above.
- Allows for a diverse range of uses, structures, densities, and open spaces, provided they are not in conflict with existing and permitted land uses on abutting properties.
- Promotes a more efficient use of land and a smaller network of utilities and natural resources than conventional land development.
- Encourages the preservation of functional open space in and around the village center
- Provides the opportunity for the application of innovative site planning concepts through the creation of aesthetically pleasing environments for living, shopping, and working on properties of adequate shape, size, and location that conventional land development may allow for;
- Encourages high pedestrian use, accessibility, and transportation alternatives
- Uses are limited to multifamily dwellings, two-family dwellings, mixed-use residential, and commercial and professional complementary uses intended primarily to provide services to the entire city.

III. ZONING HISTORY

The subject property is currently zoned Village Center Mixed Use (VCM) according to the 2008 Stone Mountain Zoning Map. This parcel does not have a prior zoning history.

IV. EXISTING SITE CONDITIONS

The subject property is located on Main Street, which is classified as a minor arterial road connecting E Ponce De Leon Avenue to the north with Rockbridge Road to the south. The Georgia Department of Transportation's (GDOT) Traffic Analysis and Data Application (TADA) indicates that the Average Annual Daily Traffic at Main Street, north of Rockbridge, is 18,200 vehicles. The principal structure on the property was constructed in 1975 and encompasses a gross floor area of 1,075 square feet, according to the Property Appraiser Database. The structure, located within the City's Historic Preservation District, has been designated as a historic structure. While the Georgia Natural Archaeology Historic Resource GIS, which contains survey information on historic properties throughout Georgia, the platform does not specify an original construction date for this building, it is likely that the structure dates back to as early as 1857, as noted in the National Register of Historic

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Places Continuation Sheet (NPS Form 10-900-a), as it previously contained granite, which was synonymous for buildings along Main Street at that time. According to the USGS TOPO map, the property has an elevation of 1,046 feet. Several existing commercial establishments border the property: 979 Main Street to the north, 975 Main Street to the south, and 5368 East Mountain Street to the east. The site does not have designated parking facilities, except for some parallel parking along Main Street, located just north and south of East Mountain Street. Furthermore, there are no designated Americans with Disabilities Act (ADA) parking spaces. Sidewalks along Main Street provide access to the primary structure's entrances. These sidewalks connect to the MARTA 117 and 118 bus lines, which serve Main Street and East Mountain, located less than one block south of the subject property.

V. ZONING AND DEVELOPMENT STANDARDS

The following is a summary of applicable District Development Regulations in accordance with Section 5-5.5 Village Center Mixed Use (VCM), 5-5.3 (13) Microdistillery Requirements, and 5-5.3(18) Smoke Shop Requirements, and Article VII – Off Street Parking and Loading Requirements of the City of Stone Mountain Code of Ordinances.

Table 1. 5-5.5 Village Center Mixed Use (VCM) Development Standards

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Minimum Lot Size	None	Not Required	Not Required	NOT REQUIRED
Minimum Lot Width	60 Feet	24 Feet	24 Feet	NO
Minimum Road Frontage	40 Feet	24 Feet	24 Feet	NO
Minimum Side Yard	None	None	None	NO
Minimum Rear Yard	20 feet	20 feet	20 feet	NO
Maximum Height	50 feet	Not Provided	Not Provided	NOT KNOWN
Maximum Floor Area	2,400 SF	1,536 SF	1,536 SF	YES
Minimum Floor Area	600 SF	Not Provided	None	YES
Minimum Buffer Area	None	None	None	Not Applicable

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Minimum Separation between buildings	None	None	None	NO
Maximum Lot Coverage	80 percent/20 percent for off street	98 Percent	98 Percent	NO

Development Standards. The proposal is exempt from meeting the above requirements. The structure is characterized as a historic structure, designed and constructed prior to the City of Stone Mountain Code of Ordinances. The structure, situated within the City’s Historic Preservation District, has been officially designated as a historic resource. Although the Georgia Natural Archaeology Historic Resource Geographic Information System (GIS) provides survey data on historic properties throughout Georgia, it does not specify an original construction date for this building. However, it is plausible that the structure dates back to as early as 1857, as indicated in the National Register of Historic Places Continuation Sheet (NPS Form 10-900-a) for structures along Main Street. Based on property records the site was vacant from 2008 to 2009, where the property was foreclosed in April 2008 and purchased in November 2009. The definition of non-conforming per Article III is as follows:

Nonconforming use: Any building or land lawfully occupied by a use at the time of passage of the ordinance or amendment thereto which does not conform after the passage of this ordinance or amendment thereto with the use regulations of the district in which it is situated. Existing improvements which do not meet required parking and loading regulations, height regulations, area regulations, and residential floor area regulations for the district in which they are located are not nonconforming uses as defined above.

According to section 6-1.2(A)(2), if a building has been unused for more than six months, it must comply with current zoning regulations. However, since this structure was built before the zoning ordinance was implemented, as stated in section 6-12(A)(8), and the applicant does not plan to expand or reconstruct the building, retrofitting is not required. This code section specifies that to prevent undue hardship, nothing in the zoning ordinance shall require changes to the plans, construction, or designated use of any building for which actual construction began lawfully before the effective date of the adoption or amendment of this zoning ordinance. Therefore, the above requirements where physical reconstruction is necessary to meet code, is not required.

Table 2. 5-5.3 (13) Microdistillery Requirements

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Maximum FloorArea	4000 SF	1,536 SF	1,536 SF	YES
Outdoor Speakers	NOT PERMITTED	NONE	NONE	YES
Production Location	WITHIN BUILDING	WITHIN BUILDING	WITHIN BUILDING	YES

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Outdoor Equipment	PERMITTED WITH SCREENING	None	None	YES
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Microdistillery Requirements. The application meets the requirements of a microdistillery per the Stone Mountain Code of Ordinances.

Table 3. 5-5.3(18) Smoke Shops

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Distance from Sensitive Land Use	200 Yards	128.8 Yards	128.8 Yards	NO
Distance from Smoke Shop	500 Yards	NONE	NONE	YES
Maximum Square Feet	2000	1,536 SF	1,536 SF	YES
Hours of Operation	6AM to 10 PM including deliveries	NONE	NONE	NO

Smoke Shop Requirements. The proposal does NOT meet the requirements of a smoke shop with regards to distance from sensitive land used as defined in 5-5.3(18). If recommended for approval by Planning Commission, and approved by City Council, the application would be required at minimum to impose hours of operation from 6AM to 10 PM.

Table 4. 5-5.6 Additional District Development Regulations

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Maximum Density	20 Dwelling Units Per Acre	NO CHANGE	NO CHANGE	NOT APPLICABLE
Minimum Density	8 Dwelling Units Per Acre	NO CHANGE	NO CHANGE	NOT APPLICABLE
Setback Mixed Use	0 to ten feet Retail/dining	NO CHANGE	NO CHANGE	YES
Lighting	Dark Sky Compliant (If Provided)	NONE	NONE	NOT APPLICABLE

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Trash Disposal	Screened Trash Disposal Areas	NOT SHOWN	NOT SHOWN	NO
Connectivity and Site Design	Multimodal/ Interconnections	EXISTING SIDEWALKS/ TRANSIT ACCESS	EXISTING SIDEWALKS/ TRANSIT ACCESS	YES

Additional Development Regulations. To comply with Section 5-5.6 of the Additional District Development Regulations, screened trash disposal is required. The current site lacks sufficient coverage for on-site trash disposal. Non-Conforming Use does not exempt trash disposal requirements.

Table 5. 5-5.7 Minimum Parking Requirements and Article VII Off Street Parking and Loading

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Off Street Loading	Per Article VII	NONE	NONE	NO
Decorative Separation for Surface Parking	Fences, Walls, Plantings, Berms to Screen Street visibility	NONE	NONE	NOT APPLICABLE
Surface Lot	Located in Rear	NONE	NONE	NOT APPLICABLE
ADA	Up to 25 Spaces = 1 ADA Spaces	NONE	NONE	NOT APPLICABLE

Minimum Parking Requirements: The parcel does not have designated off-street loading or parking areas due to a lack of available space. Behind the building is 5368 East Mountain Street, an existing commercial building that accesses 2nd Street. Given the limited access and space, combined with the existing building directly abutting the parcel at the rear, there are no opportunities for surface parking on this site. However, despite the existing state, the code does not require construction to meet the current zoning if the structure was built prior to the code of ordinances being adopted, the use meets the underlying zoning per 6-1.2, the structure is not being expanded or enlarged. Thus, parking retrofit is not required per 6-1.2(7). The application proposes the use of existing parking, and shared parking arrangements with nearby establishments. Where such shared parking will be utilized, approval from the city and the owner of the parking facility is required per 7-3.1(6). Any spaces designated for use by this facility should provide at least one ADA parking, with space requirements meeting 7-1.3 Design Standards in Article VII Off Street Parking and Loading.

Table 6. 5-5.8 Streetscape Requirements

STANDARD	REQUIRED	PROPOSED	EXISTING	MET?
Sidewalks Streetscape	5 Feet Minimum/ 10 feet Clear Zone	NONE	5 Feet Minimum/ 10 feet Clear Zone	YES

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Street Tree	1 Street Tree Per 40 LF	NONE	24 LF	YES
Pedestrian Amenities	Street Furniture or Litter Receptacles	NONE	Street Furniture Trash Receptacle	YES

Streetscape Requirements: Approximately 15 feet of sidewalk and streetscape currently exists along the lot frontage. However, due to the fact that the property's frontage measures less than 40 feet, it does not comply with the requisite 40-foot width necessary for the planting of a street tree. Furthermore, an existing trash receptacle is currently located in front of the structure, thereby meeting all stipulated streetscape requirements.

Table 7. Section 7-1.2 General Requirements Design Standards

STANDARD	REQUIRED	PROPOSED	EXISTING	STANDARDS MET?
Required Dimensions of Parking	9 Feet Wide/ 24 Feet Long	NONE	NONE	NO
Interior Driveways	90 Degree/ 45 Degree Parking	NONE	NONE	NO
Surface Drainage, Lighting	Paved, Lit Off Street Parking/No Glare	NONE	NONE	NO
Sharing Offstreet Parking	Shared Off Street Spaces per 7-1.3	NONE	NONE	NO
Off Street Loading	10 Feet Wide 30 feet Long	NONE	NONE	NO
Parking (Restaurant)	1 Space per 100 SF of Gross Floor Area OR 15 Spaces (1,536/100)	NONE	NONE	NO

General Requirements. The parcel does not have designated off-street loading or parking areas due to the structure occupying 98% of the lot. Behind the building is 5368 East Mountain Street, an existing commercial building that accesses 2nd Street. Given the limited access and space, combined with the existing building directly abutting the parcel at the rear, there are no opportunities for surface parking on this site or meet the minimum parking requirement of 15 spaces. However, despite the existing state, the code does not require construction to meet the current zoning if the structure was built prior to the code of ordinances being adopted, further, as the use meets the underlying zoning per 6-1.2, the nonconformity is not being expanded or enlarged, parking retrofit is not required per 6-1.2(7).

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

IV. ANALYSIS PURSUANT TO ZONING ORDINANCE

Pursuant to **Article II of the City of Stone Mountain Zoning Ordinance**, staff have reviewed the special use permit application in accordance with the following review criteria per 2-1.5 Review Standards for Zoning Proposals.

1. The existing uses and zoning of nearby property;

The property is zoned VCM, allowing for both residential and commercial use. The surrounding areas to the north, east, south, and west are also designated as VCM.

2. The extent to which property values are diminished by their particular zoning restrictions;

There is no anticipated diminishment of property values due to zoning restrictions.

3. The extent to which the possible reduction of property values of the subject property promotes the health, safety, morals or general welfare of the public;

There is no anticipated diminishment of property values due to the subject special use permit proposal.

4. The relative harm to the public as compared to the hardship imposed upon the individual property owner;

No relative harm is anticipated by the subject special use permit proposal

5. The suitability of the subject property for the zoning proposed;

The subject proposal is not requesting new zoning – not applicable.

6. The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property;

According to the Property Appraiser records, the site was in foreclosure from 2008 to 2009 and was assumed to be vacant during that period.

7. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property;

The proposed microdistillery use is appropriate in light of adjacent properties. There is an existing microbrewery located to the rear of the subject property 5368 E Mountain Street. However, the smoke shop is situated less than 200 feet from sensitive land uses, which may make it unsuitable for this zoning district according to regulations.

8. Whether the zoning proposal will adversely affect the existing use or usability of adjacent

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

or nearby property;

The proposed smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church, and does not comply with the regulations necessary for special use permit approval.

9. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned;

The current zoning will remain unchanged. There is no evidence provided with the current proposal that the application would not have reasonable economic use.

10. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

It is not anticipated that this use will have any adverse effects on the public health, safety, nor welfare of the surrounding neighborhoods.

11. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map;

The proposal is in compliance with the comprehensive plan.

12. Whether there are other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal;

The proposed microdistillery use is compatible with the existing zoning district, as the proposal satisfies all regulatory requirements, and abuts compatible uses. However, the proposed smoke shop is located within 200 feet of a sensitive land use, the Stone Mountain Methodist Church.

13. The impact upon the appearance of the city;

Not applicable

14. The impact upon the provision of water, sewage, transportation and other urban services;

See item #10

15. The impact upon population density and the potential for overcrowding and urban sprawl;

Not applicable.

16. The impact upon thoroughfare congestion and traffic safety; and

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

Not applicable.

17. The protection of property against blight and depreciation.

Not applicable.

V. ANALYSIS GEORGIA ZONING PROCEDURES LAW

Pursuant to **36-67-3 of the Georgia Zoning Procedures Law**, Staff has reviewed the rezoning request in accordance with the required review criteria.

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.

The proposed microdistillery use is compatible with the existing zoning district, as the proposal satisfies all regulatory requirements, and abuts compatible uses. However, the proposed smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church, and does not comply with the regulations necessary for special use permit approval.

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

The smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church.

3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned.

The current zoning will remain unchanged. There is no evidence provided with the current proposal that the application would not have reasonable economic use.

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

This proposal is not anticipated to cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

5. If the local government has an adopted land use plan, whether the zoning proposal is in conformity with the policy and intent of the land use plan; and

The proposed zoning proposal is in conformity with the adopted land use plan, and its intent.

6. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

disapproval of the zoning proposal.

The proposed microdistillery use is compatible with the existing zoning district, as the proposal satisfies all regulatory requirements, and abuts compatible uses. However, the proposed smoke shop is located within 200 feet of a sensitive land use, specifically the Stone Mountain Methodist Church.

VI. STAFF RECOMMENDATION:

1. Staff recommends APPROVAL of the special use permit for microdistillery with the following conditions:
 - A. The site will not expand or become enlarged. If such conditions do occur, the applicant will be required to apply for a change in condition approval from City Council, following review of the proposal by Planning Commission, within six (6) months of any Historic Preservation Approvals to change the footprint of the principle structure, if the proposal is approved by City Council.
 - B. The site is not permitted to function as a night club, or cocktail lounge.
 - C. Any shared parking agreement obtained by the owner to permit its patrons to park on adjacent parking sites must comply with 7-3.1(6), of the Stone Mountain Code of Ordinances, which requires a written shared parking agreement between all affected parties, be submitted to the City of Stone Mountain for approval. Such agreements must be provided to the city for review prior to execution.
 - D. Trash disposal areas are required per 5-5.6 Additional District Development Regulations. If approved by City Council, locations should be designated, or a plan for trash disposal should be provided to the Planning and Zoning Department within 6 months of any City Council special use permit approvals.
2. Staff recommend DENIAL of the special use permit for the smoke shop.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VII. SITE PHOTOS

977 MAIN STREET (FRONT)



FROM 2ND STREET (REAR)



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

EXISTING RECEPTICLES (FRONT OF PROPERTY)



STREETSCAPE DIMENSIONS

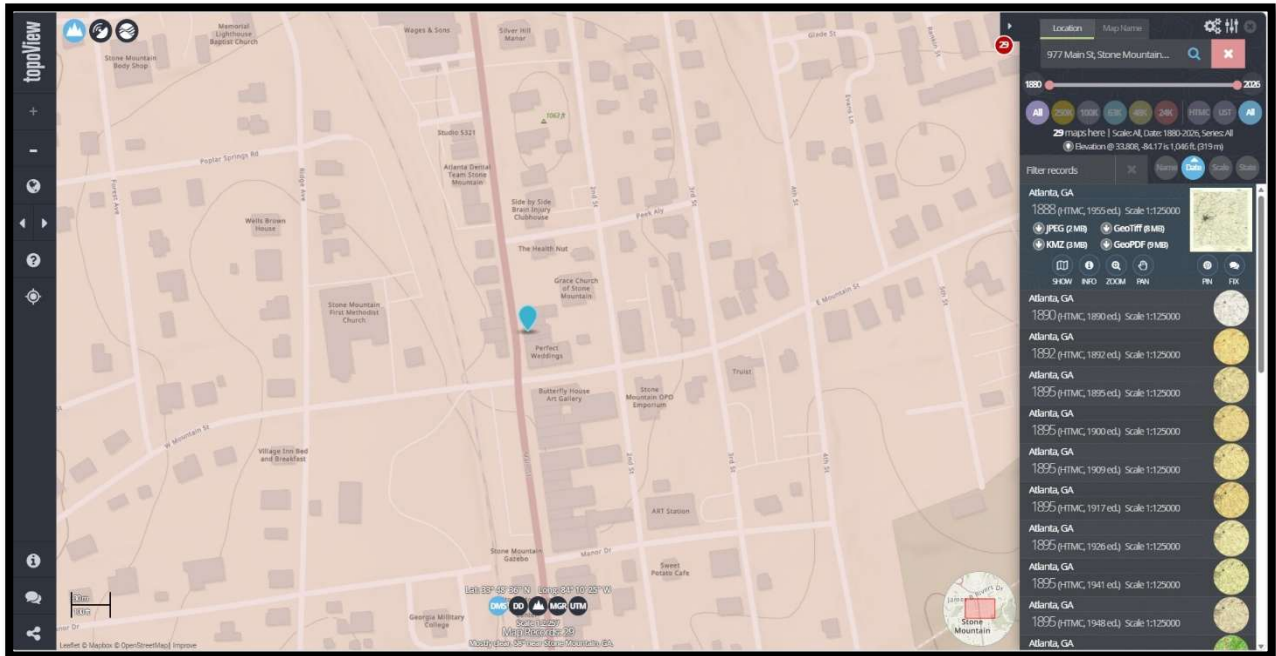


CASE NUMBER: SUP2026-1808927003
SITE ADDRESS: 977 MAIN STREET
REQUEST: SPECIAL USE PERMIT
PARCEL ID: 18 089 27 003

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT
TREE REQUIREMENTS – LESS THAN 40 LF



FIGURE 1. USGS TOPO MAP



CASE NUMBER: SUP2026-1808927003
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CITY OF STONE MOUNTAIN
 PLANNING AND ZONING DEPARTMENT

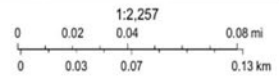
FIGURE 4. FUTURE LAND USE MAP

977 MAIN STREET



4/12/2026, 4:54:28 PM

- | | | | |
|--------------------------------|-------------------------------|------|--------------------|
| Future Land Use | Public/Institutional | MR-1 | VCM |
| Single-Family Residential | Parks/Recreation/Conservation | OPI | Municipal Boundary |
| Condominium Residential Zoning | GC | R-2 | |
| Mixed Use | GS | R-3 | |
| Commercial | | | |



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OIS, NMA, Geodatasysteem, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user

ArcGIS Web AppBuilder
 Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | DeKalb County GIS Department |

CASE NUMBER: SUP2026-1808927003
 SITE ADDRESS: 977 MAIN STREET
 REQUEST: SPECIAL USE PERMIT
 PARCEL ID: **18 089 27 003**

SPECIAL USE APPLICATION



USE PERMIT APPLICATION (Special & Conditional Uses)



APPLICANT'S CHECKLIST

DOCUMENTS REQUIRED

**ALL PERTINENT ITEMS ARE DUE AT THE TIME OF FILING.
NO INCOMPLETE APPLICATION WILL BE ACCEPTED.**

ITEM #	REQUIRED ITEM	CHECK ✓
1.	Pre-Application Meeting Form	<input type="checkbox"/>
2.	Application Form	<input type="checkbox"/>
3.	Site Plan Checklist	<input type="checkbox"/>
4.	Site Plan/Survey	<input type="checkbox"/>
5.	Legal Description	<input type="checkbox"/>
6.	Letter of Intent	<input type="checkbox"/>
7.	Impact Analysis	<input type="checkbox"/>
8.	Disclosure Form(s)	<input type="checkbox"/>
9.	Application Fee (\$400)	<input type="checkbox"/>
THE FOLLOWING ITEMS MAY BE REQUIRED. SEE THE FOLLOWING INFORMATION FOR DETAILS.		
10.	Development of Regional Impact Review Form (DRI)	<input type="checkbox"/>

PREAPPLICATION REVIEW MEETING: Prior to submitting an application, all are required to meet with the City Planner who will review the applicant's proposal and site plan. No pre-application review meeting will be held on the day of the filing deadline. Applicants are required to bring the site plan and tax parcel identification number(s) to the meeting.

REQUIRED ITEMS FOR USE PERMIT APPLICATIONS:

- ITEM 1. **PRE-APPLICATION MEETING FORM:** A signed pre-application form must be submitted that applicants will receive from the planner following their pre-application meeting.
- ITEM 2. **APPLICATION FORM:** Original and notarized signatures of the property owner(s) and applicant(s) or a notarized statement by the applicant as to ownership are required. If a contract is used in lieu of the owner's signature, the signature on the contract must be an original and the contract must be valid for the duration of the rezoning process. See the application form for additional details.
- ITEM 3. **SITE PLAN CHECKLIST:** The site plan checklist details the minimum requirements for site plans.
- ITEM 4. **SITE PLAN/SURVEY:** Site plans/surveys must meet the minimum requirements specified within the Site Plan Checklist.
- ITEM 5. **LEGAL DESCRIPTION:** The legal description must be a *metes and bounds* description of the property that establishes a point of beginning and gives directions (bounds) and distances (metes) of property lines. If the property consists of more than one parcel, all parcels must be combined into one legal description.

- ITEM 6. **LETTER OF INTENT:** The Letter of Intent should state the requested use permit(s) and should include factual details about the proposed use(s), such as number and square footages of buildings, number of residential units, minimum heated floor area of residential units, number of fixed seats in places of worship, number of employees and beds in assisted living facilities, personal care homes and nursing homes, number of employees and students in day care facilities, number of classrooms and number of students in schools, hours of operation, and number and use of playing fields.
- ITEM 7. **IMPACT Analysis:** A written analysis of the impact of the proposal with respect to the criteria listed in Appendix A - Zoning; Article II - Administration ; Section 2-1.5 Review Standards for Zoning Proposals.
- ITEM 8. **DISCLOSURE FORM:** If the owner, applicant and/or applicant's representative has made a campaign contribution to any member of City Council for \$250.00 or more within the past 2 years, Sections 1 through 4 of the Disclosure Form must be completed. If no contributions have been made, No should be circled and Section 4 of the form completed.
- ITEM 9. **APPLICATION FEE:** A \$400 application fee shall be paid and can be processed via a check made out to the City of Stone Mountain or a credit card. Credit card payments can be processed at City Hall or via the Credit Card Authorization Form that is attached to this application.

OTHER DOCUMENTS THAT MAY BE REQUIRED:

- ITEM 10. **DEVELOPMENT OF REGIONAL IMPACT (DRI):** The Department of Community Affairs (DCA) has formulated development thresholds as listed below. When a development meets or exceeds the thresholds, the Atlanta Regional Commission (ARC) and the Georgia Regional Transportation Authority (GRTA) shall review the project concurrently. Applicants shall first file the rezoning/use permit request with City of Stone Mountain. After the ARC/GRTA findings are complete, the rezoning/use permit will be placed on the next available agenda. It is the applicant's responsibility to contact and follow all ARC and GRTA review procedures. For details visit the ARC at www.atlantaregional.com and GRTA at www.grta.org/dri/home.htm or call ARC or GRTA at 404-463-3100.

Effective March 1, 2014	
DEVELOPMENTS OF REGIONAL IMPACT	
Tiers and Development Thresholds	
Type of Development	Metropolitan Region
Office	Greater than 400,000 gross square feet
Commercial	Greater than 300,000 gross square feet
Wholesale & Distribution	Greater than gross 500,000 square feet
Hospitals and Health Care Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Housing	Greater than 400 new lots or units
Industrial	Greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres
Hotels	Greater than 400 rooms
Mixed Use	Gross square feet greater than 400,000 (with residential units calculated at either 1,800 square feet per unit or, if applicable, the minimum square footage allowed by local development regulations); or covering more than 120 acres; or if any of the individual uses meets or exceeds a threshold as identified herein
Airports	All new airports, runways and runway extensions
Attractions and Recreational Facilities	Greater then 1,500 parking spaces or a seating capacity of more than 6,000

Post Secondary Schools	New school with a capacity of more than 2,400 students; or expansion by at least 25 percent of capacity
Waste Handling Facilities	New facility or expansion of use of an existing facility by 50 percent or more
Quarries, Asphalt and Cement Plants	New facility or expansion of existing facility by more than 50 percent
Wastewater Treatment Facilities	New major conventional treatment facility or expansion of existing facility by more than 50 percent; or community septic treatment facilities exceeding 150,000 gallons per day or serving a development project that meets or exceeds an applicable threshold as identified herein
Petroleum Storage Facilities	Storage greater than 50,000 barrels if within 1,000 feet of any water supply; otherwise, storage capacity greater than 200,000 barrels
Water Supply Intakes/Public Wells/Reservoirs/Treatment Facilities	New facilities
Intermodal Terminals	New facilities
Truck Stops	A new facility with more than three (3) diesel fuel pumps, or containing a half acre of truck parking or 10 truck parking spaces
Correctional/Detention Facilities	Greater than 300 new beds; or generating more than 375 peak hour vehicle trips per day
Any other development types not identified above (includes parking facilities)	1,000 parking spaces or, if available, more than 5,000 daily trips generated

MEETINGS AND PUBLIC HEARINGS:

- A) **The Planning Commission (PC)** holds a meeting on the third Monday of each month at 6:30 PM at Stone Mountain City Hall, 875 Main Street, Stone Mountain, GA 30083. The Planning Commission makes recommendations that are forwarded to the Mayor and City Council.
- B) **City Council** holds a public meeting on the third Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.
- C) **City Council** holds a public hearing on the first Tuesday of each month at 6:30 p.m. at Stone Mountain City Hall located at 875 Main Street, Stone Mountain, GA 30083.

PUBLIC NOTICE:

- A) **Mayor and City Council (MCC) Public Hearing Notice:** Signs posted along the frontages of properties subject to rezonings and/or use permits notify area residents of the City Council public hearing. Applicants are required to post signs in conspicuous places along the property's public street frontage(s) no later than 30 days before the City Council public hearing. Failure to post the signs properly, in accordance with instructions given to applicants at the time of filing, will result in delaying action on the petition until the next available appropriate hearing date. **THERE ARE NO EXCEPTIONS TO PROPERLY POSTING THESE SIGNS.**

If an applicant, prior to advertising, defers a petition, it is the responsibility of the applicant to contact the City at 770-498-8984 to pick up new signs and re-post the property.

When a petition is continued by City Council, posting an updated sign is not required. However, the date on the sign must be changed to reflect the continued hearing date.

Within 7 days of City Council final action the applicant shall remove and return the public notice sign to City Hall, 875 Main Street, Stone Mountain, GA 30083. If the sign is not returned, the applicant may be subject to a fee to cover the cost of replacing the public notice sign.



APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name:	Kono's Weigh LLC		
Address:	[REDACTED]		
Phone:	[REDACTED]	Cell:	[REDACTED]
		Fax:	_____
Email Address:	[REDACTED]		

OWNER INFORMATION (If different from Applicant)

Owner Name:	LeRon Furr		
Address:	[REDACTED]		
Phone:	_____	Cell:	[REDACTED]
		Fax:	N/A
Email Address:	Leron.furr@gmail.com		

PROPERTY INFORMATION

Address:	977 Main Street, Stone Mountain, GA. 30083		
Parcel ID#:	_____	Land Lot:	_____
		District:	_____

CURRENT ZONING: Smoking

USE PERMIT REQUEST: _____

Name (print) LeRon Furr

Signature: [Signature] Date: 3 April 2026

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

TYPE OR PRINT OWNER'S NAME

Sworn to and subscribed before me this the

_____ Day of _____ 20_____

ADDRESS

NOTARY PUBLIC

CITY & STATE ZIP CODE

OWNER'S SIGNATURE

PHONE NUMBER

EMAIL ADDRESS

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Lecia Funn
TYPE OR PRINT PETITIONER'S NAME

Sworn to and subscribed before me this the

4th Day of April 2026



[Signature]
NOTARY PUBLIC

CITY & STATE / ZIP CODE



[Signature]
PETITIONER'S SIGNATURE

Lecia.funn@gmail.com
EMAIL ADDRESS

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE



USE PERMIT CONSIDERATIONS

Applicant: Kono's Weigh LLC / LeRon Furr

Analyze the impact of the proposed use permit with the following questions:

1. Compatibility with land uses and zoning districts in the vicinity of the property for which the use permit is proposed? The proposed Kono's Weigh LLC is highly compatible with the existing land use pattern in the immediate vicinity.
The subject property is located within a Community Commercial district, and the surrounding properties to the North, East, and West.
2. What is the extent to which property values are diminished by their particular zoning restrictions? By granting this Use Permit for Smoking, the property can be put to its 'highest and best use.' This will allow for significant capital investment and property improvements that are currently not economically feasible under the existing restrictive zoning.
3. What is the extent to which the possible reduction of property values of the subject property promotes health, safety, morals or general welfare of the public? There is no evidence to suggest that the current reduction in property value (caused by existing zoning restrictions) promotes the health, safety, or general welfare of the public. In fact, the continued underutilization of the property may negatively impact the general welfare by preventing economic development and job creation in the in the City of Stone Mountain.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? There is little to no identifiable harm to the public if this Use Permit is granted.
The hardship imposed upon the property owner by the current zoning is significant, as the existing restrictions render the property [economically unviable/unmarketable], leading to [continued vacancy/loss of investment].
5. What is the suitability of the subject property for the zoning proposed? The subject property is highly suitable for the proposed business due to its physical configuration and location. The site provides ample space for the proposed building while easily accommodating all required off-street parking and jurisdictional buffers.
6. What is the length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property? The subject property has been vacant for approximately 2 years.
When considered in the context of the surrounding area, this vacancy is a clear outlier. While the vicinity has seen public improvements to the streetscape and increased foot traffic from nearby community assets, the subject property has been unable to contribute to this momentum due to the restrictive nature of its current zoning.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? Our customers will likely visit other businesses, clothing stores and the florist across the street.
We provide a service that the employees in the adjacent office building currently have to drive miles to find.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?

 The proposed zoning change will not adversely affect the existing use or usability of adjacent or nearby properties.

 Kono's Weigh LLC is an indoor, low-impact operation that generates minimal noise and no hazardous odors

 All required parking will be contained to, ensuring that neighboring businesses & residents are not burdened by overflow vehicles.

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?

 No. Under its current zoning designation, the subject property lacks a reasonable economic use that is viable in today's market.

10. Does the zoning proposal result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

 No. The proposed zoning change will not result in an excessive or burdensome use of public infrastructure.

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map?

 Yes, the proposed use is in direct conformity with the policy and intent of the City of Stone Mountain Comprehensive Plan and the Future Development Map.

12. Are there any other existing or changing conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the zoning proposal?

 Several existing and changing conditions in the City of Stone Mountain provide supporting grounds for the approval of this proposal.

 There is a clear trend of reinvesting in the historic commercial core, and our project directly contributes to this momentum.

13. What is the impact upon the appearance of the city?

 The proposed use will have a significantly positive impact on the appearance of the City,

 and will align with the aesthetic character of the surrounding commercial district.

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?

 The anticipated impact upon the provision of water, sewage, transportation, and other

 urban services are expected to be minimal and well within the capacity of existing systems.

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?

 The proposed Use Permit will have no negative impact on population density, nor will it contribute to overcrowding or urban sprawl.

16. What is the anticipated impact upon thoroughfare congestion and traffic safety?

 The proposed use will have a negligible impact on thoroughfare congestion and traffic safety. Kono's Weigh

 is a destination-oriented business that generates a low volume of daily trips, primarily spread out across non-peak hours.

17. What measures are being taken to protect the property against blight and depreciation?

 To protect the property against blight and depreciation, Kono's Weigh LLC is committed to a comprehensive maintenance and management plan. By establishing

 an active Smoking Permit at this location, we are eliminating the 'vacancy risk' that often leads to property neglect and unauthorized activity.



DISCLOSURE REPORT

Office use only:

USE PERMIT PETITION #: _____ CITY COUNCIL MEETING DATE: _____

Within the (2) years immediately preceding the filing of this zoning petition have you, as the applicant, owner and/or opponent for the use permit petition, or an attorney or agent of the applicant or opponent for the use permit petition, made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to a member of City Council.

CHECK ONE: YES NO

If the answer is YES, proceed to sections 1 through 4.
If the answer is NO, complete only section 4.

1. CHECK ONE: Party to Petition In Opposition to Petition

If party to petition, complete sections 2, 3, and 4 below.
If in opposition, proceed to sections 3 and 4 below.


2. List all individuals or business entities which have an ownership interest in the property which is the subject of this use permit petition: _____

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) LeRon Furr

Signature:  Date: 3 April 2026

SITE PLAN CHECKLIST

Site plans for use permit petitions must be drawn to scale and shall, at a minimum, include the following information:

ITEM #	DESCRIPTION	CHECK
1	A correct scale and north arrow.	<input checked="" type="checkbox"/>
2	The proposed land use classification.	<input checked="" type="checkbox"/>
3	The present zoning classification of the tract(s) and all adjacent parcels.	<input checked="" type="checkbox"/>
4	The proposed location of any existing and proposed buildings and improvements with dimensions, to scale and the square footage of all existing and proposed buildings.	<input checked="" type="checkbox"/>
5	The location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement.	<input checked="" type="checkbox"/>
6	The location of required off-street parking and loading spaces to include number of spaces and dimensions - must also include handicapped parking.	<input checked="" type="checkbox"/>
7	Setbacks for all existing and proposed buildings to include driveways, walkways, fences, etc.	<input checked="" type="checkbox"/>
8	The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.	<input checked="" type="checkbox"/>

Office use only:

Application reviewed by: _____

Staff signature: _____ Date: _____

Staff printed name: _____

FEE SCHEDULE

SPECIAL USE PERMIT	\$400 each
CONDITIONAL USE PERMIT	\$400 each

Methods of payment: Cash, Money Order and Credit Cards can be taken at City Hall or via a credit card authorization form.



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

LeRon Furr

Name Konos Weigh				
Company 8735 Dunwoody Place		1228	Atlanta, GA	30350
Mailing Address [REDACTED]		Suite/Apt. #	City, State	Zip Code
Primary Phone #		Alternate Phone #		E-mail info@eliteexecutiveholdings.com

PROJECT SUMMARY

977 Main St., Stone Mountain, GA. 30083

Address of Project	
Name of Project Smoking Permit	
Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)	

Total Project Acreage

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

Kitchen 131sq ft. Bar 600sq ft 900 sq ft seating.

Applicant Signature 

Date: 4 / 3 / 2026

NOTE: This form must be signed by staff and submitted with your application.

<i>For Internal Use Only:</i>	
Pre-Application Meeting Date: _____	
Staff Printed Name: _____	Signed: _____

KONO'S WEIGH LLC — SITE PLAN (ITEM #6: PARKING & LOADING - FINAL)

PARKING SUMMARY: TOTAL OFF-STREET PARKING: 6 SPACES (5 STANDARD, 1 ADA ACCESSIBLE)

ADA PARKING: ADA PARKING SPACE (8' + 5' ACCESS AISLE) LOCATED NEAREST MAIN ENTRANCE

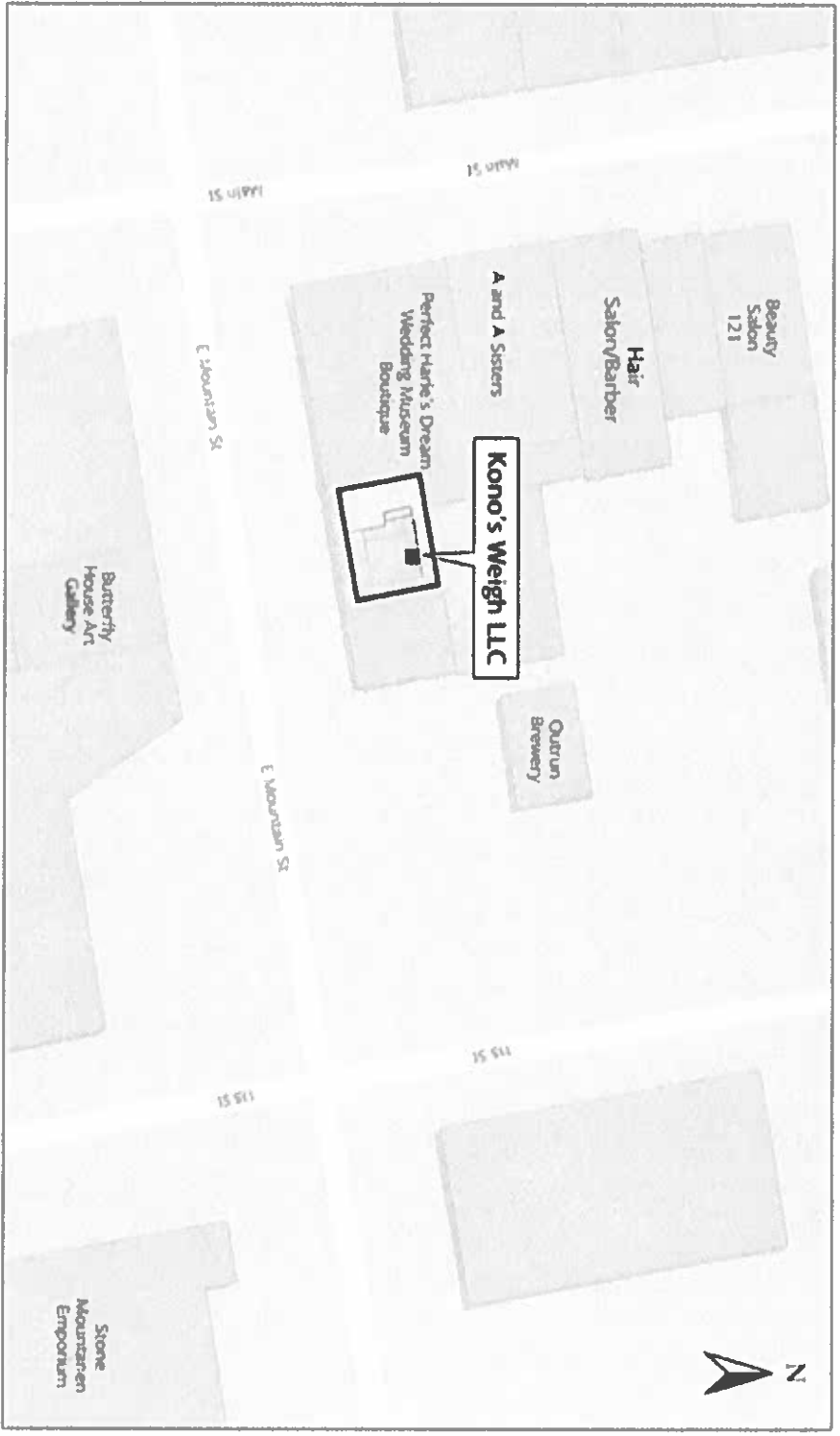
ON-STREET PARKING: On-street parking is available along Main Street and East Mountain Street, including designated accessible spaces. These spaces are public and not included in the required off-street parking count.

PUBLIC PARKING: A public pay parking lot is located within walking distance of the site and provides additional parking capacity for patrons.

LOADING AREA: LOADING / DELIVERY AREA (10' x 20') LOCATED AT REAR OF BUILDING

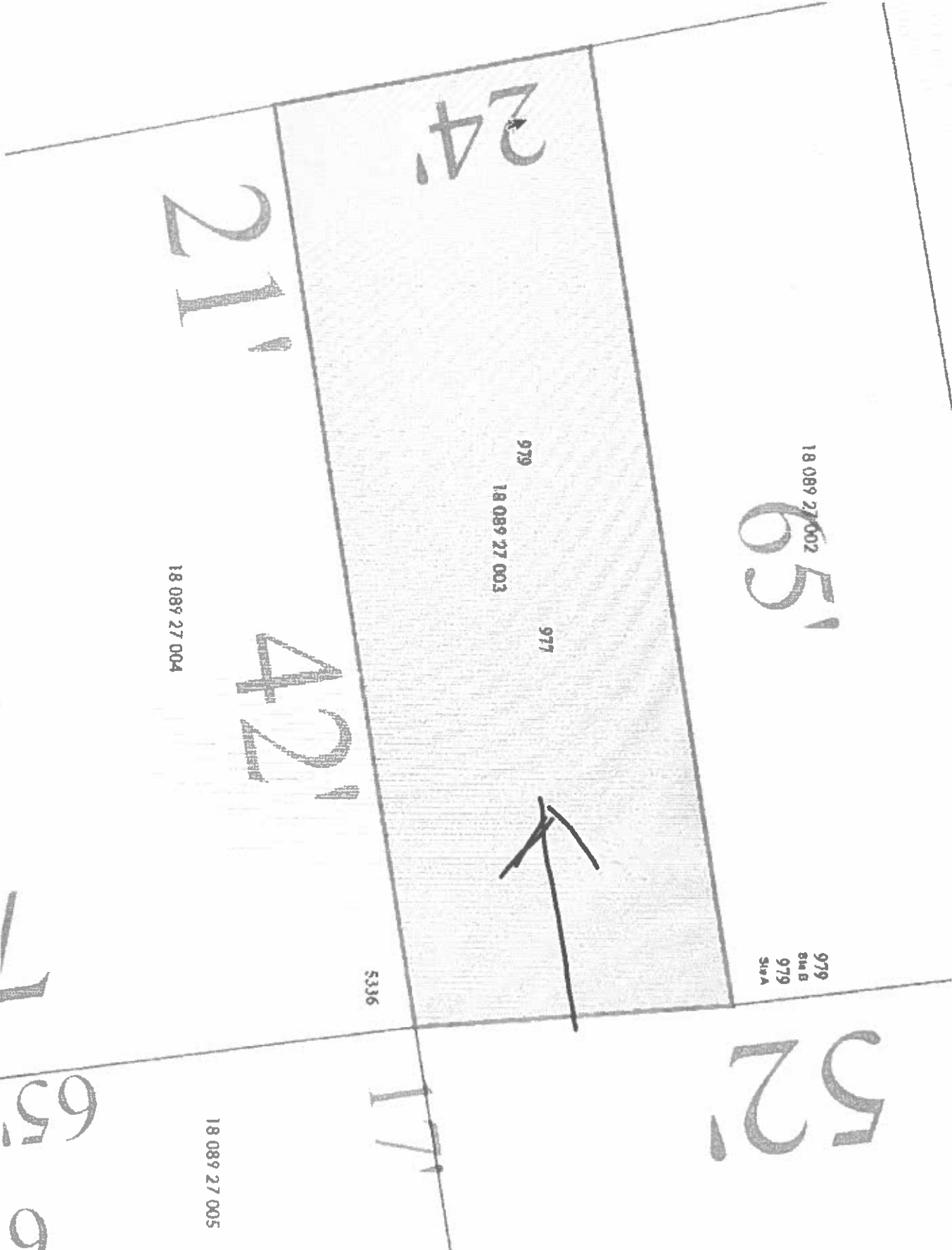
NOTE: All required parking calculations are based on off-street spaces only and are compliant with local zoning requirements. Supplemental parking sources are provided for additional capacity but are not included in required counts.

Site Location Map – 977 Main Street, Stone Mountain, GA



4/1/2026, 10:23:20 PM

1.564



979
Site B
979
Site A

18 089 27 002

979
18 089 27 003

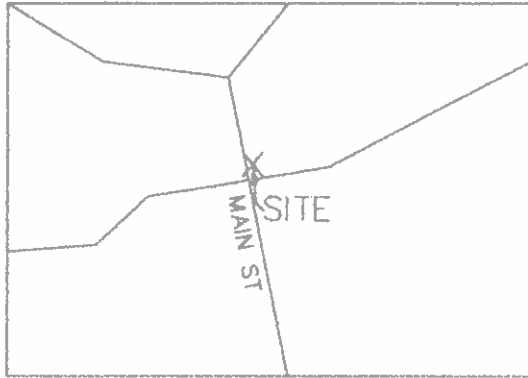
18 089 27 004

18 089 27 005

5336

APPLICATION FOR: DEKALB COUNTY

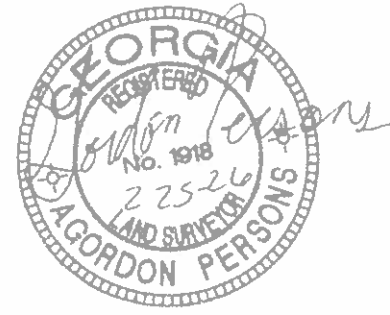
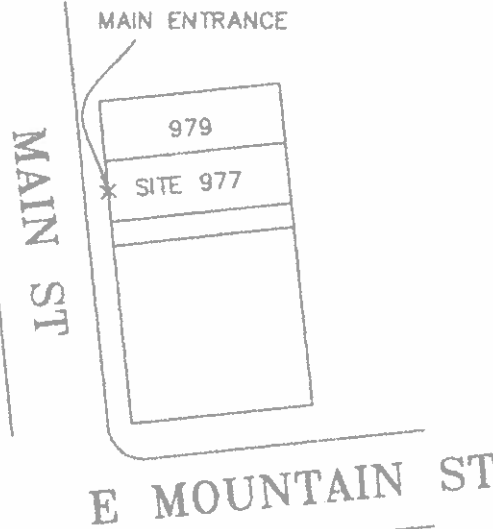
SITE ADDRESS:
977 MAIN ST
STONE MOUNTAIN, GA 30083
ZONED: X
TAX PARCEL ID: 18 089 27 003



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
1" = 80'



1. SCHOOL: 130 YARDS TO VALOR PREPARATORY ACADEMY
5312 W MOUNTAIN ST STONE MOUNTAIN, GA 30083
2. NO ALCOHOL TREATMENT CENTER WITHIN 200 YARDS OF THE SITE
3. CHURCH: 195 YARDS TO STONE MOUNTAIN FIRST UNITED METHODIST CHURCH
5312 W MOUNTAIN ST STONE MOUNTAIN, GA 30083
4. PRIVATE RESIDENCE: 192 YARDS TO 5387 E MOUNTAIN ST STONE MOUNTAIN, GA 30083
5. ADULT ENTERTAINMENT: 7,218 YARDS TO STARSHIP ENTERPRISES
4872 MEMORIAL DR STONE MOUNTAIN, GA 30083

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 OF 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 PROPERTY LINE OF THE SCHOOL.

Advance Survey, Inc.

1923 JOSHUA DRIVE
LAWRENCEVILLE, GA. 30045
OFFICE: (770) 995-0938



© COPYRIGHT 2026
ADVANCE SURVEY INC.
LSF000455
ALL MATTERS OF TITLE EXCEPTED

ALCOHOLIC BEVERAGE SURVEY FOR:

KONOS WEIGH LLC

977 MAIN ST STONE MOUNTAIN, GA 30083

LAND LOT:	89	SCALE:	1"=80'
DISTRICT:	18TH	DATE:	2/25/2026
SECTION:	----	DRAWN BY:	LAR
COUNTY:	DEKALB	CHK BY:	AGP PC: LAR
STATE:	GEORGIA	JOB NO:	260039

DeKalb County Department of Planning & Sustainability

ALCOHOLIC BEVERAGE LICENSE SURVEY - RETAIL SALES IN ORIGINAL PACKAGE

To: DeKalb County Business /Alcohol Licensing Office
330 W. Ponce De Leon Avenue
2nd Floor,
Decatur, GA, 30030

Date: 2-25-26

Applicants Name: _____
Trade Name: Konos Weah LLC
Business Address: 477 Main St. Stone Mountain, Ga 30083

BEER AND/ WINE [100 YARDS MINIMUM]

- 195 Number of yards to the nearest church or place used primarily for religious services at:
5312 W. Mountain St Stone Mountain, Ga 30083
- 130 yards to the nearest school building, school ground, educational facility or college campus; this includes Kindergartens, or churches which have schools or Kindergartens located at the following address:
5312 W. Mountain St. Stone Mountain, Ga 30083
- 7218 yards to adult entertainment establishment at: 4872 Memorial Dr. Stone Mountain, Ga 30083
- / yards (must be at least 200 yards for Beer or Wine) to the nearest alcohol treatment center located at: none within 200 yards

LIQUOR [200 YARDS MINIMUM]

- 195 yards to the nearest church or other place used primarily for religious services at the following address: 5312 W. Mountain St Stone Mountain, Ga 30083
- / yards to the nearest alcohol treatment center or adult entertainment establishment at the following address: none within 200 yards
- 192 yards to private residence (includes houses, apartments, condos & etc.). Give name if other than a house: 5387 E. Mountain St Stone Mountain, Ga 30083
- 130 yards to the nearest school building, school ground and college campus; this includes Kindergartens or churches which have schools or Kindergartens. Give name and address :
Valor Preparatory Academy 5312 W. Mountain St Stone Mountain, Ga 30083

LIQUOR STORES [100 YARDS]

- _____ yards to the nearest operating liquor store. Give complete name and address:

NOTE: ALL MEASUREMENTS SHALL BE MEASURED BY THE MOST DIRECT ROUTE (STRAIGHT OR THE SHORTEST) (WALKING OR DRIVING) AND SHALL BE MEASURED IN THE FOLLOWING MANNER:

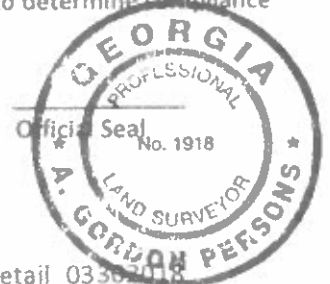
- From the front door of the structure from which alcoholic beverage is to be sold or served;
- In a straight line to the nearest sidewalk, street, highway, road or walkway;
- Along such public sidewalk, street, highway, road or walkway;
- To the front door of the building, unless you are measuring to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

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

Gordon Persons
Signature of Land Surveyor

1918
State License Number

2-25-26
Date



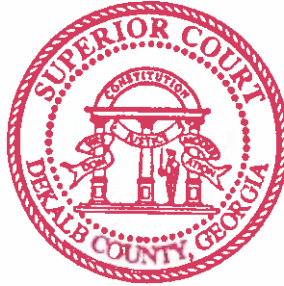
**Stamp this form with your State Seal. **

2026035210 DEED BOOK 32499 PG 450
Filed and Recorded: 3/25/2026 11:47:00 AM
Recording Fee: \$25.00
Real Estate Transfer Tax: \$250.00
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

After Recording Return To:
McMichael & Gray, P.C.
2055 North Brown Road, Suite 250
Lawrenceville, GA 30043

Order No.: MGC-GA-260085-COM

Property Appraiser's Parcel I.D. Number:
1808927003



State of Georgia, DeKalb County
The undersigned officer of DeKalb Superior Court certifies that this is
a true and correct copy of the original document which is on file and of
record in the Office of the Clerk of Superior Court. Witness my hand
and seal of the Superior Court of DeKalb County Georgia.

This 3 day of April 2026

Signature: [Signature]
Deputy Clerk, DeKalb County Superior Court

Deed BOOK 32499 PAGE 450-452

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF GWINNETT

THIS INDENTURE, made this 20th day of March, 2026, between

City Wide Investments LLC, a Georgia limited liability company

as party or parties of the first part, hereinafter called Grantor, and

977 Main Street LLC, a Georgia limited liability company

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

City Wide Investments LLC, a Georgia limited liability company

S. A. Jackson
Unofficial Witness

By: [Signature]
Mario Jakic, Sole Member

[Signature]

My Commission Expires: _____
[Notary Seal]



(Corporate Seal)



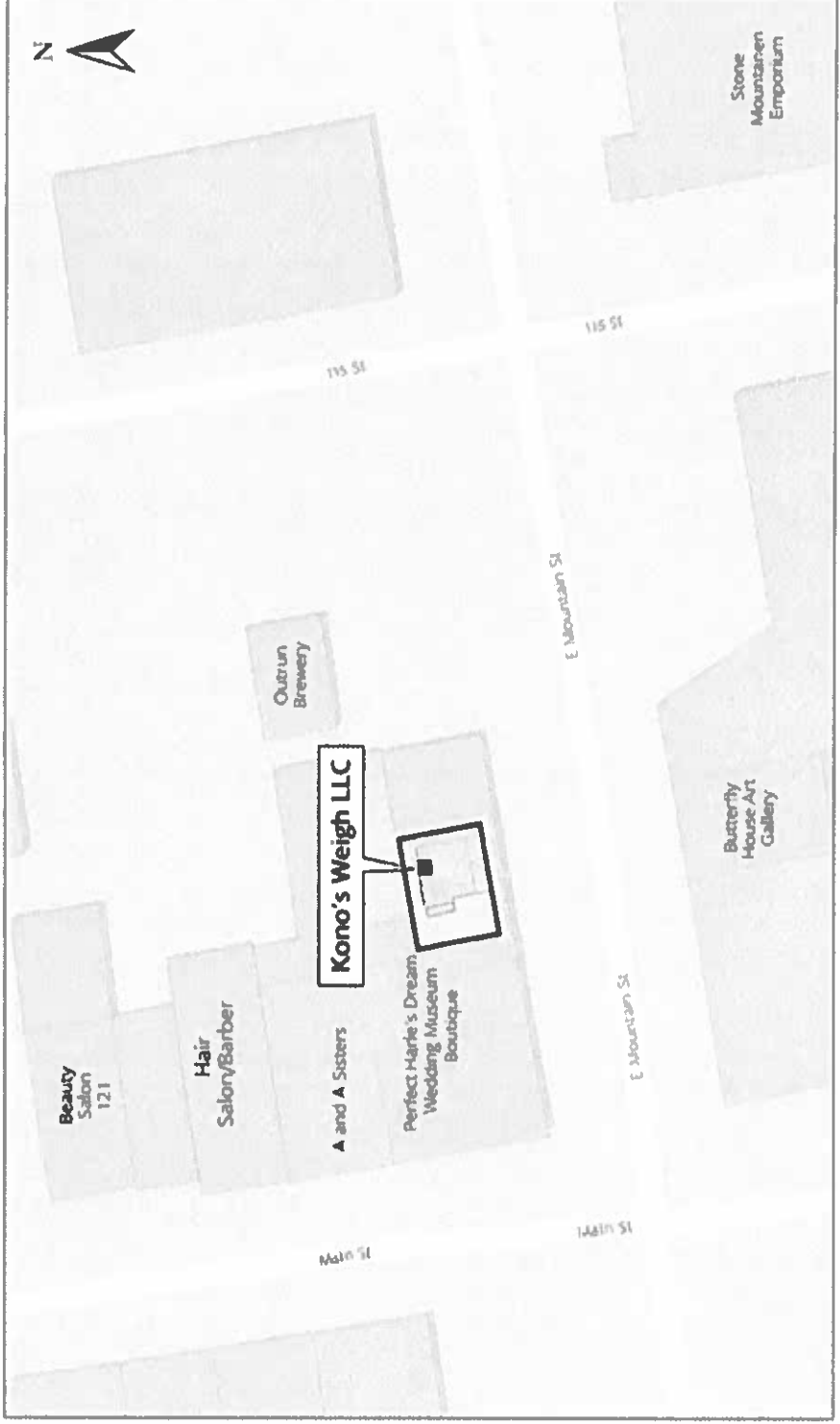
EXHIBIT A

All that tract or parcel of land lying and being in Land Lot 89 of the 18th District, DeKalb County, Georgia, being located in the City of Stone Mountain, and being more particularly described as follows:

Commencing on the East side of the first main street (formerly called Lawrenceville Street) at the Northwest corner of property now or formerly owned by G.R. Wells; and running thence North along the East side of first main street (formerly known as Lawrenceville Street) 24 feet to the Southwest corner of property now or formerly owned by Dr. W.T. McCurdy, and running thence East along the South line of property of Dr. W.T. McCurdy, a distance of 64 feet to property now or formerly owned by Nash and McCurdy; and running thence South along the West line of Nash and McCurdy Property, a distance of 24 feet to the North line of property now or formerly owned by G.R. Wells, running thence West along the North line of property now or formerly owned by G.R. Wells, a distance of 64 feet to the East line of first main street (formerly known as Lawrenceville Street) and the point of beginning; being improved property known as #977 Main Street, Stone Mountain, Georgia.



Site Location Map – 977 Main Street, Stone Mountain, GA



4/1/2026, 10:23:20 PM

1:564

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

977 Main Street LLC / Debra Ferr
TYPE OR PRINT OWNER'S NAME

87 [REDACTED]
ADDRESS

977 Main Street LLC / [REDACTED]
OWNER'S SIGNATURE

[REDACTED]

Sworn to and subscribed before me this the

9 Day of April 2026

[Signature]
NOTARY PUBLIC



[REDACTED]

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Debra Ferr
TYPE OR PRINT PETITIONER'S NAME

[REDACTED]

CITY & STATE / ZIP CODE

[Signature]
PETITIONER'S SIGNATURE

[REDACTED]

Sworn to and subscribed before me this the

4th Day of April 2026

[Signature]
NOTARY PUBLIC



706-570-4959
PHONE NUMBER

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE



APPLICATION FOR USE PERMIT

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

USE PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name:	Kono's Weigh LLC		
Address:	[REDACTED]		
Phone:	[REDACTED]	Cell:	[REDACTED]
Fax:	[REDACTED]		
Email Address:	info@eliteexecutiveholdingsinc.com		

OWNER INFORMATION (If different from Applicant)

Owner Name:	LeRon Furr		
Address:	[REDACTED]		
Phone:	[REDACTED]	Fax:	N/A
Email Address:	[REDACTED]		

PROPERTY INFORMATION

Address:	977 Main Street, Stone Mountain, GA. 30083		
Parcel ID#:	Land Lot:	District:	

CURRENT ZONING: Smoking _____

USE PERMIT REQUEST: _____

Name (print) LeRon Furr _____

Signature:  _____ Date: 3 April 2026 _____

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

977 Main Street LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **03/04/2026** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **03/06/2026**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 3/4/2026 6:30:44 PM

BUSINESS INFORMATION

CONTROL NUMBER 26049501
BUSINESS NAME 977 Main Street LLC
BUSINESS TYPE Domestic Limited Liability Company
EFFECTIVE DATE 03/04/2026

PRINCIPAL OFFICE ADDRESS

ADDRESS 8735 DUNWOODY PLACE, #12404, Atlanta, GA, 30350, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Georgia Registered Agent LLC	8735 Dunwoody Pl, Atlanta, GA, 30350, USA	Fulton

ORGANIZER(S)

NAME	TITLE	ADDRESS
DeRon Furr	ORGANIZER	8735 DUNWOODY PLACE, #12404, Atlanta, GA, 30350, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE DeRon Furr
AUTHORIZER TITLE Organizer

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

CERTIFICATE OF REINSTATEMENT

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

CITY WIDE INVESTMENTS LLC
a Domestic Limited Liability Company

was formed on 12/04/2007, and later administratively dissolved on 09/13/2024. Said entity has filed an application for reinstatement and has paid all fees and penalties due to the Secretary of State. Attached hereto is a true and correct copy of said application.

WHEREFORE, said entity is hereby reinstated as of 02/12/2026, having met the requirements for reinstatement under Title 14 of the Official Code of Georgia Annotated. The reinstatement shall relate back to and take effect as of the date of the administrative dissolution and the entity may resume its business as if the administrative dissolution had never occurred.

WITNESS my hand and official seal in the City of Atlanta
and the State of Georgia on **02/16/2026**.



Brad Raffensperger

Brad Raffensperger
Secretary of State

STATE OF GEORGIA

Secretary of State

Corporations Division

313 West Tower

2 Martin Luther King, Jr. Dr.

Atlanta, Georgia 30334-1530

Application for Reinstatement

Electronically Filed

Secretary of State

Filing Date: 2/12/2026 11:11:23 AM

BUSINESS INFORMATION

BUSINESS NAME : CITY WIDE INVESTMENTS LLC

CONTROL NUMBER : 07098183

BUSINESS TYPE : Domestic Limited Liability Company

ADMINISTRATIVE DISSOLUTION DATE : 09/13/2024

Ground(s) for the administrative dissolution either did not exist or have been eliminated. All taxes owed by the entity have been paid.

ADDRESS AND REGISTERED AGENT AT TIME OF ADMINISTRATIVE DISSOLUTION

PRINCIPAL OFFICE ADDRESS : 977 Main St, Stone Mountain, GA, 30083, USA

REGISTERED AGENT NAME : Mario Jakic

REGISTERED OFFICE ADDRESS : 977 Main St, Stone Mountain, GA, 30083, USA

REGISTERED OFFICE COUNTY : Dekalb

UPDATES TO ADDRESS AND REGISTERED AGENT

PRINCIPAL OFFICE ADDRESS : 555 Laurelton Circle, LAWRENCEVILLE, GA, 30044, USA

REGISTERED AGENT NAME : Mario Jakic

REGISTERED OFFICE ADDRESS : 555 Laurelton Circle, LAWRENCEVILLE, GA, 30044, USA

REGISTERED OFFICE COUNTY : Dekalb

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE : Mario Jakic

AUTHORIZER TITLE : Registered Agent

IMPACT ANALYSIS

Property Use & Community Impact Statement
Kono's Weigh LLC
Stone Mountain, Georgia

Submitted to:
Tamaya Huff
Community Development – Planning Division

1. Purpose of Statement

This statement outlines the intended use of the subject property and evaluates its anticipated impact on surrounding streets, parking, and neighboring properties.

2. Proposed Use of Property

The property will operate as Kono's Weigh, a refined, experience-based concept described as a Kultural Koffee & Kocktail House. This is a low-density, controlled environment and not a high-volume bar or nightclub. Operations include coffee service, light food, structured social experiences, and cultural retail.

3. Traffic & Street Impact

The operational model minimizes street impact. There is no drive-thru or high-turnover traffic. Guest arrivals are staggered, with peak hours in the evening. The location supports walkability. The use is not expected to create congestion or alter traffic conditions.

4. Parking Impact

Parking is supported by on-street parking, nearby public/pay parking, and shared district parking. Controlled capacity and lower turnover reduce demand. Impact will remain consistent with surrounding uses.

5. Noise & Neighborhood Compatibility

The environment is low-noise with no outdoor amplified music. Interior sound remains at conversational levels. The use will not create nuisance conditions.

6. Operational Control & Safety

Operations include managed entry, controlled guest flow, limited capacity, a cashless system, and continuous staff oversight.

7. Community & Economic Contribution

The project activates Main Street, supports surrounding businesses, creates employment, and contributes culturally to the district.

8. Overall Impact Summary

This is a low-impact, high-quality use that does not strain infrastructure, maintains controlled operations, and aligns with the district character.

9. Closing Statement

The goal is to operate as a long-term, community-aligned establishment that enhances the City of Stone Mountain without creating strain on infrastructure or neighboring properties.

Submitted By:

LeRon Gabriel Furr

Owner, Kono's Weigh LLC

LETTER OF INTENT

Kono's Weigh LLC
Stone Mountain, Georgia

Property Address: 977 Main Street, Stone Mountain, Georgia 30083
Parcel ID: 18-089-27-003

Submitted to:
Tamaya Huff
Community Development – Planning Division

1. Purpose

This Letter of Intent outlines the intended use of the subject property and provides a detailed explanation of how Kono's Weigh LLC will operate in full alignment with city expectations, including compliance with smoke shop requirements and microdistillery regulations. The intent is to demonstrate a controlled, low-impact operation that integrates seamlessly into its surroundings.

2. Existing Property Description

The subject property is a compact, street-facing commercial space located within a walkable Main Street corridor. The building is appropriately scaled for low- to moderate-intensity commercial use and is surrounded by established businesses that operate in a similar pattern. No expansion or structural modification is proposed. The existing layout supports a refined, service-oriented environment without introducing strain on infrastructure.

3. Proposed Use of Property

The property will operate as Kono's Weigh, a Kultural Koffee & Kocktail House designed around a controlled, experience-based model. The concept emphasizes quality, atmosphere, and intentional guest flow rather than volume. Operations will include specialty coffee service, curated light food offerings, cultural retail, and structured guest experiences, along with integrated cigar and microdistillery components operating within a controlled framework.

4. Operational Approach

Operations are designed to maintain a steady, predictable flow of guests. Attendance is influenced by reservations and structured experiences, reducing peak surges. Staffing levels are aligned with capacity to ensure proper supervision at all times. The business will maintain a clean, organized, and well-managed environment throughout all hours of operation.

5. Smoke Shop Component

The cigar component is limited in scope and designed as a complementary element. There will be no high-volume retail tobacco sales. Tobacco products will not be advertised externally, and all related activity will occur within the premises under staff supervision. The environment will discourage loitering

and maintain a controlled, refined atmosphere.

6. Microdistillery Component

The microdistillery will function as a small-scale, craft-oriented operation integrated into the business. Production will be limited in volume and non-industrial in nature. All processes will comply with applicable local, state, and federal regulations, including TTB requirements. Storage and handling will follow all safety standards, and the operation will remain fully contained within the premises.

7. Compliance & Safety

Kono's Weigh will adhere to all applicable zoning, safety, and operational requirements. This includes fire code compliance, ventilation standards, licensing requirements, and operational oversight. Staff will be trained to ensure consistent adherence to all regulatory expectations.

8. Community Impact

The business is designed to operate as a low-impact establishment that supports surrounding businesses and contributes positively to the area. By maintaining controlled guest flow and a refined atmosphere, the operation avoids strain on parking, traffic, and neighboring properties while encouraging walkability and economic activity.

9. Closing Statement

Kono's Weigh is intentionally structured as a long-term, responsible business that prioritizes operational control, compliance, and compatibility. The goal is to create a space that enhances its surroundings while maintaining a measured and disciplined approach to daily operations.

Submitted By:

LeRon Gabriel Furr

Owner, Kono's Weigh LLC

DISTANCE FROM SENSITIVE LAND USES



Measurement

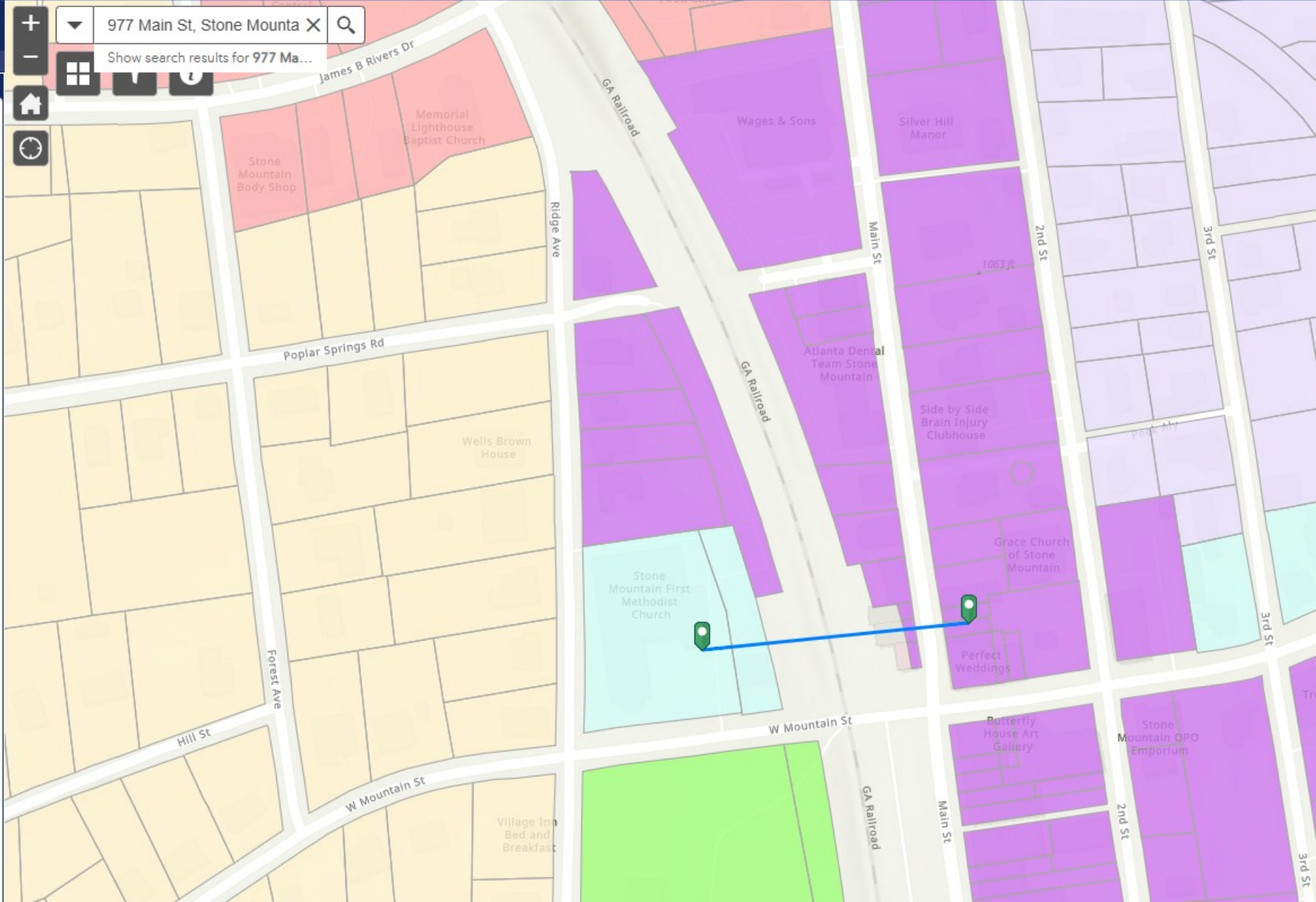


Measurement Result

128.8 Yards

Clear

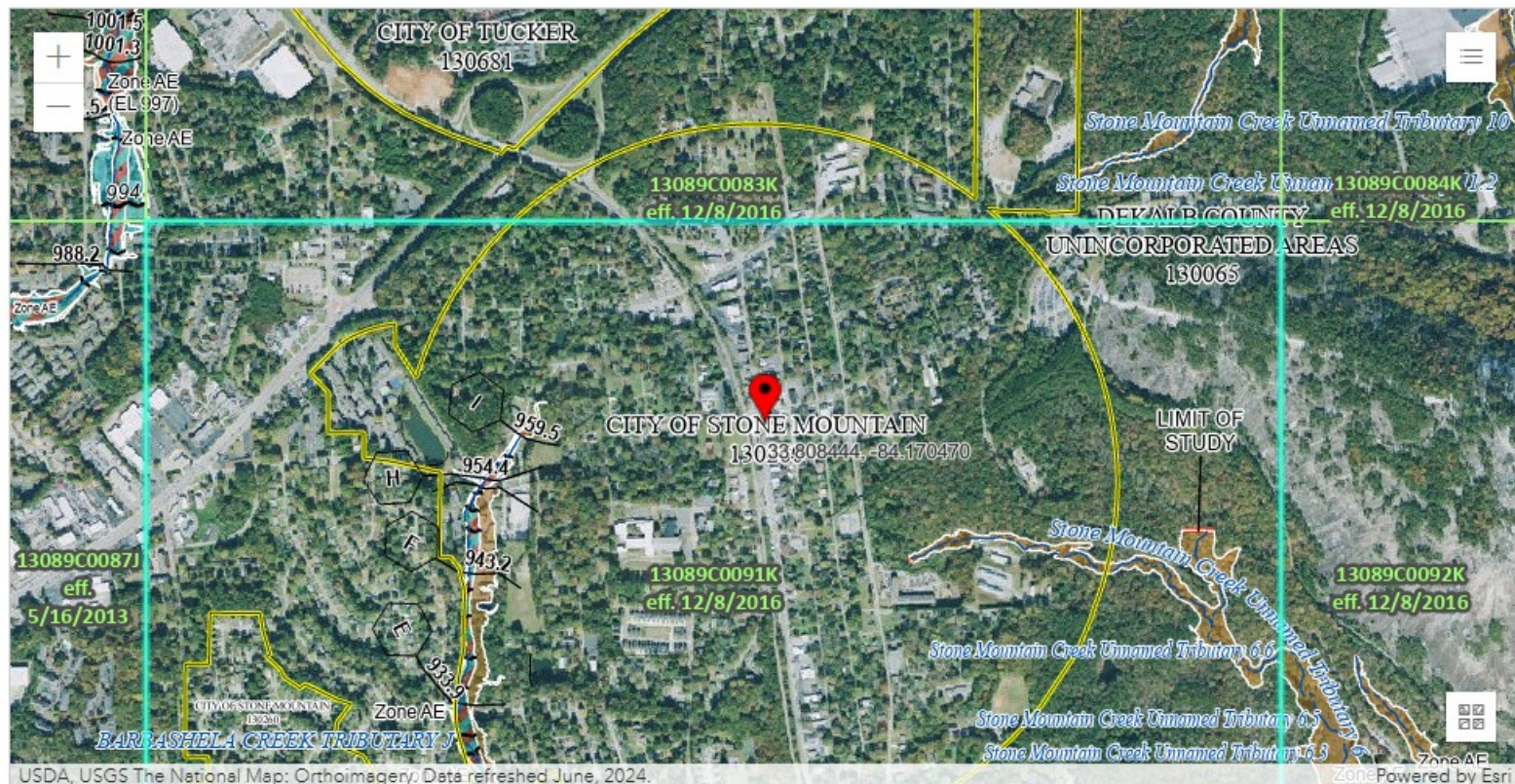
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FLOOD MAP

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)



USDA, USGS The National Map: Orthomimagery. Data refreshed June, 2024.

PIN



Approximate location based on user input and does not represent an authoritative property location



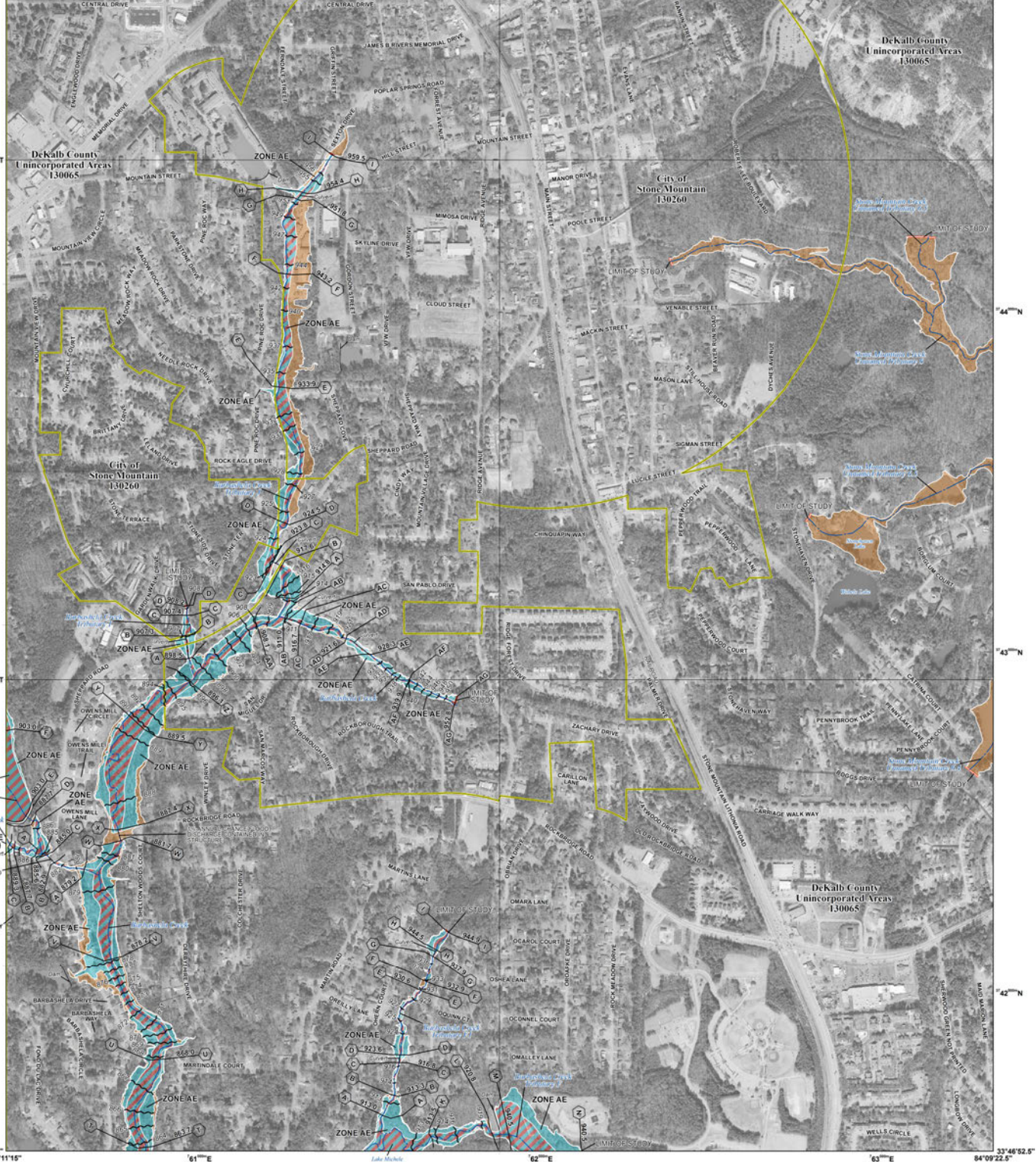
Selected FloodMap Boundary

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AH9
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

- 20.2** Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study

Zone AE Powered by Esri



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

	Without Base Flood Elevation (BFE) Zone A, V, AS9
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
	Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-3637) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

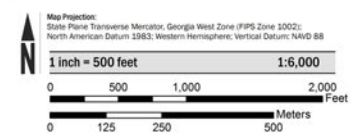
Communities possessing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6623.

Base map information shown on this FIRM was provided in digital format by the DeKalb County aerial photography produced at a scale of 1:1200 from photography dated 2010 or later.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP
 DEKALB COUNTY, GEORGIA
 and Incorporated Areas

PANEL 91 OF 201

COMMUNITY	NUMBER	PANEL	SUFFIX
DEKALB COUNTY	130065	0091	K
STONE MOUNTAIN CITY	130260	0091	K
OF			

Panel Contains:



PROPERTY APPRAISER DOCUMENTS



<ul style="list-style-type: none"> Real Property Profile Personal Property Profile Value History Appeals History Appeal by Year Current Values Commercial Detached Improvements Land Map Pictometry Permits Photos Residential Structure Sales Sketch Exemptions 	<p>PARID: 18 089 27 003 Tax Dist: TSM1-STMTN CTYTAD CITY WIDE INVESTMENTS</p> <p style="text-align: right;">977 MAIN ST</p> <hr/> <p>Land</p> <hr/> <table border="0"> <tr> <td>Land Type</td> <td>S - SQUARE FOOT</td> </tr> <tr> <td>Land Code</td> <td>911 - MAJOR ROAD PRIMARY</td> </tr> <tr> <td>Square Feet</td> <td>1,560</td> </tr> <tr> <td>Calculated Acres</td> <td>.0358</td> </tr> <tr> <td>Deeded Acres</td> <td>.0358</td> </tr> <tr> <td>Parcel ID</td> <td>18 089 27 003</td> </tr> <tr> <td>Address</td> <td>977 MAIN ST</td> </tr> <tr> <td>Unit</td> <td></td> </tr> <tr> <td>City</td> <td>STONE MOUNTAIN</td> </tr> <tr> <td>Zip Code</td> <td>30083-3060</td> </tr> <tr> <td>Neighborhood</td> <td>9199</td> </tr> <tr> <td>Class</td> <td>C3 - COMMERCIAL LOT</td> </tr> <tr> <td>Land Use Code</td> <td>373-Retail - Single Occupancy</td> </tr> <tr> <td>Super NBHD</td> <td></td> </tr> <tr> <td>Zoning</td> <td>X - UNKNOWN</td> </tr> </table>	Land Type	S - SQUARE FOOT	Land Code	911 - MAJOR ROAD PRIMARY	Square Feet	1,560	Calculated Acres	.0358	Deeded Acres	.0358	Parcel ID	18 089 27 003	Address	977 MAIN ST	Unit		City	STONE MOUNTAIN	Zip Code	30083-3060	Neighborhood	9199	Class	C3 - COMMERCIAL LOT	Land Use Code	373-Retail - Single Occupancy	Super NBHD		Zoning	X - UNKNOWN
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Actions

- [Printable Summary](#)
- [Printable Version](#)



1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov

Comp Search (Commercial)

Start Comp Search

Summary

Parcel Number 18 089 27 003
Location Address 977 MAIN ST
STONE MOUNTAIN GA 30083
Legal Description
Property Class C3 Retail - Single Occupancy
Neighborhood 9199
Tax District TSM1
Millage Rate
Approximate/Computed Acres 0.035
Exemption Type No



1808927003 01/11/2022
1808927003.jpg

[View Map](#)

Owner

City Wide Investments
568 SOUTHWIND DR NW
LILBURN GA 30047 6034

Land

Land Type	Land Code	Description	Square Feet	Acres	Price
S	911	MAJOR ROAD PRIMARY	1,560	0.0358	\$30,890

Total Acres:
0.0358
Total Land-Value:
\$30,890

Commercial Improvement Information

Card 1
Building No 1
Structure Code/Desc 373-RTL SNGL OCP

Permits

Date	Number	Amount	Purpose
06/15/1996	109307	\$1,000	

Assessment Notices

[2025 Assessment Notice \(PDF\)](#)

[2024 Assessment Notice \(PDF\)](#)

[2023 Assessment Notice \(PDF\)](#)

Valuation

	2025	2024	2023	2022	2021
LUC	373	373	373	373	373
Class	C3	C3	C3	C3	C3
+ Land Value	\$27,140	\$27,140	\$27,140	\$27,140	\$27,140
+ Building Value	\$161,160	\$54,860	\$54,860	\$54,860	\$54,860
= Total Value	\$188,300	\$82,000	\$82,000	\$82,000	\$82,000
Assessed Value	\$75,320	\$32,800	\$32,800	\$32,800	\$32,800

Tax Information

[Link to Tax Commissioner website](#)

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Owner	Previous Owner	Recording
11/25/2009	\$60,000	LW	21760	00019	Qualified	Valid Sale FMV	CITY WIDE INVESTMENTS	IB PROPERTY HOLDINGS LLC	21760 00019
4/1/2008	\$0	DP	20821	00324	Unqualified	Foreclosure or Bankruptcy	IB PROPERTY HOLDINGS LLC	BAYVIEW LOAN SERVICING LLC	20821 00324
6/16/2006	\$180,000	WD	18856	00639	Unqualified	To or From Church or Charity	TAYLOR GREGORY	DEAN DONNA	18856 00639
1/2/1989	\$0	QC	06342	00600	Unqualified	Old Code No Longer Used	DEAN DONNA	JONES FLORENCE B	06342 00600
1/2/1989	\$0	QC	06342	00599	Unqualified	Old Code No Longer Used	DEAN DONNA	JONES DON F	06342 00599
1/2/1989	\$0	QC	06342	00598	Unqualified	Partial Interest	DEAN DONNA	JONES FLORENCE B	06342 00598
1/2/1989	\$0	QC	06342	00597	Unqualified	Partial Interest	DEAN DONNA	JONES DON F	06342 00597
1/2/1988	\$0	WD	06342	00596	Unqualified	Partial Interest	DEAN DONNA	JONES FLORENCE B	06342 00596
1/2/1988	\$0	WD	06342	00595	Unqualified	Partial Interest	DEAN DONNA	JONES DON F	06342 00595
12/31/1987	\$0	WD	06342	00594	Unqualified	Partial Interest	DEAN DONNA	JONES FLORENCE B	06342 00594
12/31/1987	\$0	WD	06342	00593	Unqualified	Partial Interest	DEAN DONNA	JONES DON F	06342 00593
3/9/1983	\$80,000	WD	04726	00803	Qualified	Valid Sale FMV			04726 00803

Photos

[Skip to main content](#)

DeKalb County, GA

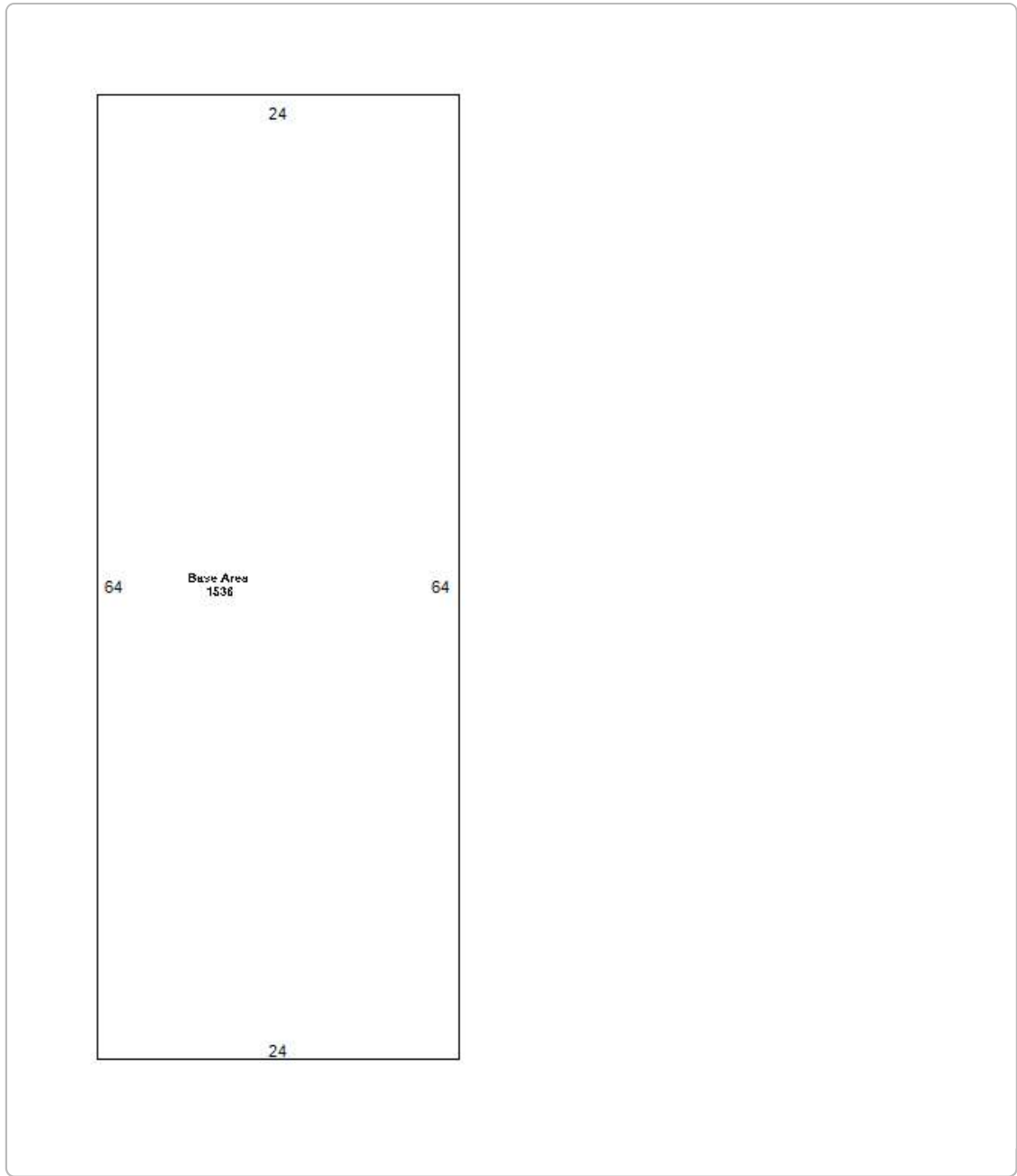


1808927003 01/11/2022



18 089 27 003 09/21/2016

Sketches



No data available for the following modules: Comp Search (Residential), Comp Search (Vacant), Residential Improvement Information, Accessory Information, Appeals.

DeKalb County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

| [User Privacy Policy](#) | [GDPR Privacy Notice](#)

[Last Data Upload: 4/11/2026, 2:22:08 PM](#)

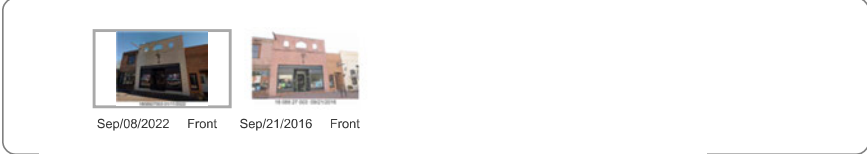
[Contact Us](#)

Developed by
 **SCHNEIDER**
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Error: Problem encountered rendering the Datalet Header. No Data. Please review the system log for details.

- Real Property Profile**
- Personal Property Profile**
- Value History**
- Appeals History**
- Appeal by Year**
- Current Values**
- Commercial**
- Detached Improvements**
- Land**
- Map**
- Pictometry**
- Permits**
- Photos**
- Residential Structure**
- Sales**
- Sketch**
- Exemptions**





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Actions

- [Printable Summary](#)
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1300 Commerce Drive Decatur, GA 30030



404-371-2000



311CCC@dekalbcountyga.gov



City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

STAFF ANALYSIS AND REPORT

CASE #: VAR2026-1808926006

OWNER : Teresita Dollar, Atlanta Mortuary Services

APPLICANT : Teresita Dollar, Atlanta Mortuary Services

LOCATION: 5406 E Mountain Street

PARCEL: 18 089 26 006

CURRENT ZONING: Office/Professional/Institutional (OPI)

REQUEST: Variance for 2 Façade Wall Signs

ZONING/ADJACENT LAND USE:

North	In Town Neighborhood Residential (R-3)
South	Village Center Mixed Use (VCM)
West	Office/Professional/Institutional (OPI)
East	Traditional Residential (R-2)

COMPREHENSIVE PLAN:

Future Land Use Designation: Mixed Use

MEETING INFORMATION:

Planning & Zoning Commission:	04/20/2026 – 6:30 P.M.
1 st Read City Council:	05/19/2026 – 6:30 P.M.
City Council Public Hearing:	06/02/2026 – 6:30 P.M.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

The applicant is seeking a variance to permit the installation of two façade signs that were installed without a permit. On July 31, 2025, the Code Enforcement Division issued a warning to the property owner at 5406 E Mountain Street for the unauthorized installation of three signs, which included two façade wall signs and a free-standing sign measuring 20 square feet.

Per Sec 23-43(b) No more than one (1) sign per tenant may be placed on anyone (1) facade or wall of anyone (1) building. However, in a single tenant building that is otherwise entitled to a free-standing sign the owner can elect to install not more than two (2) facade or wall signs in lieu of the free-standing sign.

The applicant has been directed to the Planning and Zoning Department to submit applications for the proposed signage at the subject property. On August 19, 2026, the Planning and Zoning Department issued a formal request to arrange a pre-application meeting concerning the variance for signage that exceeds the allowable limits established in the Stone Mountain Code of Ordinances. The applicant did not receive a response to this request. In early 2026, the applicant was issued an official citation by Code Enforcement and is scheduled to appear in Municipal Court in April 2026. In accordance with Section 23-92, sign variances are processed following the procedures delineated in the city's zoning ordinance pertaining to variances.

II. ZONING REQUIREMENTS

The subject property is zoned Office Professional Institutional (OPI). Per Section 5-8 the intent of the zoning district is to:

- Provides a transition between commercial, residential and the village center districts.
- Provides space for office, retail and institutional facilities that do not generate heavy automobile traffic or operate between the hours of 9:00 p.m. and 7:00 a.m.
- Creates and enhances a healthy mix of office, institutional and retail use areas where complete services are available and desirable for public service and convenience; and
- Requires a location that will reduce the use of automobile traffic between these separate uses while maximizing the footprint of a developable area.

This district is intended primarily for developments that contain financial, governmental, professional or complementary retail uses intended service to the professional community.

III. SITE HISTORY

The subject property encompasses an area of approximately .55 acres, while the primary structure is 5,852 SF. According to the DeKalb County Property Appraiser database in Georgia, the structure was constructed in 1938, while Georgia Natural Archaeology Historic Resource GIS Database reports the structure was originally constructed in 1870.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

IV. SIGN STANDARDS

STANDARD	PROPOSED	EXISTING	MET?
Façade Sign. One (1) Sign per tenant, per wall, per building (23- 43) (B)	2 Signs	2 Signs	NO

IV. GENERAL STANDARDS FOR APPLICATION APPROVAL

Applications for variances shall adhere to the provisions set forth in section 2-1.3 (procedure for amending the zoning ordinance). The mayor and city council shall authorize variances only upon making all of the following findings:

A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography.

There is no extraordinary, exceptional, conditions pertaining to the particular property in question, because of size, shape, or topography.

B. The application of this zoning ordinance to the particular piece of property would create unnecessary hardship.

The signage is already erected. Only one facade sign per building, and tenant can be applied to a principal façade. If one sign is removed, there would be a total of two signs permitted to exist on property.

C. Such conditions are not the result of any actions of the property owner; and

The property owner installed signage without obtaining a permit.

D. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance.

The code permits the owner to choose whether to retain two façade signs in lieu of a free-standing sign or one free standing sign and one façade sign. The proposed free-standing sign is within the 40 SF requirement. If additional signage is permitted, there is no substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance

V. STAFF RECCOMENDATION

Staff recommend APPROVAL of the following variance with conditions:

- A free-standing sign, and two façade signs are permitted to remain, but no additional signs can be erected without council approval.

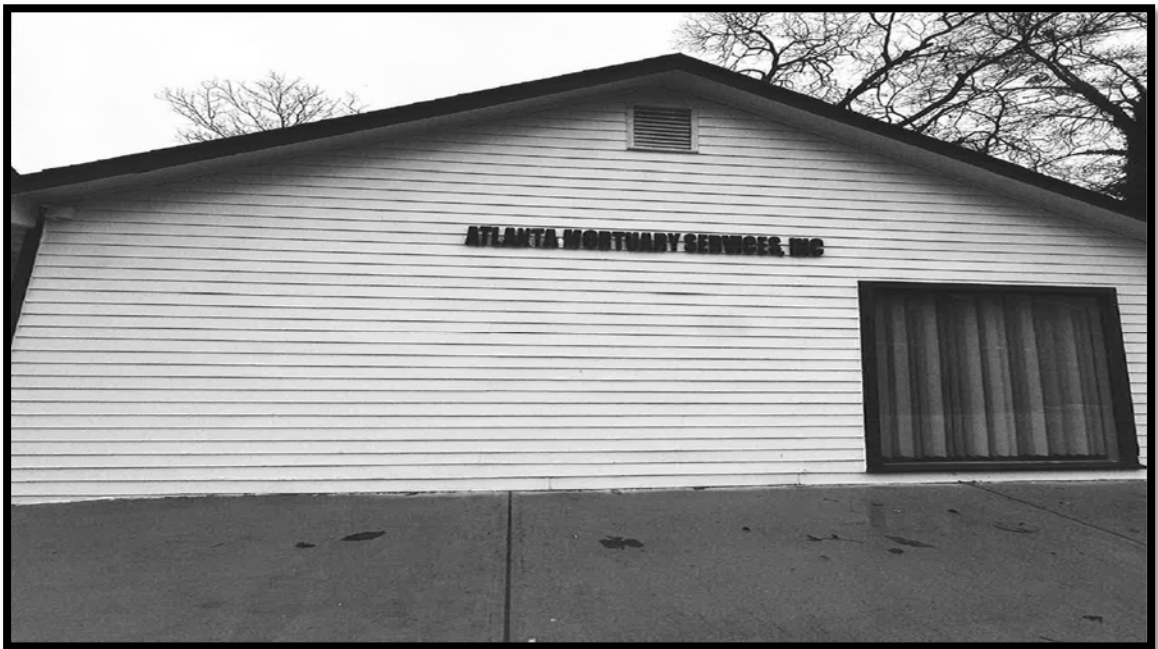
CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VI. SITE PHOTOS

FRONT OF PROPERTY (EAST MOUNTAIN STRET)

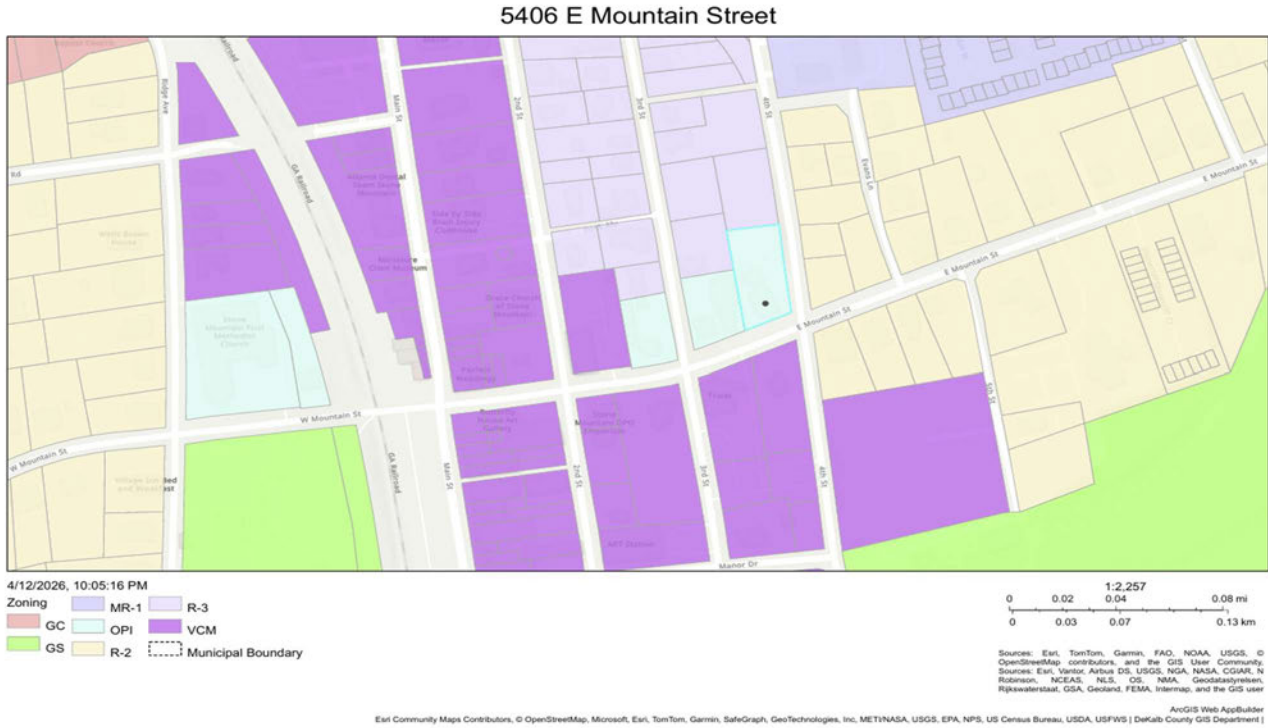


FAÇADE SIGN #1



CITY OF STONE MOUNTAIN
 PLANNING AND ZONING DEPARTMENT

VIII. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



IX. FIGURE 3. FUTURE LAND USE MAP



CASE NUMBER: VAR2026: **1808926006**
 SITE ADDRESS: 5406 E MOUNTAIN STREET
 REQUEST: VARIANCE
 PARCEL ID: **18 089 26 006**



VARIANCE APPLICATION




INSTRUCTIONS FOR REQUESTING A PRE-APPLICATION MEETING

Application Submittal and Review Process:

- A. **Complete a Pre-Application Information Form** that contains a detailed description of the request. Attach a separate sheet if necessary.
- B. **Prepare Concept Plans and a Submit a PDF digital version** that conveys the proposed project. These plans may be conceptual in nature and do not need to be developed by a design professional. (Note: Individual PDF files may not exceed 25 MB. Large files should be separated into individual PDF files not exceeding 25 MB.)
- C. **Submit the Pre-Application Instruction Form and Concept Plans** at City Hall, 875 Main Street, Stone Mountain, GA 30083, or via email to thuff@stonemountaincity.org. The application and forms will be reviewed within (2) two business days. Staff will contact the applicant to schedule the Pre-Application Meeting.
- D. **Attend the Pre-Application Meeting** with the planning staff. Feedback about the proposal, along with an overview of the application and review processes will be provided during this meeting.
- E. **Submit a Signed Copy of the Pre-Application Information Form** with the formal application. When the applicant is prepared to submit the full, complete application for the development activity or zoning process, a copy of the Pre-Application form is required to be included in the submittal.

ATLANTA MORTUARY SERVICES

5406 E. MOUNTAIN STREET



City of Stone Mountain Planning Department
875 Main Street
Stone Mountain, GA 30083

Subject: Letter of Intent for Signage Installation at 5406 E. Mountain Street.

Dear Planning Department Staff,

This letter serves as a formal declaration of our intent to install signage at our business location at in Stone Mountain, GA. We plan to erect three signs to enhance visibility and clearly distinguish our business for our clientele.

The proposed signage includes:

1. One sign near the parking lot, measuring 60 inches in width and 48 inches in height.
2. One sign on the front of the building, measuring 96 inches in width and 10 inches in height.
3. One sign on the left side of the building, measuring 96 inches in width and 10 inches in height.

We understand and respect the city's regulations regarding signage, and we are committed to ensuring that our installation plans comply with all applicable variances and ordinances. This letter is to be followed by a formal application, including detailed drawings and specifications for each sign, as well as any necessary requests.

We believe that these signs will not only benefit our business by improving customer recognition but will also be designed and maintained to complement the historic aesthetic quality of the area. We look forward to your feedback and approval to proceed with this project.

Sincerely,
Teresita Dollar, Atlanta Mortuary Services.

Material for sign to be wood backer and Plastic letters

Stone Mountain Front Porch



VARIANCE REQUEST CONSIDERATIONS

Applicant: Teresita Dollar

Analyze the impact of the variance request with the following questions:

1. There are extraordinary and exceptional conditions pertaining to the particular property in questions because of size, shape, and/or topography. _____
Not APPLICABLE
2. The application of the zoning ordinance would create an unnecessary hardship. _____
Does not APPLY
3. Such conditions are peculiar to the particular piece of property involved. NOT APPLICABLE
4. Such conditions are not the result of any actions of the property owner. Correct
5. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this zoning ordinance? If would not be a Detriment nor Impair the purposes.



APPLICATION FOR VARIANCE

City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083

Date Received: _____

PERMIT#: _____
(Office Use Only)

APPLICANT INFORMATION

Applicant Name: Atlanta Mortuary Services
A _____
P _____
E _____

OWNER INFORMATION (If different from Applicant)

Owner Name: Teresita Dollar
Ad _____
Ph _____
Email Address: _____

PROPERTY INFORMATION

Address: _____
Parcel ID#: _____ Land Lot: _____ District: _____

Office use only:
CASE # _____

Applicant signature: 

Date: 3/2/2026



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name teresita Dollar

Company Atlanta mortuary services

Mailing Address 5406 E. mountain St Suite/Apt. # _____ City, State Stone Mountain, GA Zip Code 30083

Primary Phone # _____ Alternate Phone # _____ E-mail _____

PROJECT SUMMARY

Address of Project 5406 E. mountain St

Name of Project _____

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other) Variance Application

Total Project Acreage _____

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

We plan to erect 3 signs, one near the parking lot, measuring 60 inches in width and 48 inches in height. One sign on the front of the building measuring 96 inches in width and 10 inches in height, and lastly 96 inches in width and 10 inches in height

Applicant Signature [Signature] Date: 3.2.2026

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: _____

Staff Printed Name: _____ Signed: _____

SECTION II

OWNER/PETITIONER

NOTICE: Part 1 and/or Part 2 below must be signed and notarized when the petition is submitted. Please complete Section IV as follows:

- a) If you are the sole owner of the property and not the petitioner complete Part 1.
- b) If you are the petitioner and not the sole owner of the property complete Part 2.
- c) If you are the sole owner and petitioner complete Part 1.
- d) If there are multiple owners each must complete a separate Part 1 and include it in the application.

Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

Teresita Collaz
TYPE OR PRINT OWNER'S NAME

Sworn to and subscribed before me this the

27th Day of February 2026

5406 E. MOUNTAIN STREET
ADDRESS



V. Terzian
NOTARY PUBLIC

Stone Mountain GA 30085
CITY & STATE ZIP CODE

[Signature]
OWNER'S SIGNATURE

770 3250704
PHONE NUMBER

ATAALMORTUARYSERVICESCORP@attal.com
EMAIL ADDRESS

PART 2. Petitioner states under oath that: (1) he/she is the executor or Attorney-in-fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

TYPE OR PRINT PETITIONER'S NAME

Sworn to and subscribed before me this the

____ Day of _____ 20____

ADDRESS

NOTARY PUBLIC

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

PHONE NUMBER

EMAIL ADDRESS

SECTION V

ATTORNEY / AGENT

Check One: Attorney Agent

TYPE OR PRINT ATTORNEY / AGENT NAME

EMAIL ADDRESS

SIGNATURE OF ATTORNEY / AGENT

PHONE NUMBER

ADDRESS

PETITIONER'S SIGNATURE

CITY & STATE ZIP CODE



ATLANTA MORTUARY
SERVICE
5406

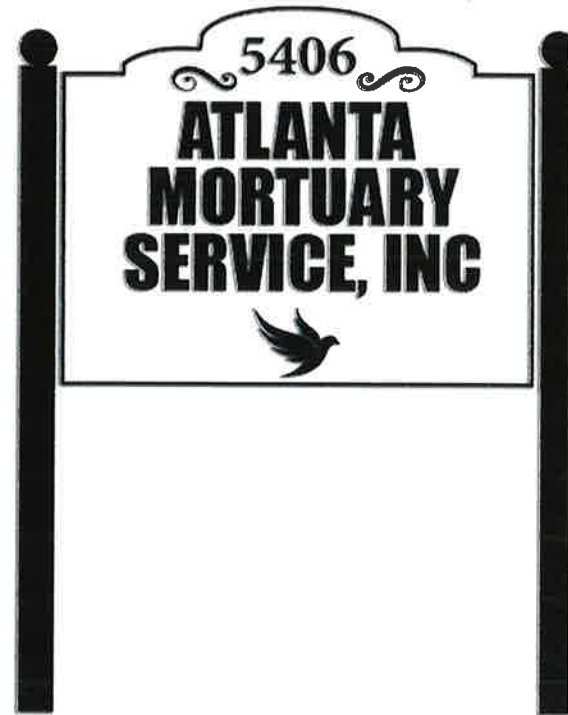
ATLANTA MORTUARY SERVICES, INC



ATLANTA MORTUARY SERVICES, INC

5406





60x48in

Please review all the information and design of your product. Cuspide Signs is not responsible for any spelling or design errors after the final artwork is approved.
Por favor revisar toda la información y diseño de su producto. Cuspide Signs no es responsable de ningún error de ortografía o diseño después de que se apruebe el arte final.



Interior sign

ART PROOF #2

10983M

ATLANTA MORTUARY SERVICES, INC

96X10"

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  www.cuspidesigns.com  

**96X10**

Please review all the information and design of your Product. Cuspide Signs is not responsible for any spelling or design errors after the final artwork is approved.
Por favor revisar toda la información y diseño de su Producto. Cuspide Signs no es responsable de ningún error de ortografía o diseño después de que se apruebe el arte final.



SIGN# 1

FRONT SIDE →

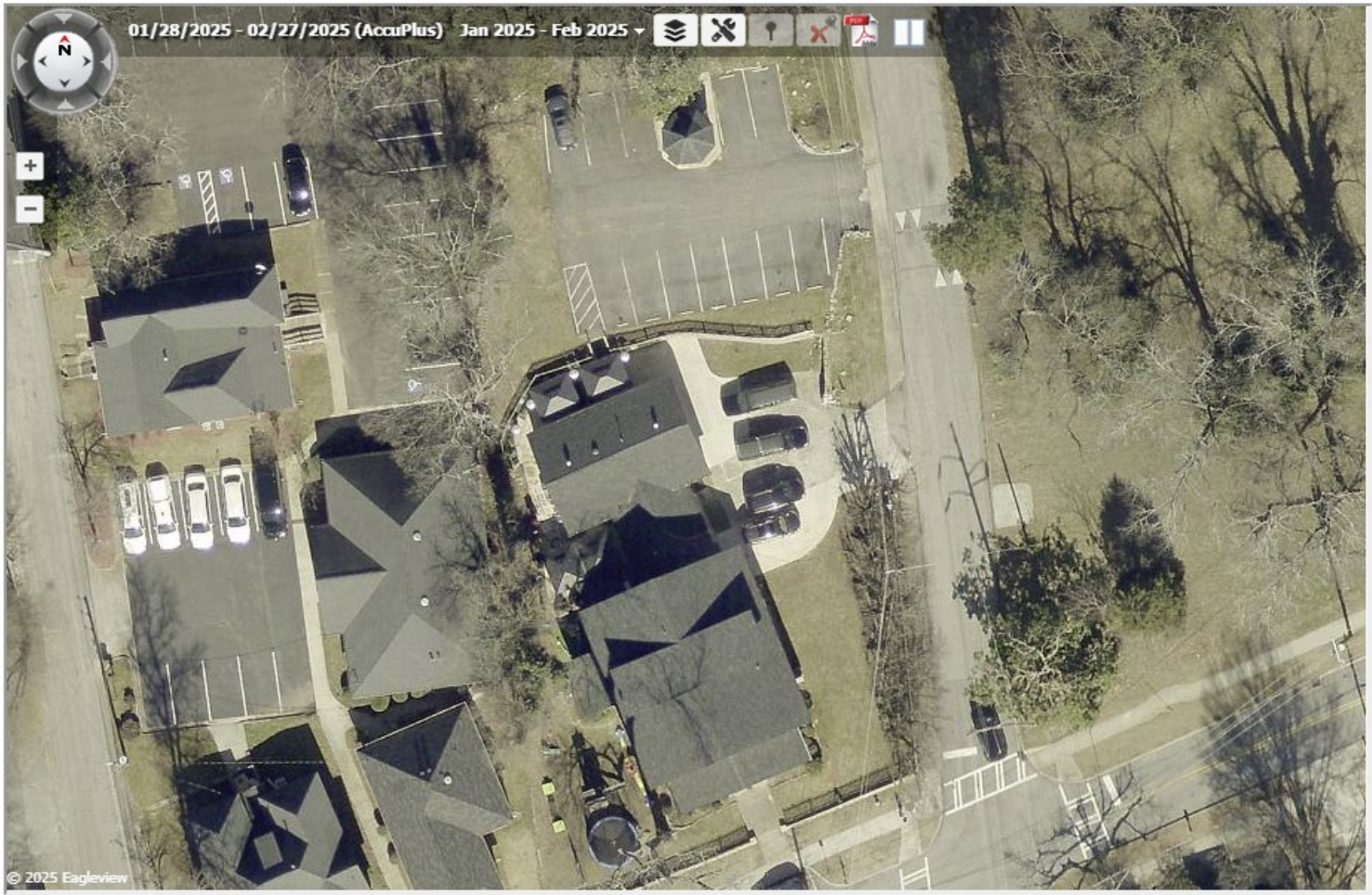
SIGN # 2

SIGN #3

PARKING LOT

4TH STREET

PROPERTY APPRAISER DOCUMENTS



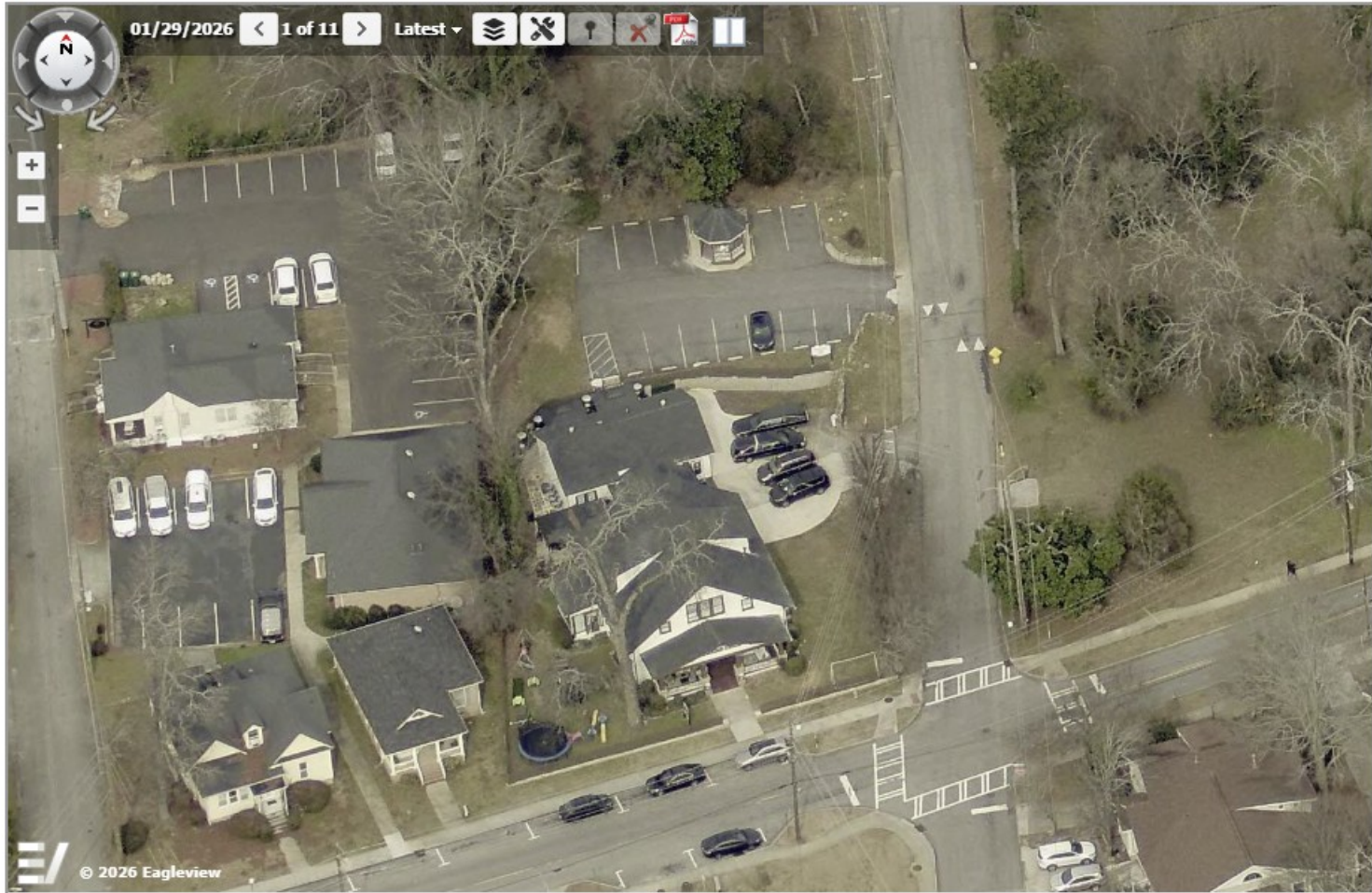
DeKalb County
325 Swanton V
Decatur, GA 30

Chief Appraiser
Calvin C. Hicks

Summary

Parcel Number 18 089 26 006
Location Address 5406 E MOUNTAIN ST
STONE MOUNTAIN GA 30083

Legal Description
Property Class C3 - COMMERCIAL LOT
Neighborhood 9199
Tax District 04



Summary

Parcel Number	18 089 26 006
Location Address	5406 E MOUNTAIN ST STONE MOUNTAIN GA 30083
Legal Description	
Property Class	C3 - COMMERCIAL LOT
Neighborhood	9199
Tax District	84



Error: Problem encountered rendering the Datalet Header. No Data. Please review the system log for details.



- enter a parcel id -

Real Property Profile

Personal Property Profile

Value History

Appeals History

Appeal by Year

Current Values

Commercial

Detached Improvements

Land

Map

Pictometry

Permits

Photos

Residential Structure

Sales

Sketch

Exemptions





Error: Problem encountered rendering the Datalet Header. No Data. Please review the system log for details.

1 of 1

- [Real Property Profile](#)
- [Personal Property Profile](#)
- [Value History](#)
- [Appeals History](#)
- [Appeal by Year](#)
- [Current Values](#)
- [Commercial](#)
- [Detached Improvements](#)
- [Land](#)
- [Map](#)
- [Pictometry](#)
- [Permits](#)
- [Photos](#)
- [Residential Structure](#)
- [Sales](#)
- [Sketch](#)
- [Exemptions](#)

Current Ownership

Owner	Co-Owner
ATLANTA MORTUARY SERVICE INC	ATLANTA EMBALMING SERVICE

Ownership on January 1st

Owner	Co-Owner
ATLANTA MORTUARY SERVICE INC	ATLANTA EMBALMING SERVICE

Notices of Assessment

Tax Year	Notice Type	Download
2025	Annual Notice\Real	Click Here
2024	Annual Notice\Real	Click Here
2023	Annual Notice\Real	Click Here
2022	Annual Notice\Real	Click Here
2021	Annual Notice	Click Here
2020	Annual Notice	Click Here
2019	Annual Notice	Click Here
2018	Annual Notice	Click Here

Actions

- [Printable Summary](#)
- [Printable Version](#)

**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
APRIL 20, 2026 @ 6:30 PM
REGULAR MEETING**

H. GENERAL PUBLIC COMMENTS



**CITY OF
STONE
MOUNTAIN, GA**

ANY TOPIC

Address:
875 Main St, Stone Mountain, GA 30083
Phones:
(770) 498.8984 | (770) 498.8609 (Fax)

info@stonemountaincity.org
www.stonemountaincity.org

**CITY OF STONE MOUNTAIN
PLANNING COMMISSION
NEXT MEETING
MAY 18, 2026 @ 6:30 PM
REGULAR MEETING**

I. ADJOURNMENT



**CITY OF
STONE
MOUNTAIN, GA**

THANK YOU

Address:

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