



Agenda Item

Meeting Date: August 5, 2025

**SUBJECT: 1008B Main Street (Parcel ID: 18 089 02 016)
Special Use Permit to allow for a tattoo studio**

Item: Discussion /Action Item

Department: Planning and Development

Fiscal Impact: None.

Presented By: Tamaya Huff, Planning Manager

Summary: On June 16, 2025, the City of Stone Mountain Planning Commission (PC) unanimously voted 5-0 to recommend approval for a special use permit request to allow for a tattoo studio (**Parcel ID: 18 089 02 016**).

The subject property is currently zoned as Village Center Mixed Use (VCM). According to Section 5-5 of the Stone Mountain Code of Ordinances, this zoning district accommodates moderate to high-density residential development, as well as ground-floor commercial uses with residential units above. It also accommodates development that is compatible with the residential character of the VCM district, promoting a diverse range of uses, structures, densities, and open spaces.

The existing structure, constructed in 1942, measures 1,664 square feet and was previously zoned as a residential lot, contains four bedrooms and two bathroom(s). It is categorized as a duplex or two-family residential structure with a front and rear entrance, designated for two separate office spaces. The front of the property is located at 1000 Main Street, while the rear is 1008B Main Street. The applicant is leasing the office space for 1008B on a structure that rests on a .1-acre lot or 4,356 square feet.

On June 16, 2025, the Planning Commission recommended that the applicant provide hours of operation that served customers at least 40 hours each week, and a parking agreement.

According to an analysis by CPL, the consulting firm responsible for reviewing the special use permit, the existing building has been used for commercial purposes, including salons and consumer services, before this request. CPL anticipated no significant adverse effects on the neighborhood or area. They determined that the proposed use is compatible with the neighborhood and that several existing commercial or professional/institutional spaces are located in the surrounding area, situated along Main Street. CPL anticipates no negative impact on public health, safety, or welfare, and attests that there will be no undue strain on resources such as schools, transportation, and water, considering the characteristics of the proposed use.

Attachments/Exhibits:

CPL Case Report for 1008B Main Street – Special Use Permit

- 08.05.2025 City Council Packet
-

Requested Action:

- Planning Commission recommendation to Council is to approve a Special Use Permit to allow for a tattoo studio at 1008B Main Street (Parcel ID: **18 089 02 016**) – with conditions.
 - **Condition #1.** Provide hours of operation that service customers at least 40 hours each week
 - **Condition #2.** Provide a parking agreement
- The CPL (Staff) recommendation to the Council is to approve a Special Use Permit to allow for a tattoo studio at 1008B Main Street (Parcel ID: **18 089 02 016**).



City of Stone Mountain Planning Commission Meeting
June 16, 2025 at 6:30 p.m.
875 Main Street, Stone Mountain, GA 30083

- **Call to Order**
- **Determination of Quorum**
- **Approval of Agenda**
- **Approval of Meeting Minutes**
 - 1. April 21, 2025
- **Commission Announcements**
- **Old Business**
- **New Business**

1. 1008B Main Street (Parcel ID: 18 089 02 016)
Request – Special Use Permit to allow for a tattoo studio.
 - Applicant Statements
 - Commission Questions and Remarks
 - Public Comments (3 minutes each)
 - Motion and Vote
2. 931 4th Street (Parcel ID: 18 089 17 012)
Request – Review of a preliminary plat to subdivide a 2.829-acre property at 931/921 4th Street into five (5) lots for future residential development.
 - Applicant Statements
 - Commission Questions and Remarks
 - Public Comments (3 minutes each)
 - Motion and Vote

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



DRAFT PLANNING COMMISSION MINUTES
Monday, June 16, 2025 @ 6:30 pm
Special Called Meeting
Welcome Center, 922 Main Street, Stone Mountain, Georgia 30083

CALL TO ORDER

Meeting called to order at 6:30pm.

DETERMINATION OF QUORUM

Present: Meron Tadesse, Alex Brennan, Grace Kelly, Matt McConnell, and Chountelle Hudson.
Absent: Andrew Zonneveld.

APPROVAL OF THE AGENDA

Grace Kelly moved to approve the agenda as presented; seconded by Meron Tadesse.

Vote: Approved Unanimously 5-0;

APPROVAL OF MEETING MINUTES

COMMISSION ANNOUNCEMENTS

OLD BUSINESS

NEW BUSINESS

1. 1008B (Parcel ID: 18 089 02 016)

Request – Special Use Permit to allow for a tattoo studio

Elizabeth Mitchem introduced the case and presented the staff recommendation.

The applicant presented their proposal to the commission.

Alex Brennan asked for clarification on the hours of operation. The applicant informed the Board that the service would be available to the public at a minimum of 24 hours per week. Alex Brennan recommended, as a condition of approval, that the tattoo parlor be open to the public for a minimum of 40 hours per week and that the applicant provides a parking agreement with the joint property owners.

Meron Tadesse recommended approval of the special use permit, with an amendment to include a condition that the hours of operation must be a minimum of 40 hours per week. Additionally, the applicant must provide the City with a parking agreement that shows approval from the joint property owners for the applicant's right to use the existing parking. This motion was seconded by Matt McConnell. Vote: Motion Passed; 5-0.

2. 931 4th Street (Parcel ID: 18 089 17 012)

Request – Preliminary Plat to subdivide a 2.829-acre property at 931/921 4th Street into five (5) lots for future residential development.

Elizabeth Mitchem from CPL introduced the case and presented the staff

recommendation. The applicant presented their proposal to the commission.

Matt McConnell moved to recommend approval of the preliminary plat. This motion was seconded by Alex Brennan. Vote: Motion Passed; 5-0

PUBLIC COMMENTS

None.

ADJOURNMENT

Matt McConnell moved to adjourn the meeting at 7:15pm; seconded by Meron Tadesse.

Vote: Approved Unanimously 5-0.

Alex Brennan, Chair

Tamaya Huff, Secretary



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

STAFF ANALYSIS AND REPORT

OWNER/APPLICANT: Krystal Rogers

LOCATION: 1008B Main Street
(Parcel ID: 18 089 02 016)

CURRENT ZONING/USE: VCM: Office/Consumer Service

PROPOSED ZONING/USE: VCM: Tattoo Studio

REQUEST: Special Use Permit to allow for a tattoo studio within an established commercial space.

ZONING/ADJACENT LAND USE:

North	VCM: Office/Consumer Services
South	VCM: Office/Consumer Services
West	VCM: CSX Rail Property
East	VCM: Single-Family Residential

MEETING INFORMATION:

Planning & Zoning Commission:	06/16/2025 – 6:30 P.M.
Mayor & City Council Public Hearing:	08/05/2025 – 6:30 P.M.

RECOMMENDATION:

Staff recommends approval.

BACKGROUND:

June 16, 2025

To: City of Stone Mountain Planning Commission

From: Elizabeth Mitchem, Planner

Subject: The applicant is requesting a Special Use Permit to allow for a small tattoo studio.

Background:

According to tax records, the existing structure was constructed in 1942, according to current tax records. The duplex is 1,664 square feet and the applicant is requesting the special use permit for suite B – which occupies approximately 495 square feet of the duplex.

Analysis: Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the special use permit request in accordance with the required review criteria.

A. Whether or not there will be a significant adverse effect on the neighborhood or area in which the proposed use will be located.

The existing building hosts an existing commercial space, which has been used for salon/consumer services prior to this request. This request would not change the existing use of the building and requires no site changes to operate. There are no significant adverse effects anticipated on the neighborhood or area.

B. Whether or not the use is compatible with the neighborhood.

The proposed use is compatible with the neighborhood. There are several existing commercial or professional/institutional spaces in the surrounding area, situated along Main Street.

C. Whether or not the proposed use will constitute a nuisance as defined by state law.

It is not anticipated that the proposed use will constitute a nuisance.

D. Whether or not property values of surrounding property will be adversely affected.

Adjacent property values are not anticipated to be adversely affected through the establishment of the requested use.

E. Whether or not adequate provisions are made for parking and traffic considerations.

It is not anticipated that the proposed use will cause a burden on traffic. This is an existing commercial space that will utilize existing public parking, situated behind the existing commercial spaces.

F. Whether or not the site or intensity of the use is appropriate.

The proposed use, as a tattoo studio, does appear to be appropriate for the area. The applicant has described the proposed use to be small in scale, with one resident artist and a single work-space, to achieve a low-foot traffic business.

G. The location or proximity of other similar uses (whether conforming or non-conforming).

Staff know of no other directly similar uses within city limits.

H. Whether or not adequate controls and limits are placed upon commercial deliveries.

It is not anticipated that any commercial deliveries, for the requested special use, will be required. However, the space is an existing commercial property, with adequate parking behind the building which would facilitate loading or deliveries, if necessary.

I. Whether or not adequate landscaping plans are incorporated to ensure appropriate transition.

The proposed use is for an existing commercial, village center mixed-use lot that has existing landscaping; no site changes are proposed.

J. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.

The subject property is located along a corridor that has primarily commercial/institutional uses, with some single-family residences. The proposed use is not anticipated to produce adverse impacts on the public health, safety, and welfare of surrounding neighborhoods. There will not be an undue strain on resources (i.e.: schools, transportation, water) based on the characteristics of the proposed use.

K. Whether it is consistent with the Comprehensive Plan.

The property falls within the Mixed-Use designation on the Future Land Use Map, which calls for combined land use types that are often physically and purposefully integrated. The property also falls within the Historic Core Character Area, which encourages mixed commercial, professional, and residential activity that provides connection and maintains the historic nature of the City; the proposed use does not include a change to the existing character and development pattern for the area. This request is consistent with the Comprehensive Plan.

Recommendation:

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the request in accordance with the required review criteria and recommends **APPROVAL** of the Special Use Permit for a tattoo studio.



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: Krystal Rogers
Address: 4494 Sims Ct. Tucker GA 30084
Phone: [REDACTED] Cell: _____ Fax: _____
Email Address: [REDACTED]

OWNER INFORMATION (If different from Applicant)

Owner Name: Majestic Rental Properties
Address: 486 Lynn Valley Way Stone Mountain, GA 30087
Phone: [REDACTED] Cell: [REDACTED] Fax: _____
Email Address: [REDACTED]

PROPERTY INFORMATION

Address: 1008B Main St Stone Mountain, GA 30083
Parcel ID#: 18 089 02 016 Land Lot: _____ District: _____

CURRENT ZONING: C3

USE PERMIT REQUEST: SPECIAL USE PERMIT

Name (print) Krystal Rogers
Signature: [Signature] Date: May 31st 2025

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.

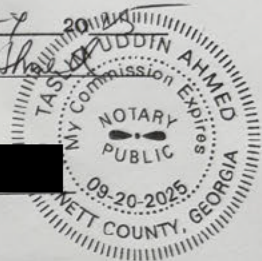
Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

Jay Stills
TYPE OR PRINT OWNER'S NAME
486 Lynn Valley Way
ADDRESS
Stone Mountain GA 30087
CITY & STATE ZIP CODE
Jay Stills
OWNER'S SIGNATURE
[REDACTED]
EMAIL ADDRESS

Sworn to and subscribed before me this the

28th Day of MAY 2018
Tadim Uddin Ahmed
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").

TYPE OR PRINT PETITIONER'S NAME

ADDRESS

CITY & STATE ZIP CODE

PETITIONER'S SIGNATURE

EMAIL ADDRESS

Sworn to and subscribed before me this the

____ Day of _____ 20____

NOTARY PUBLIC

PHONE NUMBER

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: _____

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? _____

2. What is the extent to which property values are diminished by their particular zoning restrictions? _____

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? _____

4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____

5. What is the suitability of the subject property for the zoning proposed? _____

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? _____

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

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property? _____

9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned? _____

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? _____

11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and 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? _____

13. What is the impact upon the appearance of the city? _____

14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services? _____

15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl? _____

16. What is the anticipated impact upon thoroughfare congestion and traffic safety _____

17. What measures are being taken to protect the property against blight and depreciation? _____



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) _____

Signature: _____ Date: _____



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Name _____

Company _____

Mailing Address _____

Suite/Apt. # _____

City, State _____

Zip Code _____

Alternate Phone # _____

E-mail _____

PROJECT SUMMARY

Address of Project _____

Name of Project _____

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):

Applicant Signature _____ Date: ____ / ____ / ____

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: _____

Krystal Rogers
Letter of Intent for 1008B Main St.
Witching Hour Tattoo
[REDACTED]

May 31, 2025

Planning and Zoning Committee
Stone Mountain, Georgia

Dear Planning and Zoning Committee,

My name is Krystal Rogers, and I am requesting your approval for a Special Use Permit to open my tattoo studio, Witching Hour Tattoo, at 1008B Main Street in Stone Mountain. This new location will reflect a refined and low-impact business model that supports the character of the surrounding community.

The studio will be a single-artist operation, housed in a compact 495-square-foot unit. I will work one-on-one with clients in a quiet, clean, and professional environment. Appointments will be scheduled in advance only, with hours between 11:00 AM and 7:00 PM, up to five days a week.

The space I intend to occupy is a rental and will require no major changes to the interior or exterior of the building. It is located within a professional office complex that already includes other personal service businesses such as hair salons, a massage studio, and a therapist's office—making my proposed business a natural and complementary fit for the location.

I bring 25 years of professional tattooing experience and have owned and operated my current studio in Decatur, Georgia for the past five years with a perfect track record, including consistent 100-point health inspection scores. I am now seeking to relocate to Stone Mountain and transition to a more private, appointment-only business model that emphasizes quality, safety, and discretion.

As a community-minded business owner, I am actively engaged in the local arts and small business community. I currently organize and run several art market pop-ups throughout the year, as well as a recurring monthly arts and crafts night at Outrun Brewing, located at 5368 E Mountain Street in Stone Mountain. These events help support local artists, foster collaboration, and contribute to the cultural vibrancy of the area—values I hope to continue promoting through my studio.

Minimal signage is planned—one small sign above the door and another on Main Street. On-site parking will accommodate my vehicle and one client, with overflow parking available through arrangements with nearby businesses.

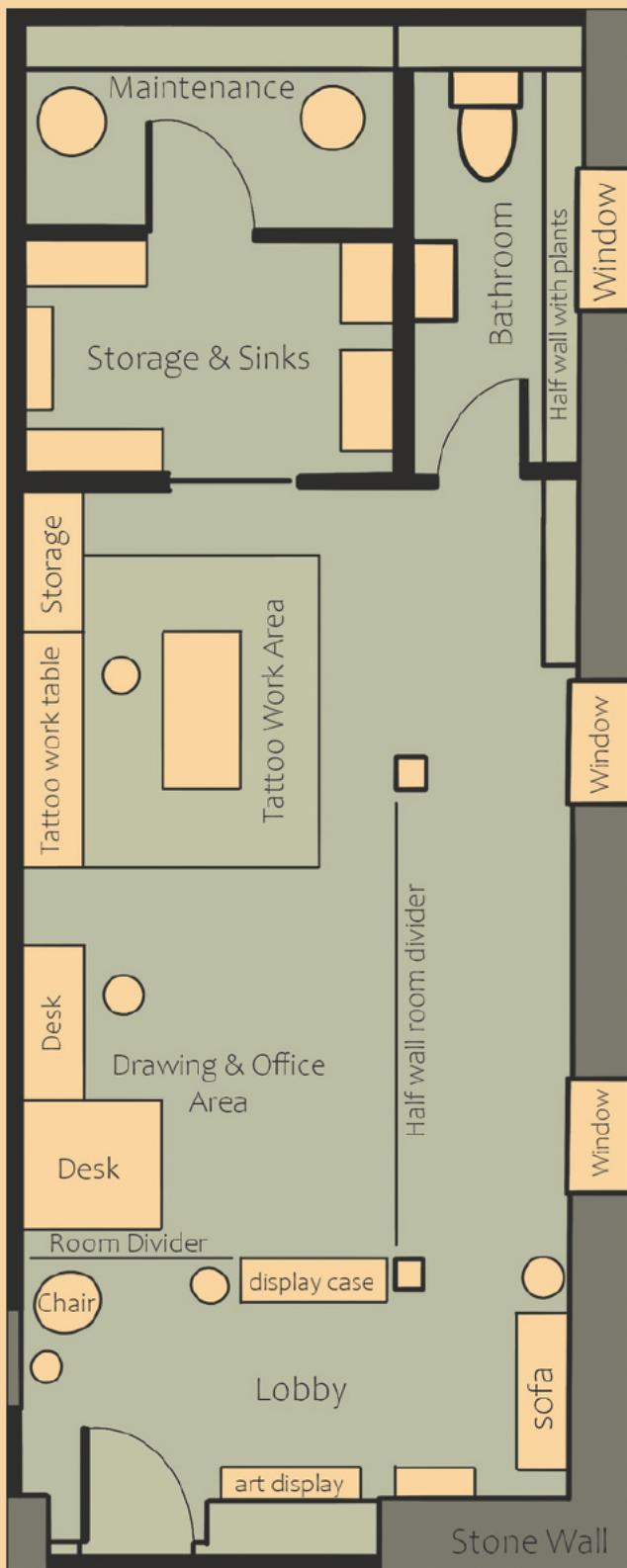
Thank you for your time and consideration of this request. Please feel free to contact me if you need additional information or supporting documentation.

Warm regards,
Krystal Rogers
Witching Hour Tattoo
[REDACTED]

WITCHING HOUR TATTOO

Δ PRIVATE BOUTIQUE STUDIO

I am seeking permission to open a space that offers an experience blending artistry with personalized service. With 25 years of expertise, I aim to provide a serene setting, offering a tranquil escape from the usual hustle of traditional tattoo shops. Specializing in custom, one-of-a-kind designs, I engage with each client to bring their vision to life beautifully and personally. My goal is to ensure every tattoo experience is distinctive and refined, offering a personalized journey from concept to completion. I am excited to join the vibrant community of downtown Stone Mountain.







Re: Lower parking
(16) lots

AGREEMENT

This Agreement made this 29TH day of June, 1985, by and between JAMES A. HINKLE, THEODORE P. BIANCO and FREDRICK R. GRANT, a Partnership trading as VILLAGE ASSOCIATES, hereinafter referred to "Assignee", whose place of business is 975 Main Street, Stone Mountain, Georgia 30083 and KENNETH LEE LEMAL, hereinafter referred to as "Assignor", whose address is 1480-F Terrell Mill Road, Suite 820, Marietta, Georgia 30067.

1.

The Assignor acknowledges that he has certain rights in and to that property which is contiguous to the property known as 1014 Main Street, Stone Mountain, DeKalb County, Georgia and which property at the time of this Agreement is titled in and to the Seaboard System Railroad and is more particularly described by plat of survey attached hereto as Exhibit "A" and which property is shown outlined in orange color on said plat.

2.

That the Assignor, for good and valid consideration, desires to transfer all interest he may have in and to said property to the Assignee at the time of execution of this Agreement.

3.

That in consideration for the transfer of all right, title and interest that the Assignor has or may acquire in the future, the Assignee does grant to the Assignor an unrestricted, perpetual easement to said property for ingress and egress and in addition for parking up to sixteen (16) automobiles on said property. Both parties shall execute any and all documents needful and necessary to effect the transfer of fee simple title to the Assignee and to convey the unrestricted easement as set forth herein to the Assignor.

4.

The Parties hereto agree to cooperate with each other in good faith to effect the common goals for the use of said property that being a means of egress and ingress to the property of the Assignee and source of parking for the required number of automobiles by the Assignor.

This Agreement is entered into and signed by the Parties on the date first written.

VILLAGE ASSOCIATES

James A. Hinkle (Seal)
By: James A. Hinkle
Partner

Kenneth Lee Lemal (Seal)
Kenneth Lee Lemal
and or my assignee