



Agenda Item

Meeting Date: November 5, 2025

SUBJECT: AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN, GEORGIA, CONCERNING 1008B MAIN STREET SPECIAL USE PERMIT (SUP) TO ALLOW A TATTOO STUDIO (PARCEL ID: 18 089 02 016) WITH CONDITIONS IN ACCORDANCE WITH APPENDIX A OF THE ZONING ORDINANCE

Item: Consent Agenda – Second Read

Department: Planning and Zoning

Presented By: Tamaya Huff, Planning Manager

Summary:

This is an Ordinance (this "Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia (the "City") enacted by the City to its authority under the laws of Georgia Zoning Procedures Law O.C.G.A. Title 36, Chapter 66. Per the 2-1.19 Stone Mountain Code of Ordinances, Special use permits shall be processed pursuant to other zoning decisions in 2-1.3 (procedure for amending the zoning ordinance).

On June 16, 2025, the City of Stone Mountain Planning Commission (PC), during a regular public meeting, voted 5-0 to recommend approval for a special use permit request to allow for a tattoo studio with conditions (Parcel ID: 18 089 02 016). On August 5, 2025, the City Council held a public hearing and voted 5-1 to recommend approval for a special use permit request to allow for a tattoo studio with conditions.

Resource Impact: None.

Attachments/Exhibits:

- Ordinance for Special Use Permit (SUP)
 - Staff Report
-

Requested Action:

None.

ORDINANCE 2025-07

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF STONE MOUNTAIN,
GEORGIA, CONCERNING 1008B MAIN STREET SPECIAL USE PERMIT (SUP) TO ALLOW A
TATTOO STUDIO (PARCEL ID: 18 089 02 016) WITH CONDITIONS IN ACCORDANCE WITH
APPENDIX A OF THE ZONING ORDINANCE**

This is an Ordinance (this "Ordinance") to amend Appendix A Zoning Code of Ordinances ("Code") of the City of Stone Mountain, Georgia (the "City") enacted by the City to its authority under the laws of Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**;

WHEREAS, the Planning Commission ("Commission") considered and recommended approval with conditions a petition for a special use permit ("SUP") on **April 21, 2025**, to allow a tattoo studio 1008B Main Street (Parcel ID 18 089 02 016) filed with Commission requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, the Mayor and City Council ("Council") considered and approved with conditions a petition for a SUP on **July 15, 2025**, to allow a tattoo studio at 1008B Main Street (Parcel ID 18 089 02 016) filed with Council requesting an amendment to the Code and to the Zoning Map about the subject property more particularly described in **Exhibit A**; and,

WHEREAS, a public meeting was held on **June 16, 2025**, before the Planning Commission, where a recommendation of approval with conditions for the SUP was provided to the Mayor and City Council for consideration in accordance with Section 2-1.3; and,

WHEREAS, a public hearing was held on **August 5, 2025**, before the Mayor and Council, where approval of the SUP with conditions was established in accordance with Georgia Zoning Procedures Law **O.C.G.A. Title 36, Chapter 66**; and Section 2-4.4 of the Code; and,

WHEREAS Council is subject to the provisions of the Code Section 2-1 concerning any action on this request; and;

NOW, THEREFORE, BE IT RESOLVED, that the Council meeting in regular session, that the Code and Zoning Map are hereby amended as follows:
Section 1. Applicability of Ordinance

1. 1008B Main Street (Parcel ID 18 089 02 016) will be governed by the provisions and conditions of this SUP and ordinance except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented before the mayor and city council in the form of a public hearing and approved will prevail.
2. The subject property will continue to be governed by the provisions of the underlying zoning district or Village Center Mixed Use (VCM), except as modified, revised, or amended in accordance with Sec 2-1.3 of the Code, where an amendment is presented and granted before the mayor and city council in the form of a public hearing will prevail.

3. The Mayor and City Council (“Council”) considered and approved the SUP in accordance with the following conditions:

A) Provide hours of operation that service customers at least 40hours each week.

B) Provide a parking agreement.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption, this day of November 2025.

CITY OF STONE MOUNTAIN, GEORGIA

Approved:

Dr. Beverly Jones, Mayor

Attest:

Shavala Ames, City Clerk

Approved as to Form:

Angela Couch, City Attorney



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.

APPROVAL:

Planning Commission: Approval with Conditions

Condition #1. Provide hours of operation that service customers at least 40 hours each week
Condition #2. Provide a parking agreement.

Mayor and City Council: Approval with Conditions

Acceptance of Planning Commission conditions.

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.

Staff 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.