



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

---

## STAFF ANALYSIS AND REPORT

**OWNER/APPLICANT:** Daljeet Singh

**LOCATION:** 5444 Rockbridge Road  
(Parcel ID: 18 037 12 007)

**CURRENT ZONING/USE:** GC: Vacant Strip Mall

**PROPOSED ZONING/USE:** GC: Strip Mall with Laundromat

**REQUEST:** Special Use Permit for a self-service laundromat.

**ZONING/ADJACENT LAND USE:**

North	R-1: Single-Family Residential
South	R-100: Church & Single-Family Residential (unincorporated DeKalb County)
West	GC: Car Wash
East	R-1: Daycare Facility

**MEETING INFORMATION:**

Planning & Zoning Commission:	01/27/2025 – 6:30 P.M
<b>Mayor &amp; City Council 1<sup>st</sup> Read:</b>	<b>02/18/2025 – 6:30 P.M.</b>
Mayor & City Council Public Hearing:	03/04/2025 – 6:30 P.M.

**RECOMMENDATION:**  
Staff recommends approval of the special use permit.

**BACKGROUND:**

March 4, 2025

**To: City of Stone Mountain Mayor & City Council**

**From: Richard Edwards, Planner**

**Subject: The applicant is requesting a Special Use Permit to allow for a self-service laundromat.**

**Background:**

This shopping center was recently redeveloped by the applicant. The applicant is proposing that unit A be a self-service laundromat consisting of approximately 2,525 square feet of the shopping center.

**Analysis:** Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff has reviewed the variance 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.**

This property falls within the Commercial Future Land Use category and is currently a newly renovated strip mall. It is not anticipated that this use would adversely affect the surrounding neighborhood.

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

The proposed use does appear to be compatible with the neighborhood. The self-service laundromat would be an ancillary use to the surrounding single-family residential uses.

**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 shopping center has 46 parking spaces and this use would only require 10 spaces.

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

This type of use and intensity appear to be appropriate for this site.

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

The closest laundry facility to this location is at the corner of Main Street and JBR.

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

It is not anticipated that large commercial deliveries would take place at this facility.

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

The landscaping for this project would have been addressed with the building permits for the renovations.

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

The subject property is located within a residential neighborhood and will not 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 existing building is within the Commercial Future Land Use Category and is consistent with that land use category.

**Recommendation:**

Pursuant to Article II of the City of Stone Mountain Zoning Ordinance, Staff recommends that the special use permit be **APPROVED** with the following condition:

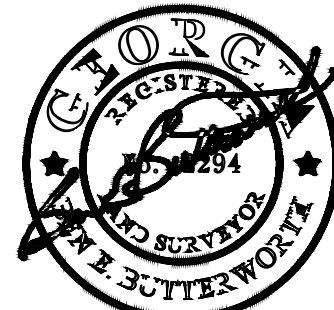
1. The square footage of the self-service laundromat use shall not exceed 2,525 square feet.
2. The hours of operation shall be limited to 7am though 11pm
3. The special use permit shall expire one year from the date of the approval, if the business has not opened by that date.

The Planning Commission unanimously voted to recommend approval of the special use permit for a self-service laundromat at 5444 Rockbridge Road with staff's conditions.





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 COMPLETES 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

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	⊞ TELEPHONE BOX
⊞ TELEPHONE BOX	⊞ SIGN
— W—WATER LINE	—U—OVERHEAD UTILITY LINE
—S—SEWER LINE	—G—GAS LINE
—C—CABLE LINE	
—T—TELEPHONE LINE	—X—FENCE LINE
—920—CONTOUR LINE	—BSL—BUILDING SETBACK LINE
CONC. CONCRETE	CONC. CONCRETE
EOP—EDGE OF PAVEMENT	L.L.—LAND LOT
N/F—NOW OR FORMERLY	R/W—RIGHT-OF-WAY
P/L—PROPERTY LINE	
OH—OVERHANG	C.B.—CATCH BASIN
CNT—CANTILEVER	H/C—HANDICAP
FTE—FINISHED FLOOR ELEVATION	BFE—BASEMENT FLOOR ELEVATION
GFE—GARAGE FLOOR ELEVATION	DB—DEED BOOK
PB—PLAT BOOK	PG—PAGE

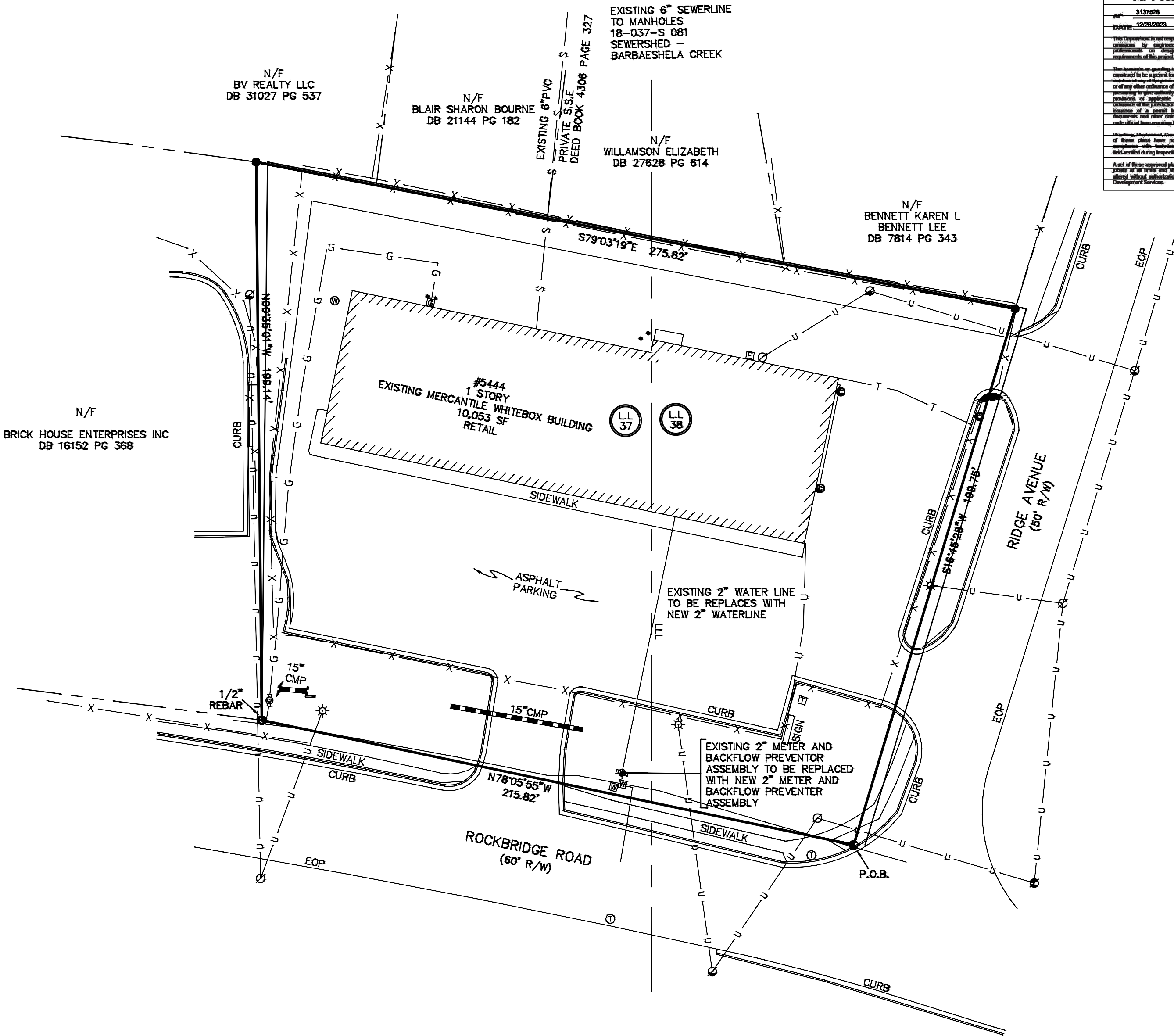
TOTAL AREA: 1.111 ACRES / 48,387 SQUARE FEET  
BOUNDARY REFERENCE: 33 29811, PG 686  
FIELDWORK PERFORMED ON 10/18/2023

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. 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 KEYSTONE ATLANTA, ZACHRY-SUZUKI & CERTAL-7-0223A.

PROJECT  
1865303  
SHEET  
1 OF 1



DEKALB COUNTY DEVELOPMENT SERVICES	
APPROVED	
NO.	REVISION
1	
2	
3	
4	

DEKALB COUNTY DEVELOPMENT SERVICES  
202308  
11/09/2023  
SCALE: 1" = 30'

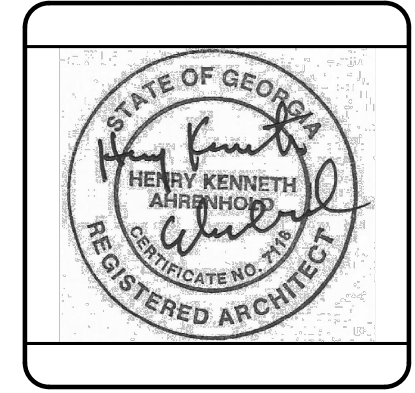
NO. 1  
REVISION

BOUNDARY SURVEY  
PREPARED FOR: KENT AHRENHOLD  
5444 ROCKBRIDGE ROAD, STONE MOUNTAIN, GA 30088  
LAND LOTS 37 & 38 - 1814 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



# 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: <u>Daljeet Singh</u>
Address: <u>1380 Lakeshore Drive Snellville GA 30078</u>
Phone: _____ Cell: <u>404-643-9154</u> Fax: _____
Email Address: <u>djsingh6201@hotmail.com</u>

### OWNER INFORMATION (If different from Applicant)

Owner Name: <u>KKR Sons LLC</u>
Address: <u>1380 Lakeshore Drive Snellville GA 30078</u>
Phone: _____ Cell: <u>404-643-9154</u> Fax: _____
Email Address: <u>djsingh6201@hotmail.com</u>

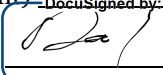
### PROPERTY INFORMATION

Address: <u>5444 Rockbridge Rd, Stone Mtn Ga 30083</u>
Parcel ID#: <u>18 037 12 007</u> Land Lot: <u>37 &amp; 38</u> District: <u>18th</u>

CURRENT ZONING: GC

USE PERMIT REQUEST: Laundromat

Name (print) Daljeet Singh

Signature:  Date: 1/9/2025

DocuSigned by: BF8CD00D7C50498...



## 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.
- 
- 
-



## 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.

Daljeet Singh

Name (print) ~~DocuSigned by:~~ \_\_\_\_\_

Signature: \_\_\_\_\_ Date: 1/9/2025

BF8CD00D7C50498...

January 09, 2025

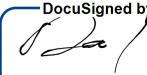
5444 Rockbridge Rd, Stone Mtn Ga 30083

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...

1/9/2025

---

Daljeet Singh  
Owner, KKR Son's LLC  
404-643-9154  
djsingh6201@hotmail.com