



## ***Agenda Item***

**Meeting Date: February 3, 2026**

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**SUBJECT: 1008B Main Street (Parcel ID: 18 089 02 016) Special Use Permit Change in Conditions**

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**Item:** Action Item

**Department:** Planning and Zoning Department

**Presented By:** Tamaya Huff, Planning Manager

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### **PROJECT SUMMARY**

On August 5, 2025, the Stone Mountain City Council approved Krystal Rodger's request for a Special Use Permit (SUP) to operate a tattoo studio at 1008B Main Street (Parcel ID: 18 089 02 016) with the following conditions:

1. Condition #1: Operation must provide at least 40 hours of service per week.
2. Condition #2: A shared parking agreement is required, as stated in Section 7-3.1 of the City Code, to comply with specific parking regulations.

On September 29, 2025, the applicant, Jay Stills, requested a parking reduction, citing the inability to secure permissions from the property owners at 1000B Main Street for a shared agreement. The applicant argued that sufficient parking is available on both 1008 and 1012 Main Street (Parcel ID: 18 089 02 015). Typically, approved zoning applications cannot be reconsidered for 24 months. However, if conditions set by the City Council are unmet, any changes in conditions must be approved by both the mayor and council after a recommendation from the Planning Commission (Change in Conditions (CIC) Section 2-1.9(B)(3)). Jay and Karen Stills own the parcels at 1008 and 1012 Main Street, as noted in the SUP approved on August 5, 2025.

### **ZONING HISTORY**

The subject property, zoned as Village Center Mixed Use (VCM), covers approximately 0.1 acres and was built in 1942. This zoning allows for moderate to high-density residential development and ground-floor commercial uses with residential units above, fostering a mix of uses compatible with the neighborhood. On June 16, 2025, the City of Stone Mountain Planning Commission approved a special use permit for a tattoo studio, contingent on the applicant operating at least 40 hours per week and securing a parking agreement. The City Council confirmed this approval on August 5, 2025, under the Planning Commission's conditions.

### **STAFF RECOMMENDATION**

Staff recommend **APPROVAL** of the change in conditions request provided:

- (1) A recommendation of approval from Planning Commission to remove requested conditions,
- (2) Approval from City Council to remove prior conditions
- (3) ADA and parking requirements are met on the site in accordance per the City of Stone Mountain Code of Ordinances
- (4) If leases, or tenant changes occur, a reconsideration of administrative approval is required.

## **PLANNING COMMISSION RECCOMENDATION**

Planning Commission recommends **APPROVAL** of the change in conditions request provided:

- (5) A recommendation of approval from Planning Commission to remove requested conditions,
- (6) Approval from City Council to remove prior conditions
- (7) ADA and parking requirements are met on the site in accordance per the City of Stone Mountain Code of Ordinances
- (8) If leases, or tenant changes occur, a reconsideration of administrative approval is required.