



Agenda Item

Meeting Date: February 3, 2026

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

Item: Action Item

Department: Planning and Zoning Department

Presented By: Tamaya Huff, Planning Manager

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.



PLANNING COMMISSION MINUTES
Monday, December 15, 2025 @ 6:30 pm
Regular Meeting
875 Main Street,
Stone Mountain, Georgia 30083

CALL TO ORDER

Meeting called to order at 6:30pm.

DETERMINATION OF QUORUM

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

APPROVAL OF THE AGENDA

Grace Kelly moved to approve the agenda as presented; seconded by Matt McConnell.
Vote: Approved Unanimously 5-0.

APPROVAL OF MEETING MINUTES

1. November 17, 2025

Matt McConnell moved to approve the minutes as presented; seconded by Grace Kelly.
Vote: Approved Unanimously 5-0.

COMMISSION ANNOUNCEMENTS

1. Chountelle Hudson – Reappointment by City Council November 18, 2025
2. Comprehensive Plan Public Hearing Notification – January 20, 2026
3. City Council Agenda – December 16, 2025
 - First Read – 1082 New Gibraltar Square
4. Planning and Zoning Department Updates
5. Short Term Code Updates, Resource Plan & Implementation Strategies

OLD BUSINESS

1. Steering Committee Appointments – Comprehensive Plan (Planning Commission)
Raina Wilson moved to approve the appointments of Rachel Isley and Grace Kelly to the Comprehensive Plan Stakeholder Committee; seconded by Meron Tadesse.
Vote: Approved Unanimously 5-0.
2. Approval of the 2026 Planning Commission Meeting Calendar
Matt McConnell moved to approve the 2026 Planning Commission Meeting Calendar; seconded by Raina Wilson.
Vote: Approved Unanimously 5-0.
3. Discussion – Bylaws Amendment to Meeting Minute Procedures
No – Vote – Discussion Only.

NEW BUSINESS

1008 Main Street

Request - Application to remove special use permit conditions which include (1) Parking Agreement and (2) Provide hours of operations that service customers at least 40 hours per week.

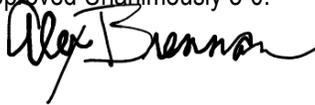
Matt McConnell moved to approve; seconded by Meron Tadesse. Approved Unanimously 5-0.

PUBLIC COMMENTS

Joan Monroe provided comments on the Planning and Zoning Updates.
Theresa Thomas provided comments on the City's proposed updates to its bylaws concerning meeting minutes. Grace Kelly requested the city explore the impacts of Data Centers as part of the Comprehensive Plan update.

ADJOURNMENT

Matt McConnell moved to adjourn 7:43pm; seconded by Meron Tadesse.
Vote: Approved Unanimously 5-0.



Alex Brennan, Chair

Tamaya Huff, Secretary

2A8HR44H28R76628 TAG# 38EVAI FL

Jeep 2017 Grand Cherokee 1C4RJEBG9HC788539 TAG# CNH8691 GA

Chevrolet 2017 SONIC 1G1JD5SH7H4106371 TAG# <unknown>

Lincoln 2002 LS 1LNHM87A72Y655941 TAG# P2726097 GA

Infiniti 2008 FX35 JNRAS08U58X105125 TAG# <unknown>

Jeep 2018 RENEGADE ZACCJBABXJPG97582 TAG# P7209031 GA

Oldsmobile 1985 98 1G3CW6933F4368394 TAG# TGD6284 GA

Toyota 2008 Camry 4T1BE46K18U238109 TAG# DCP4936 GA

Mercedes Benz 2011 GLK Class WDCCG5GB3BF572737 TAG# <unknown>

Ford 2012 FUSION 3FAHP0HA1CR215764 TAG# WLY987 GA

Mercury 2005 Grand Marquis 2MEFM75W35X618456 TAG# CLA9593 GA

Ford 2004 F250SD 1FTNW20L24EC69474 TAG# TAZ8680 GA

GMC 2020 Sierra 3GTP9EEL9LG397891 TAG# NVG0629 TX

Toyota 2016 Camry 4T1BF1FK3GU171118 TAG# <unknown>

BMW 2016 4-Series WBA4A9C50GG695167 TAG# CSG6725 GA

CADILLAC 2004 Escalade 1GYEK63N34R215636 TAG# CLX4906 GA

Anyone with an ownership interest in any of these vehicles should contact the following business immediately:

Quick Drop Impounding, Towing, and Recovery 2481 Old Covington Hwy SW Conyers GA 30012

330-504546 1/22,1/29 PUBLIC NOTICE

You are hereby notified, in accordance with OCGA § 40-11-19.1(b)(2), that each of the below-referenced vehicles are subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt. The vehicles are currently located at 3896 E FAIRVIEW RD, STOCKBRIDGE GA 30281. The vehicles subject to liens as stated above are identified as:

CADILLAC 2013 ESCALADE 3GYT4MEF9DG163814 TAG# NA

HONDA 2010 CIVIC 2HGFA1F56AH532061 TAG# JYJ6497 NC

Anyone with an ownership interest in any of these vehicles should contact the following

business immediately: Business Name:TLC AUTO TOWING AND STORAGE INC. 3896 E FAIRVIEW RD STOCKBRIDGE GA 30281 770-484-8342 ++CADILLAC 2013 ESCALADE 3GYT4MEF9DG163814/HONDA 2010 CIVIC 2HGFA1F56AH532061++

330-504547 1/22 QUALIFYING FEES FOR COUNTY OFFICES

In accordance with O.C.G.A. § 21-2-131, the DeKalb County Board of Commissioners set the following ++qualifying fees++ at their January 13, 2026 meeting for the following offices to be elected by DeKalb County voters in 2026.

Office Fee Board of Commissioners \$2,101.28

Judge, State Court \$5,912.74

Board of Education \$750.00

Qualifying for the offices listed above will begin on Monday, March 2, 2026, at 9:00 a.m. and end at noon on Friday, March 6, 2026, at 4380 Memorial Drive, Suite 300, Decatur, GA 30032.

The General Primary will be held on Tuesday, May 19, 2026, and the General Election will be held on Tuesday, November 3, 2026.

This 22nd day of January 2026 For the DeKalb County Board of Commissioners Keisha L. Smith Executive Director DeKalb County Voter Registration and Elections

330-504548 1/22,1/29 PUBLIC NOTICE

The above vehicle was left for repair or diagnostics and is presently located at GIDDEN AND SONS, INC, 6795 Varkel Ln, Lithonia, Ga 30058. Attempts to locate the owner of this vehicle have been unsuccessful. The vehicle is deemed abandoned under O.C.G.A.40-11-2 and will be disposed of if not redeemed within 10 days of this notice. This notice is given pursuant to Georgia law. ++2012 WABASH TRAILER 1JVV532BXL703137++

330-504549 1/22 PUBLIC NOTICE

An Application has been applied for a Liquor, Beer, and Wine Retail Dealer License for ++Kkavya 1008 LLC dba Happy Times Package++, located at 2840 Lavista Rd Ste. 3, Decatur, GA 30030. The owner is Tejas Patel

330-504550 1/22 PUBLIC NOTICE

The Stone Mountain Mayor and City Council will hold a public hearing on Tuesday, February 3, 2026, at 6:30 p.m. in order to discuss and to hear public input on a change in conditions application (parcel ID: 18 089 02 016) located at ++1008B Main Street++. The location of the hearing will be City Hall – 875 Main Street, Stone Mountain, GA, 30083. This hearing is open to the public.

330-504556 1/22,1/29,2/5,2/12 NOTICE OF FORECLOSURE OF RIGHT TO REDEEM

Our Client: Frank Management, LLC RE: Notice of Foreclosure of Right to Redeem Pursuant to O.C.G.A. § § 48-4-45 and 48-4-46

Take Notice that: The right to redeem the following described property, to wit: ++2657 Davidson Dr. Lithonia, GA 30058++ will expire and be forever foreclosed and barred on and after the 17th day of July, 2026, unless Frank Management, LLC complies with the notice requirements under O.C.G.A. § 48-4-45, upon which your right to redeem would end upon the date of compliance.

The tax sale deed to which this notice relates is dated the 4th day of June 2024 and is recorded in the office of the Clerk of the Superior Court of DeKalb County, Georgia, in Deed Book 31509 at page 606.

The property may be redeemed at any time before the 17th day of July, 2026, by payment of the redemption price as fixed and provided by law to Frank Management, LLC at the following address: 1940 Stockton Walk Ln. Snellville, GA 30078. Please disregard the "Notice To Foreclose Right of Redemption dated October 14, 2025. Please be governed accordingly.

330-504564 1/22,1/29,2/5,2/12 PUBLIC NOTICE

To: All persons known or unknown who may claim an interest in property known as 3227 Altacrest Drive, Scottsdale, GA 30079; Sally Riley and Hattie Riley Duncan, their heirs, administrator or executor, Known and unknown; DeKalb County

Take notice that Pursuant to O.C.G.A. §48-4-45 and §48-4-46, The right to redeem the following described property, to wit:

Tax parcel 18 046 03 222, known as ++3227 Altacrest Drive, Scottsdale, GA 30079++ will expire and be forever foreclosed and barred after February 28th, 2026.

The tax deed to which this notice relates is dated the 5th day of October, 2021 and is recorded in the office of the Clerk of the Superior Court of DEKALB County, Georgia, in Deed Book 29963 at page 655, as conveyed to Marilyn Holdings LLLP. The property may be redeemed at any time before the 28th day of February, 2026, by payment of the redemption price as fixed and provided by law to the undersigned at the following address:

Origin Title and Escrow, Inc On behalf of Marilyn Holdings LLLP 160 Clairemont Ave, Suite 490 Decatur, GA 30030 Please be governed accordingly.

Public Sale

340-504315 1/15,1/22 PUBLIC NOTICE

Pursuant to OCGA Section 40-11-6, notice is hereby given that the following motor vehicle(s) will be sold to the highest and best bidder on ++JANUARY 26, 2026 AT 1PM++ at the following locations: 1.) 5199 Jackson Hwy Covington, GA 30014. VEHICLE(S): 2015 AUDI A7 WAU2GAF3FN017945, 2009 B M W 7 5 0 L i WBABK83519CY59566, BMW 328i WBA3A5G51DNP20745, 2006 DODGE CHARGER 2B3KA53H36H252187, 2018 DODGE RAM 2500 3C6UR5DL0JG278278 Leinholder reserves the right to refuse the final bid. This item will be sold to the Highest Bidder.

340-504316 1/15,1/22 PUBLIC NOTICE

STATEWIDE WRECKER SERVICE SOUTH, INC. JANUARY 24, 2026 YEAR, MAKE, MODEL, VIN, TICKET

2017 TOYOTA RAV4 JTMJREUV1HD153076 23-4645

2017 NISSAN ALTIMA 1N4AL3AP2HC195608 24-1691

2014 FORD ESCAPE 1FMCUJ0F74EUAT3082 24-1735

2001 SUZUKI MOTORCYCLE JS1GR7GA012100854 24-2534

2005 BMW F650 WB10168A7VXA40281 24-2660

2001 GMC YUKON 1GKEC13T01R227974 24-2872

2017 HYUNDAI TUCSON KM8J23A47HU529270 24-3275

2021 NISSAN ROGUE 5N1AT3AA2MC750701 24-3479

2004 JEEP CHEROKEE 1J4GX48S14C252605 24-3762

2024 HYUNDAI VENUE KMHRCA39RU288382 24-3790

2018 DODGE JOURNEY 3C4PDCAB9J243203 24-4046

2019 DODGE CHALLENGER 2C3CDZAG6KH674187 24-4183

2011 SUBARU FORRESTER JF2SHABC7BH773018 24-4193

2016 CHEVROLET MALIBU 1G11C5SA3GF137075 24-4197

2019 NISSAN ALTIMA 1N4BL4EV2KC259981 24-4231

2013 HONDA CIVIC 2HGFB2F53DH579443 24-4265

2005 JEEP G CHEROKEE

1J4HR48N85C701739 24-4282

2014 NISSAN MURANO JN8AZ1MM7EW533308 24-4318

2019 HYUNDAI SONATA 5NPE24AF7KH772365 24-4363

2013 HYUNDAI ELANTRA 5NPDH4AE0DH234577 24-4384

2017 INFINITI Q50 JN1CV7AP4HM642778 24-4385

2004 FORD E350 1FDWVE35S24HA32569 24-4393

2010 CHRYSLER SEBRING 1C3CC4FB2AN148101 24-4407

2021 FORD ESCAPE 1FMCUOH64MUB32084 25-0017

2005 NISSAN ALTIMA 1N4AL11D35C135133 25-0020

2013 TOYOTA CAMRY 4T1BF1FK1DU638046 25-0089

2012 NISSAN MAXIMA 1N4AA5AP9CC803585 25-0123

2006 KIA SPECTRA KNAFE121265352061 25-0264

2010 FORD EDGE 2FMDK3KCXAB862265 25-0306

2018 CADILLAC ESCALADE 1GYS4BKJ9JR109787 25-0392

1997 FROD CROWN VIC 2FALP74W5VX156856 25-0399

2013 MAZDA CX-5 JM3KE2DE2D0122514 25-0429

2007 HONDA ACCORD 3HGCM56407G700049 25-0441

2010 CHRYSLER T&C 2A4RR8DX5AR368419 25-0449

2006 KIA SPECTRA KNAFE161265216250 25-0450

2002 LEXUS RX300 JTJGF10U020147117 25-0464A

2020 DODGE RAM 1C6SRFJT8LN422199 25-0467A

2019 TOYOTA CAMRY 4T1B11HK0KU772782 25-0468

2017 LINCOLN MKZ 3LN6L5A93HR610686 25-0472A

2013 CHEVROLET CAMARO 2G1FC3D32D9155774 25-0476A

2014 DODGE JOURNEY 3C4PDCGGXET260763 25-0480A

2019 CAN AM MAVERICK 3JB1PAX41KK000618 25-0504A

2002 HONDA ACCORD

1HGCG16572A045694 25-0506

2012 NISSAN FRONTIER 1N6BD0CT4CC419522 25-0526

2007 FORD F150 1FTRX14W27KD25206 25-0582A

2010 CHEVROLET CAMARO 2G1FB1EV3A9184252 25-0583A

2019 HYUNDAI ELANTRA KMHHD74LF0KU842042 25-0586A

2018 DODGE CHARGER 2C3CDXBG6JH337049 25-0587A

2008 CHEVROLET TAHOE 1GNFK13068J182614 25-0599A

2017 JEEP CHEROKEE 1C4PJLCB9HW547786 25-0595A

2014 FORD F250 1FT7W2BT0EEA29704 25-0596A

2015 FORD TRANSIT 1FTNR1ZM3FKB02669 25-0598A

2017 FORD EXPLORER 1FM5K7B81HGB27043 25-0600A

2016 KIA FORTE KNAFXA46S5553690 25-0601

2007 CHEVROLET AVA-LANCHE 3GNFK12387G256207 25-0603A

2016 LAND ROVER RANGE ROVER SALGS2KF5GA251373 25-0604A

2017 CHEVROLET CAMARO 1G1FH3D78H0156318 25-0605A

2018 INFINITI Q50 JN1EV7ARJMM430539 25-0607

2019 NISSAN SENTRA 3N1AB7AP5KY243026 25-0745

2023 HYUNDAI SANTA FE 5NMS24AJ3PH509253 25-0751

2018 DODGE CHARGER 2C3CDXGJ4LH130280 25-0779A

2019 FORD F150 1FTEW1CP2KFB32891 25-0781A

2018 MITSUBISHI MIRAGE ML32A3HJ9H003845 25-0782

2016 KIA SORENTO 5XYPG4A39GG165639 25-0784A

2020 CHEVROLET MALIBU 1G1ZD5ST4LF037319 25-0785A

2007 DODGE G CARAVAN 2D4GP44L27R116518 25-0809

2013 KIA OTIMA KNAGM4A71D5440742

25-0855

2020 DODGE CHARGER 2C3CDXGJXLH244400 25-0865

2018 KIA OPTIMA 5XXGT4L38JG232655 25-0902A

1999 FORD F150 1FTRF1729XKB64166 25-0903A

2007 INFINITI G35 JNKBV61F97M815430 25-0942

20058 HYUNDAI TIBURON KMHNN66F28U289465 25-0973

2021 V.W. ATLAS 1V2DP2CA4MC561401 25-1008A

2016 KIA SOUL KNDJN2A25G7268500 25-1009A

2010 FORD F150 1FTEW1C88AFB08540 25-1011A

2018 KIA OPTIMA 5XXGT4L37JG214597 25-1016A

2015 SUZUKI M/C JS1G778A3F2100726 25-1018A

2007 SUZUKI M/C JS1GN7DA272106941 25-1019A

2014 HONDA CIVIC 19XFB2F53EE043622 25-1102

2013 FORD F150 1FTFW1ETXDF15402 25-1110

2014 TOYOTA COROLLA 2T1BURHE0EC058429 25-1188

2007 KIA SEDONA KNDMN233076154809 25-1311

2017 CHEVROLET CRUZE 1G1BESSM5H7202173 25-1312

2015 KIA FORTE KNAFK4A6XF5317923 25-1317A

2008 INFINITI QX56 5N3AA08C98N902471 25-1318A

2003 FORD F150 1FTRW08L63KB90769 25-1319

2015 MAZDA 6 JM1GJ1V56F1221594 25-1336

2002 BMW 530I WBADT63462CH93204 25-1340

1996 SUZUKI M/C JS1GR7DA3T2100063 25-1342

2018 CHEVROLET CAMARO 1G1FB1RS2J0183779 25-1354

2013 NISSAN MAXIMA 1N4AA5AP9DC845269 25-1356

2013 CHRYSLER T&C 2C4RC1BG3DR690983 25-1358

2015 NISSAN ROGUE KNMAT2M3FP516902



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

STAFF ANALYSIS AND REPORT

OWNER: Jay and Karen Stills

APPLICANT: Krystal Rogers

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

CURRENT ZONING: Village Center Mixed-Use (VCM)

REQUEST: Change in Conditions (CIC) Section 2-1.9(B)(3)
Request to Remove:
Condition #1. Provide hours of operation with that service customers at least 40 hours each week
Condition #2. Provide a parking agreement

ZONING/ADJACENT LAND USE:

| | |
|-------|--------------------------------|
| North | Village Center Mixed-Use (VCM) |
| South | Village Center Mixed-Use (VCM) |
| West | Village Center Mixed-Use (VCM) |
| East | Village Center Mixed-Use (VCM) |

COMPREHENSIVE PLAN:

Future Land Use Designation: Mixed Use

MEETING INFORMATION:

| | |
|------------------------------------|------------------------|
| Planning & Zoning Commission: | 12/15/2025 – 6:30 P.M. |
| 1 st Read City Council: | 01/20/2026 – 6:30 P.M. |
| City Council Public Hearing: | 02/03/2026 – 6:30 P.M. |

STAFF RECOMMENDATION: APPROVAL

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

I. SUMMARY

On August 5, 2025, the Council of the City of Stone Mountain (“City”) approved Krystal Rodger’s (applicant) request for a special use permit (SUP), to operate a tattoo studio at 1008B Main Street (Parcel ID: 18 089 02 016) under the following conditions:

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

The Stone Mountain Code of Ordinances, per Section 7-3.1, requires a shared parking agreement to meet 7-3.1(A)(1), 7-3.1(A)(3), and 7-3.1(A)(6). On September 29, 2025, the applicant, Jay Stills, requested an administrative parking reduction in accordance with 7-3.1 Shared or reduced parking and landscaping requirements of the City Code of Ordinances, citing that permissions were not attained by the adjoining property owner(s) located at 1000B Main Street to facilitate a shared parking agreement as required by the special use permit conditions, and that the subject parking for 1008 Main Street is sufficient to be contained on 1008 Main Street, and 1012 Main Street (parcel # 18 089 02 015).

Typically, once a zoning application has been approved by the mayor and council, it cannot be reconsidered for at least 24 months. However, if the City Council implements conditional zoning under Section 2-1.9(3) and the conditions set forth cannot be met by the applicant, any changes to these conditions must be approved by both the mayor and the City Council. To modify the conditions of approval, applicants are required to secure a recommendation from the Planning Commission before going to the Mayor and City Council, as outlined in Section 2-1.3, which details the process for amending the zoning ordinance. The parcels located at 1008, and 1012 Main Street are owned by Jay and Karen Stills, who were listed as the owners of 1008B Main Street in the Special Use Permit (SUP) approved by the City Council on August 5, 2025. Staff completed an analysis of the parking reduction at the request of the applicant, determined that the reduction is feasible, and conditioned the approval based on the following requirements:

Requirement #1:

The applicant will be required to return to the Planning Commission (PC) to request a change of conditions, and receive final Approval from City Council to remove the following conditions from the existing SUP approval, which include:

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

Requirement #2:

Commercial properties in the City are required to meet ADA parking requirements. The current lot proposed for the administrative parking reduction is not striped and contains no designated ADA parking spaces. The applicant will be required to provide the necessary ADA parking spaces in accordance with 7-2.2 of the Stone Mountain Code of Ordinances.

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Requirement#3

In accordance with the City Code of Ordinances 7.2.1(B)(3), the applicant must have spaces marked with paint lines, curb stones, or similar devices. In addition, Section 7.2.1(B)(8) wheel bumpers must be provided for each parking space.

Requirement #4

If 1010B is leased, the applicant must submit for re-consideration for this approved administrative parking reduction.

Requirement#5

All renewed or terminated leases shall be filed with the city clerk or submitted to the planning manager. Proof of ownership for parcels 1008 & 1012 is also required.

All of the above requirements, including the conditional administrative parking approval, are contingent on City Council approval of revised or removal SUP conditions. Any revised conditions that may be imposed by City Council would also have to be considered, before the administrative parking reduction approval could become final.

II. ZONING AND DEVELOPMENT STANDARDS

The subject property is zoned Village Center Mixed Use (VCM). Per Section 5-5.1 the intent of the zoning district is to:

- Support moderate to high-density residential development
- Support ground-floor commercial spaces with residential units above.
- Allow low-intensity office development compatible with the residential VCM district.
- Allows diverse uses and structures, compatible with nearby land uses.
- Provides opportunity for innovative site planning for commercial and residential uses
- Encourages high pedestrian use and accessibility and transportation alternatives

The district development regulations per Sec 5-5.6 include:

- **Connectivity and Site Design**
 - Incorporate multimodal transportation—pedestrian, bicycle, and vehicular—based on future residents' needs.
 - Prefer grid streets over cul-de-sacs where possible; block lengths should support pedestrian traffic.
 - Use traffic calming measures to enhance pedestrian safety and accessibility.
 - Interconnections to adjoining property, whether developed or undeveloped, should be included and incorporated into the design where appropriate.

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The following is a summary of applicable District Development Regulations in accordance with 5-5.5 VCM.

| STANDARD | REQUIRED | PROPOSED | EXISTING | STANDARDS MET? |
|--|--|-----------------|-----------------|-----------------------|
| Minimum Lot Size | NONE | No change | NOT APPLICABLE | NOT APPLICABLE |
| Minimum Lot Width | 60 FT | No change | 39 FT | NO |
| Minimum Road Frontage | 40FT | No change | 39 FT | NO |
| Minimum Yard | NONE | No change | NOT APPLICABLE | YES |
| Minimum Rear Yard | 20 FT | No change | 27 feet | YES |
| Maximum Height | 50 FT | No change | NOT PROVIDED | NOT PROVIDED |
| Minimum Floor Area | 600 SF | No change | 1,760 SF | YES |
| Maximum Floor Area | 2,400SF | No change | 1,760 SF | YES |
| Minimum Buffer Area Btw Dissimilar Districts | None | No change | None | NOT APPLICABLE |
| Minimum Separation Btw Buildings | None | No change | None | NOT APPLICABLE |
| Maximum Building Height | 50 FT or 3 Stories | No change | 1 STORY | YES |
| Setbacks | Permitted to Vary to accommodate dining & retail | No change | NOT APPLICABLE | NOT APPLICABLE |

III. ZONING HISTORY

The subject property is presently zoned VCM and encompasses an area of approximately 0.1 acres. According to the DeKalb County Property Appraiser database in Georgia, the structure

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was constructed in 1942. 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. On June 16, 2025, the City of Stone Mountain Planning Commission (PC) recommended approval for a special use permit request to allow for a tattoo studio on condition the applicant provide hours of operation that served customers at least 40 hours each week, and a parking agreement. On August 5, 2025, City Council approved the special use permit request with Planning Commission conditions.

IV. EXISTING SITE CONDITIONS

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 in the Dekalb County Property Appraiser 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. The property is characterized by a gentle slope originating from the principal structure, which is situated at an elevation of 1,055 feet and descends toward the western property line, where there is a nominal elevation decrease of 7 feet. The rear parking area, which borders buildings addressed 1008 and 1012 Main Street provides a total of six (6) parking spaces.

Approximately, .12 miles south of the subject property is a Marta transit stop Route 119. The duplex is accessible to retail, medical offices, and restaurants along Main Street.

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.

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

The parking reduction request analyzes the needs of the businesses at 1008B Main Street and 1012 Main Street. Staff found that these businesses generate fewer vehicles per hour than what off-street parking requirements, established in Section 7-2.1 suggest. Therefore, the current parking available at the rear of the property appears to, at present, effectively meet the demand. If, however, the businesses that currently occupy the space change or move, the owner should be required to resubmit to another parking study or seek to establish a long-term parking agreement with adjoining property owners where possible.

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

The VCM Zoning District is designed to allow flexible site plan development and promote efficient land use, instead of traditional development approaches. This strategy encourages denser urban environments to enhance pedestrian activity and accessibility. As a result, it prioritizes compact parking areas that

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

reduce reliance on vehicles and promote alternative transportation options, including public transit, walking, and cycling. Therefore, as long as the parking area on the subject property supports the actual daily vehicle traffic and facilitates transit access, to Marta Bus Route 119, along with access to sidewalks that connect to various land uses like restaurants, shopping, and other destinations, it aligns with the intent of the zoning district and the surrounding area.

- 3. Whether or not the proposed use will constitute a nuisance as defined by state law.**
No nuisance is anticipated upon implementation of the parking reduction requirements in place of the parking agreement, provided the applicant is required to submit a revised parking reduction study when leases and tenants change.
- 4. Whether or not property values of surrounding property will be adversely affected.**
Adjacent property values are not anticipated to be adversely affected through the removal of prior conditions of approval.
- 5. Whether or not adequate provisions are made for parking and traffic considerations.**
No additional traffic or parking is expected to be generated. The administrative parking reduction establishes vehicle volumes are not significant.
- 6. Whether or not the site or intensity of the use is appropriate.**
The request does not seek to change the intensity of use from the original approval.
- 7. The location or proximity of other similar uses (whether conforming or non-conforming).**
The request aims to maintain the original use approved by the Planning Commission in July 2025.
- 8. Whether or not adequate controls and limits are placed upon commercial deliveries.** The previous application approved by the Mayor and Council did not adequately address controls and limits on commercial deliveries. Given the structure's configuration, there is no designated loading area, as the site has been converted from residential use to office space. The entrances and exits for the businesses occupying the building are separate, which creates difficulties for deliveries. Currently, the tenants in the property do not seem to require heavy commercial deliveries; however, if the tenants change, this could become a requirement that needs further evaluation, or if significant loading needs are observed. Nonetheless, Section 7-4.1(A)(1) requires a minimum of 1 loading stall for commercial uses with a gross floor area of 2,500 square feet or less, therefore, this should be required, for this development.
- 9. Whether or not adequate landscaping plans are incorporated to ensure an appropriate transition.**
There is existing landscaping.
- 10. Whether or not the public health, safety and welfare of the surrounding neighborhoods will be adversely affected.**

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

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 it is consistent with the Comprehensive Plan.

The 2021 Comprehensive Plan outlines the desired development patterns and implementation strategies, which include a “traditional downtown” concept featuring large block layouts where buildings are situated close to the street, with parking located either in the rear or on the street. The proposed parking for the subject property is designed to be located at the rear. Therefore, the request is consistent with the Comprehensive Plan.

IV. 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 use is compatible with the surrounding activities in the neighborhood.

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

The special use permit for the accessory building will not negatively affect the existing uses of adjacent or nearby properties.

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

The property consists of six tenants. Continuing to provide services to the public would be a 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;

The intensity of use, such an increase in residential or commercial structures intended to increase trip generation is not planned for this property as part of this application. Therefore, the zoning 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 disapproval of the zoning proposal.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

The applicant stated in their application that it was not possible to establish a parking agreement with neighboring property owners. Consequently, an analysis of the actual parking conditions revealed that the businesses occupying the property do not generate significant parking demand. Further, the low parking demand was observed to be related to appointment-only business, where the site had some control over the number of customers served daily. The removal of the 40-hour workweek and the parking agreement align with the actual business conditions of the commercial activity on site. Therefore, if the proposal is disapproved, the applicant will be unable to meet the current requirements.

V. STAFF RECCOMENDATION

The staff recommends APPROVAL for the removal of conditions, subject to the following stipulations:

- 1. Removal of Conditions:** The Parking Agreement and the conditions for a 40-hour work week will be removed, pending the applicant's fulfillment of all requirements outlined in the Administrative Parking Reduction, no later than February 2026.
- 2. File Lease Agreements.** All renewed or terminated leases must be filed with the city clerk.
- 3. Ownership Changes.** If the ownership of the properties at 1008 or 1012 Main Street changes, the new property owner shall resubmit a revised Administrative Parking Reduction for City approval.
- 4. Administrative Parking Reduction.** The administrative parking reduction will continue unless there are changes in leases, property ownership, or a parking agreement approved by the city is accepted. Changes in leases and ownership shall require a new administrative parking reduction to be accepted by the City.
- 5. Future Parking Agreement.** If the owners of 1008 and 1012 Main Street enter into a parking agreement with neighboring property owners, the agreement must be submitted to the City for review and approval prior to its execution
- 6. Loading Stall.** A single loading stall shall be required along Poplar Street, adjacent to the northern entrance on 1012 Main Street, in accordance with Section 7-4.1(A)(1) Minimum Off-Street Loading Requirements. The loading area should include appropriate signage and striping to delineate it as a temporary loading and parking area.

CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

VI. SITE PHOTOS

FRONT OF PROPERTY (AT POPLAR SPRINGS ROAD AND MAIN STREET)



FRONT OF PROPERTY FACING MAIN STREET (1008 & 1012 MAIN STREET)



CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT

REAR OF PROPERTY AT POPLAR (REAR PARKING LOT)



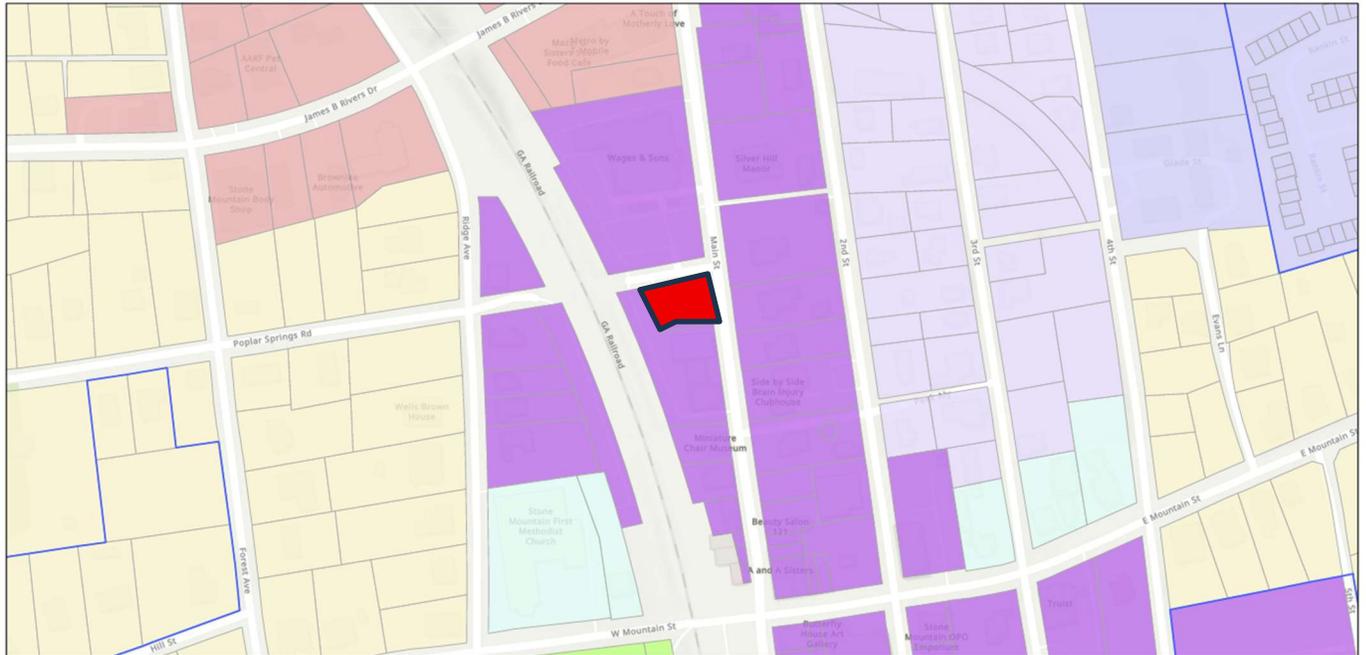
VII. FIGURE 1. DEKALB COUNTY PROPERTY APPRAISER MAP



SITE ADDRESS: 1008 B MAIN STREET
REQUEST: CHANGE IN CONDITIONS
PARCEL ID: 18 089 02 016

**CITY OF STONE MOUNTAIN
PLANNING AND ZONING DEPARTMENT**

VIII. FIGURE 2. CITY OF STONE MOUNTAIN ZONING MAP



12/5/2025, 9:17:20 PM

- Historic Districts**
- Local Historic District
 - National Register of Historic Places District
- Zoning**
- GC
 - R-2
 - GS
 - MR-1
 - VCM
 - OPI
 - Municipal Boundary

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

IX. FIGURE 3. FUTURE LAND USE MAP



12/5/2025, 9:20:43 PM

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

1:2,257

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

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

CHANGE IN CONDITION APPLICATION

Krystal Rogers
Owner, Witching Hour Tattoo Studio
1008B Stone Mountain, GA 30083
krystallintattoo@gmail.com
943-240-8750
December 6, 2025

To Whom It May Concern:

Re: Request for Removal of Special Conditions – Witching Hour Tattoo Studio

I am writing to formally request the removal of two special conditions that were originally implemented as part of the special permit process for Witching Hour Tattoo Studio. I have successfully completed the initial permitting requirements, and after operating in the new location for several months, I am seeking an amendment to remove the following conditions:

1. The required off-site parking agreement
2. The requirement to maintain a set schedule of 40 open hours per week

Since opening in the new space, I have consistently observed that the small on-site parking lot is more than sufficient for my business as well as for the other businesses located on the property. As a tattoo artist, I can only tattoo one person at a time, which means that at the very most, my business would only ever contribute two vehicles to the lot—my own and my client's. All surrounding businesses operate by appointment only, which naturally spreads out traffic and keeps parking consistently available. Additionally, many of these businesses are closed on weekends, which is when my studio experiences the most traffic, further reducing any chance of parking conflicts. Throughout the months I have worked in this space, I have never encountered a situation where the parking lot was full or strained. We also made every effort to comply with the initial request for an added off-site parking agreement, but securing formal documentation proved impossible. While the neighboring businesses on both sides of the property are completely comfortable verbally assuring me that their lots may be used if needed, neither is willing to put anything in writing or enter into a legal agreement—an entirely understandable position. They want to be supportive and good neighbors, but formalizing such an arrangement is simply more than they can commit to.

I am also requesting the removal of the mandated 40-hour weekly schedule requirement. My business operates by appointment only, consistent with the practices of the surrounding businesses. As the sole artist at Witching Hour Tattoo Studio, I work Wednesday through Sunday and schedule clients in two appointment slots per day. Even during slower weeks, I still operate a minimum of three days per week; I would never be closed for extended periods, especially knowing the concerns related to the previous tattoo shop in Stone Mountain that was frequently not open. Additionally, my studio is not directly located on Main Street, so occasional closed days would not present an eyesore or disrupt the appearance of the downtown area. I am committed to my craft, my clients, and my business, and will always be in my studio as much as possible. I also regularly participate in community art market events in partnership with local businesses—specifically Outrun Brewing—which occasionally require me to close the shop for an extra day here and there. The flexibility to operate based solely on appointments allows me to maintain consistent service without the need for a fixed 40-hour requirement.

Given the absence of parking issues, the appointment-based models within the property, and my proven track record of responsible and consistent operation in the permitted space, I respectfully request that these two special conditions be removed from my permit.

Thank you for your time and consideration. I am happy to provide any additional information or documentation needed during this review.

Sincerely,
Krystal Rogers
Owner, Witching Hour 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
Phone: 943 240 8750 Cell: _____ Fax: _____
Email Address: krystallintattoo@gmail.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Majestic Rental Properties
Address: 486 Lynn Valley Way Stone Mountain Ga
Phone: 678 897 1577 Cell: _____ Fax: _____
Email Address: majesticrentalprop@gmail.com

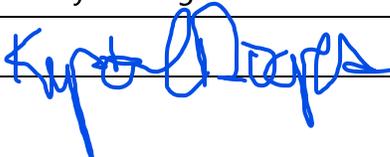
PROPERTY INFORMATION

Address: 1008 B Main Street Stone Mountain Ga 30083
Parcel ID#: 18089 02 016 Land Lot: _____ District: _____

CURRENT ZONING: c3

USE PERMIT REQUEST: special use permit, remove requirements

Name (print) Krystal Rogers

Signature:  Date: 12/1/2025



PRE-APPLICATION INFORMATION FORM

This page must be completed by the Applicant.

APPLICANT

Krystal Dawn Rogers

Name

Witching Hour Tattoo

Company

4494 Sims Ct Tucker Georgia 30084

Mailing Address

Suite/Apt. #

City, State

Zip Code

(943) 240 8750

krystallintattoo@gmail.com

Primary Phone #

Alternate Phone #

E-mail

PROJECT SUMMARY

1008B Main St. Stone Mountain, Georgia 30083

Address of Project

Witching Hour Tattoo

Name of Project

Special Use Permit

Application Type (Rezoning, Special Use Permit, Conditional Use Permit, Variance, Subdivide Land, Other)

495 sq ft

Total Project Acreage

Detailed Description (Include Proposed Use(s) and Square Footage of Floor Area for each use):

I would like to open a small tattoo studio at the above location. It would contain just one work space

and myself as the only resident tattoo artist. The project would total 495 sq ft. Please see my attached

concept plan for more information.

Krystal Dawn Rogers

Date: 05 / 21 / 2025

Applicant Signature

NOTE: This form must be signed by staff and submitted with your application.

For Internal Use Only:

Pre-Application Meeting Date: October 15, 2025

Staff Printed Name: Tamaya Huff Signed: T Huff



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 |
|-----------------------------|---------------------|----------------------|--|
| | | | |
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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) Krystal Rogers

Signature:  Date: May 31 2025



USE PERMIT CONSIDERATIONS

Applicant: Krystal Rogers

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? _____
There are other salons and similar small businesses in the same complex as the unit would be moving into. There is enough onsite parking for the demand of all businesses.
2. What is the extent to which property values are diminished by their particular zoning restrictions? _____
There would be none, I am not changing anything visible from the outside and keeping the interior of the unit pretty much the same.
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 would be no change, my business would not affect others around me in a negative way.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
There would be no harm to the public, nor the building owner as we won't be building or changing anything. We have plenty of onsite parking to cover all of our needs.
5. What is the suitability of the subject property for the zoning proposed? _____
I think a small high end tattoo studio fits in perfectly with the other nice salons in the same building complex. It is a perfect location and unit for the business.
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 owner has actually been pretty picky about what tenant he has taken on for this space, not everyone can use a space without heavy foot traffic.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? _____
My business is very similar to the other nearby salons. I think it would be very suitable for the area.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
We aren't really rezoning, just requesting a special use permit so there would be no change. We have enough parking onsite to cover all of the businesses.
9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
We aren't rezoning, just requesting a special use permit. There would be no change.
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, there would be no change in traffic. My shop will only have one client / vehicle at a time. There is enough onsite parking to cover our needs.
11. Is the zoning proposal in conformity with the policy and intent of the comprehensive plan and future development map?
Absolutely, downtown Stone Mountain would benefit from having more artistic small businesses.
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?
There are none.
13. What is the impact upon the appearance of the city?
It wouldn't be any different as we aren't changing the exterior of the building, aside from some small signage above the door.
14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services?
My business would have no extra effect on any of these, being such a small studio. We have plenty of onsite parking for our needs.
15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl?
The business wouldn't affect any of these, as it is such a small space.
16. What is the anticipated impact upon thoroughfare congestion and traffic safety?
We would only have one client and vehicle visiting the shop at a time, it wouldn't impact anything.
17. What measures are being taken to protect the property against blight and depreciation?
The owner takes very good care of his building, he definitely keeps up with the maintenance and appearance.

ADMINISTRATIVE PARKING REDUCTION



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

October 9, 2025

Jay Stills
486 Lynn Valley Way
Stone Mountain, Georgia 30087

RE: Administrative Parking Reductions
(Parcel ID: 18 089 02 016) at 1008B Main Street, Stone Mountain, Georgia

Dear Mr. Stills,

On August 5, 2025, the Council of the City of Stone Mountain (“City”) approved Krystal Rodger’s (applicant) request for a special use permit (SUP), which is provided in **Appendix A**, to operate a tattoo studio at 1008B Main Street (Parcel ID: 18 089 02 016) under the following conditions:

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

The Stone Mountain Code of Ordinances, per Section 7-3.1, requires a shared parking agreement to meet 7-3.1(A)(1), 7-3.1(A)(3), and 7-3.1(A)(6).

I. Application Summary

On September 29, 2025, the applicant, Jay Stills, requested an administrative parking reduction in accordance with 7-3.1 Shared or reduced parking and landscaping requirements of the City Code of Ordinances, citing that permissions were not attained by the adjoining property owner located at 1000 Main Street (**Figure 1**) to facilitate a shared parking agreement as required by the special use permit conditions, and that the subject parking for 1008 Main Street is sufficient to be contained on 1008 Main Street, and 1012 Main Street (parcel # 18 089 02 015). Each of these parcels (1008 & 1012 Main Street) is owned by Jay Stills, who was cited as the owner of 1008B Main Street in the SUP approved by the City Council on August 5, 2025.

II. Administrative Parking Reduction Criteria

Section 7.2.1 outlines off-street parking requirements for the City. Per Section 7-3.1, the applicant may request a reduction to, or waiver of, parking standards based on a shared parking arrangement administratively granted through a written request from the applicant, provided it can be demonstrated that the arrangement avoids conflicting parking demands and ensures safe pedestrian

circulation and access. The administrative application must include a statement addressing the relevant criteria, a description of proposed uses, required parking calculations, and details on the proposed parking spaces.

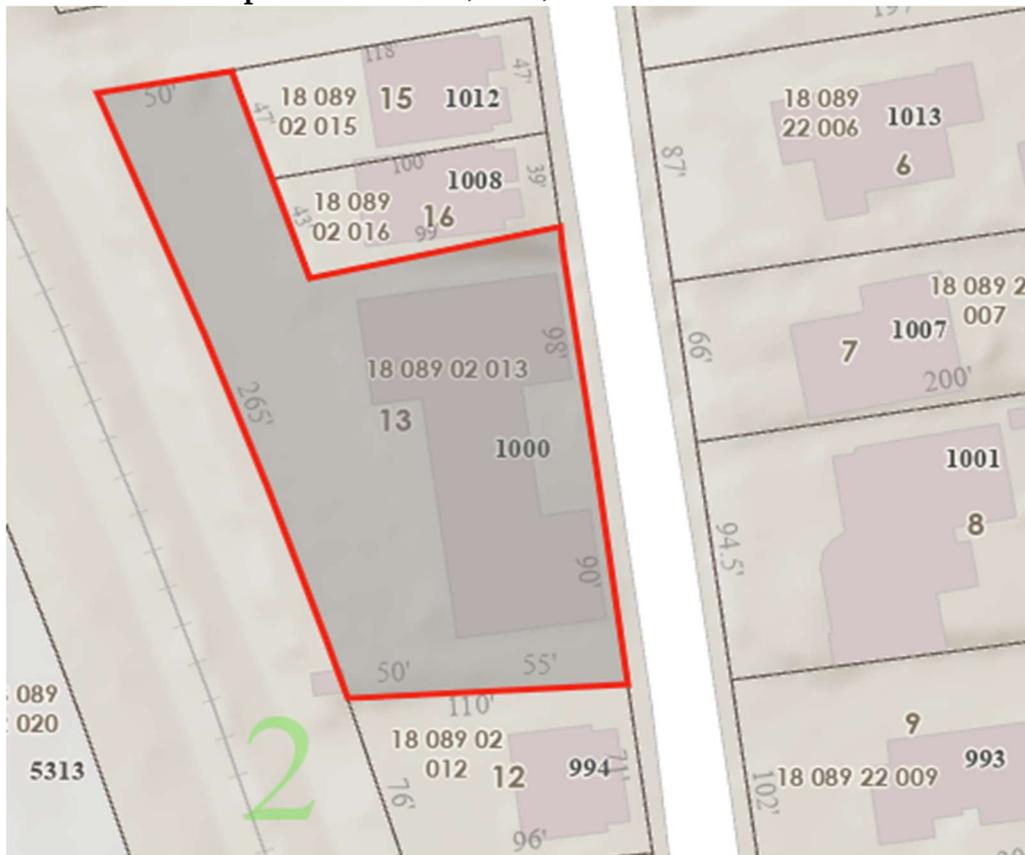
III. Existing Conditions

The subject parcel is located at 1008 Main Street and shares a parking lot to the rear with 1012 Main Street. The applicant provided photos of the existing parking area. **Appendix B**, which includes the administrative parking reduction application from the applicant, shows the site's parking needs. Per Appendix B, spaces are not currently striped, but a total of 6 **dedicated parking spaces** on-site are reported to exist. **Figure 1**, based on property boundaries from the DeKalb County Property Appraiser database, graphically shows the location of 1008 Main Street, the subject parcel approved for a SUP by the City Council on August 5, 2025, in relation to 1012 Main Street, an adjoining parcel. **Figure 2** is the DeKalb County Property Appraiser Database Map shown for comparison.

Figure 1. Parcels 18 089 082 16 and 18 089 02 015



**Figure 2. DeKalb County Property Appraiser
Map of Parcels 1000, 1008, and 1014 Main Street**



IV. Proposed Parking

As the property owner of 1008 and 1012 Main Street, the applicant affirms in their application that the actual parking needs of the tenants currently utilizing these buildings are met, in accordance with Section 7-3.1(1) of the Code of Ordinances. Further, they attest that based on observed usage and tenant operations, the actual parking needs of the tenants are satisfied with the current parking facilities provided for 1012 and 1008 Main Street. The analysis conducted by the applicant was provided in Appendix B.

V. Staff Assessment of Proposed Parking Reduction

To obtain approval for a parking reduction through an administrative review application, it is essential to demonstrate compliance with the criteria specified in 7-3.1 where applicable. The application must include a written statement that clearly outlines how the proposal aligns with these criteria. Additionally, it should provide a comprehensive description of the proposed use(s), calculations for the required number of parking spaces, and pertinent details regarding the number, size, and location of proposed off-street parking spaces. Staff have reviewed the parking calculations submitted by the applicant. The findings from that review are shown in Table 1.

Table 1. Analysis of Parking Reduction Request.

| Suite | Business Name | Use Type/Parking Requirement per Sec 7.2.1 | SF | Sec 7.2.1 Calculation (Spaces) | Req'd Spaces Rounded | Reduction (Rounded) | Parking Needs Observed Applicant | Office Hours | Notes |
|---|--|--|--------------|--------------------------------|----------------------|---------------------|----------------------------------|--|------------|
| 1008A Main Street | Dr. Rowland Psychological Counseling Services | Clinic Permitted 5-6.2(17) 7.2.1(4) | 832 | 832/250= 3.32 | 3 | 2 | 1 | Mon-Fri 3 PM – 7 PM Every other Sat. from 11 AM-1:00 PM | Appt Based |
| 1008B | Witching Hour Tattoo | Tattoo/ Studio (SUP) 7.2.1(13) | 500 | 500/200= 2.5 | 3 | 2 | 1 | Wed-Sun, 11 AM – 7:00 PM. Closed Mon-Tue | Appt Based |
| Total SF | | | 1,332 | 5.82 | 6 | 4 | 2 | | |
| SF in Dekalb Property Appraiser DB | | | 1,664 | | | | | | |
| 1010A | The Curl Conqueror Hair Salon Studio | Personal Service 5-6.2(16) 7.2.1(13) | 832 | 832/200= 4.16 | 4 | 3 | 1 | | Appt Based |
| 1010B | (currently vacant) | Office 7.2.1(4) | 500 | 500/250= 2 | 2 | 2 | 0 | | Vacant |
| Total SF | | | 1,332 | 6.16 | 6 | 5 | 1 | | |
| SF in DeKalb Property Appraiser | | | 1,664 | | | | | | |
| 1012 | RTW XXACT Enterprises Tax/ Accounting Services | Professional Office 5-6.2(21) 7.2.1(4) | 850 | 850/250= 3.4 | 3 | 2 | 1 | Mon-Fri, 8 AM – 6 PM (extended during tax season). | |
| Total SF | | | 1,332 | 3.4 | 3 | 2 | 1 | | |
| SF in Dekalb Property Appraiser DB | | | 1,760 | | | | | | |
| 1014A | Body Secrets by Erves | Personal Service 5-6.2(16) 7.2.1(13) | 850 | 850/200= 4.25 | 4.25 | 3.25 | 1 | Mon-Fri, 9 AM – 4 PM; Sat 9 AM – 3 PM | Appt Based |
| 1014B | Hair Salon Studio | Personal Service 5-6.2(16) 7.2.1(13) | 850 | 850/200= 4.25 | 4.25 | 3.25 | 1 | Tues-Sat, 10 AM – 5 PM | Appt Based |
| Total SF | | | 1,332 | 8.5 | 8.5 | 6.5 | 2 | | |
| SF in Dekalb Property Appraiser DB | | | 1,664 | | | | | | |
| TOTALS | | | 2,996 | 23.5 | 23.5 | 17.5 | 6 | | |

V. Staff Assessment of Proposed Parking Reduction (continued)

In Appendix B, the applicant states in Exhibit A – Parking Calculation Sheet that only four spaces are needed to service the businesses occupying 1008 and 1012 Main Street, and requests a reduction of 14.8 spaces. Staff concluded that per Sec 7.2.1 both structures would require a reduction of 17.5 spaces. However, observed vehicle activity provided by the applicant indicated less than the required parking may be needed.

VI. Limitations of Staff Analysis

The analysis did not consider vehicle volumes during seasonal activities, as this information was not provided by the applicant. For example, RTW XXACT Enterprises Tax/ Accounting Services was indicated by the applicant to hold seasonal office hours during tax season. In addition, 1010B was identified as vacant, and reported no potential use or parking requirements.

VII. Compliance with Existing Zoning

1008B Main Street was required as a condition of the SUP to provide hours of operation for a minimum of 40 hours per week. However, the application for administrative reduction in parking states that the hours are appointment-only. Therefore, the administrative application is not currently in compliance with the conditions of approval established in SUP.

VIII. Administrative Parking Reduction Request Status

Conditional approval is granted for the request to reduce administrative parking to 6 spaces for 1008 and 1012 Main Street, provided that the applicant completes the following necessary steps within one year from the date of this letter.

Requirement #1:

The applicant will be required to return to the Planning Commission (PC) to request a change of conditions, and receive final Approval from City Council to remove the following conditions from the existing SUP approval, which include:

Condition #1: Provide hours of operation that service customers at least 40 hours each week

Condition #2: Provide a parking agreement

Requirement #2:

Commercial properties in the City are required to meet ADA parking requirements. The current lot proposed for the administrative parking reduction is not striped and contains no designated ADA parking spaces. The applicant will be required to provide the necessary ADA parking spaces in accordance with 7-2.2 of the Stone Mountain Code of Ordinances.

Requirement #3

In accordance with the City Code of Ordinances 7.2.1(B)(3), the applicant must have spaces marked with paint lines, curb stones, or similar devices. In addition, Section 7.2.1(B)(8) wheel bumpers must

Jay Stills
1008 1012 Main Street
Parcel ID: 18 089 02 016
Administrative Parking Reduction
6 | Page

be provided for each parking space.

Requirement #4

If 1010B is leased, the applicant must submit for re-consideration for this approved administrative parking reduction.

Requirement#5

All renewed or terminated leases shall be filed with the city clerk or submitted to the planning manager. Proof of ownership for parcels 1008 & 1012 is also required.

All of the above requirements including the conditional administrative parking approval , are contingent on City Council approval of revised or removal SUP conditions. Any revised conditions that may be imposed by City Council would also have to be considered, before this approval could be come final.

If you have any questions or concerns, please get in touch with the City of Stone Mountain at 770-498-8984

Respectfully,

Tamaya Huff, Planning Manager
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083
phone 770-498-8984
direct 470-895-5608
fax 770-498-8609
thuff@stonemountaincity.org

CC: Majestic Rental Properties
Krystal Rogers (Applicant)

APPENDIX A



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

August 15, 2025

Krystal Dawn Rogers
4494 Sims Court
Tucker GA 30084

RE: Special Use Permit Approval for Special Use Permit to allow for a tattoo studio (Parcel ID: 18 089 02 016) at 1008B Main Street Stone Mountain Georgia

Dear Ms. Rogers,

On August 5, 2025, the City of Stone Mountain Mayor and Council APPROVED your request for a special use permit request to allow a tattoo studio (Parcel ID: 18 089 02 016) with the following conditions:

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

The Stone Mountain Code of Ordinances, per Section 7-3.1, requires a shared parking agreement to meet the following requirements:

- 7-3.1(A)(1) A to-scale map indicating location of proposed parking spaces shall be provided; said map shall indicate or notate number of spaces in each parking area.
- 7-3.1(A)(3) A shared parking calculation projection shall be provided that demonstrates that each use will have adequate parking provisions at all times. Said calculation must receive review and approval from the city manager or their designee.
- 7-3.1(A)(4) For contiguous properties sharing parking spaces under this provision, cross-easements shall be filed establishing access to the parking spaces in perpetuity and documentation of filing provided to the city.
- 7-3.1(A)(6) A written agreement among all owners of record shall be provided and held on file with the city manager or their designee. All renewed or terminated leases shall be filed with the city clerk.

Krystal Dawn Rogers
1008B Main Street
(Parcel ID: 18 089 02 016)
Special Use Permit: To allow a tattoo studio
2 | Page

Section 7-2 Parking requirements states businesses, professional offices and clinics require one space per 250 square feet of gross area.

If you have any questions or concerns, please contact the City of Stone Mountain at 770-498-8984

Respectfully,

Tamaya Huff

Digitally signed by Tamaya Huff
Date: 2025.08.15 17:19:54 -04'00'

Tamaya Huff, Planning Manager
City of Stone Mountain
875 Main Street
Stone Mountain, GA 30083
phone 770-498-8984
direct 470-895-5608
fax 770-498-8609
thuff@stonemountaincity.org



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: 943 240 8750 Cell: _____ Fax: _____
Email Address: Krystallintattoo@gmail.com

OWNER INFORMATION (If different from Applicant)

Owner Name: Majestic Rental Properties
Address: 486 Lynn Valley Way Stone Mountain, GA 30087
Phone: 678-897-1577 Cell: 678-897-1577 Fax: _____
Email Address: majesticrentalprop@gmail.com

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: [Handwritten 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
majestic rental prop@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this the

28th Day of MAY 2018

Tadim Uddin Ahmed
NOTARY PUBLIC

770-921-75
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: Krystal Rogers

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? _____
There are other salons and similar small businesses in the same complex as the unit I would be moving into.
2. What is the extent to which property values are diminished by their particular zoning restrictions? _____
There would be none, I am not changing anything visible from the outside and keeping the interior of the unit pretty much the same.
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 would be no change, my business would not affect others around me in a negative way.
4. What is the relative harm to the public as compared to the hardship imposed upon the individual property owner? _____
There would be no harm to the public, nor the building owner as we won't be building or changing anything.
5. What is the suitability of the subject property for the zoning proposed? _____
I think a small high end tattoo studio fits in perfectly with the other nice salons in the same building complex. It is a perfect location and unit for the business.
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 owner has actually been pretty picky about what tenant he has taken on for this space, not everyone can use a space without heavy foot traffic.
7. Will the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property? _____
My business is very similar to the other nearby salons. I think it would be very suitable for the area.

8. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?
We aren't really rezoning, just requesting a special use permit so there would be no change.
9. Does the property affected by the zoning proposal have a reasonable economic use as currently zoned?
We aren't rezoning, just requesting a special use permit. There would be no change.
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, there would be no change in traffic. My shop will only have one client / vehicle at a time.
11. Is the zoning proposal is in conformity with the policy and intent of the comprehensive plan and future development map? _____
Absolutely, downtown Stone Mountain would benefit from having more artistic small businesses.
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? _____
There are none.
13. What is the impact upon the appearance of the city? _____
It wouldn't be any different as we aren't changing the exterior of the building, aside from some small signage above the door.
14. What is the anticipated impact upon the provision of water, sewage, transportation and other urban services? _____
My business would have no extra effect on any of these, being such a small studio.
15. What is the anticipated impact upon population density and the potential for overcrowding and urban sprawl? _____
The business wouldn't affect any of these, as it is such a small space.
16. What is the anticipated impact upon thoroughfare congestion and traffic safety _____
We would only have one client and vehicle visiting the shop at a time, it wouldn't impact anything.
17. What measures are being taken to protect the property against blight and depreciation? _____
The owner takes very good care of his building, he definitely keeps up with the maintenance and appearance.



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 |
|-----------------------------|---------------------|----------------------|--|
| | | | |
| | | | |
| | | | |
| | | | |
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| | | | |
| | | | |
| | | | |

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) Krystal Rogers

Signature:  Date: May 31 2025

Krystal Rogers
Letter of Intent for 1008B Main St.
Witching Hour Tattoo
(943) 240-8750

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.

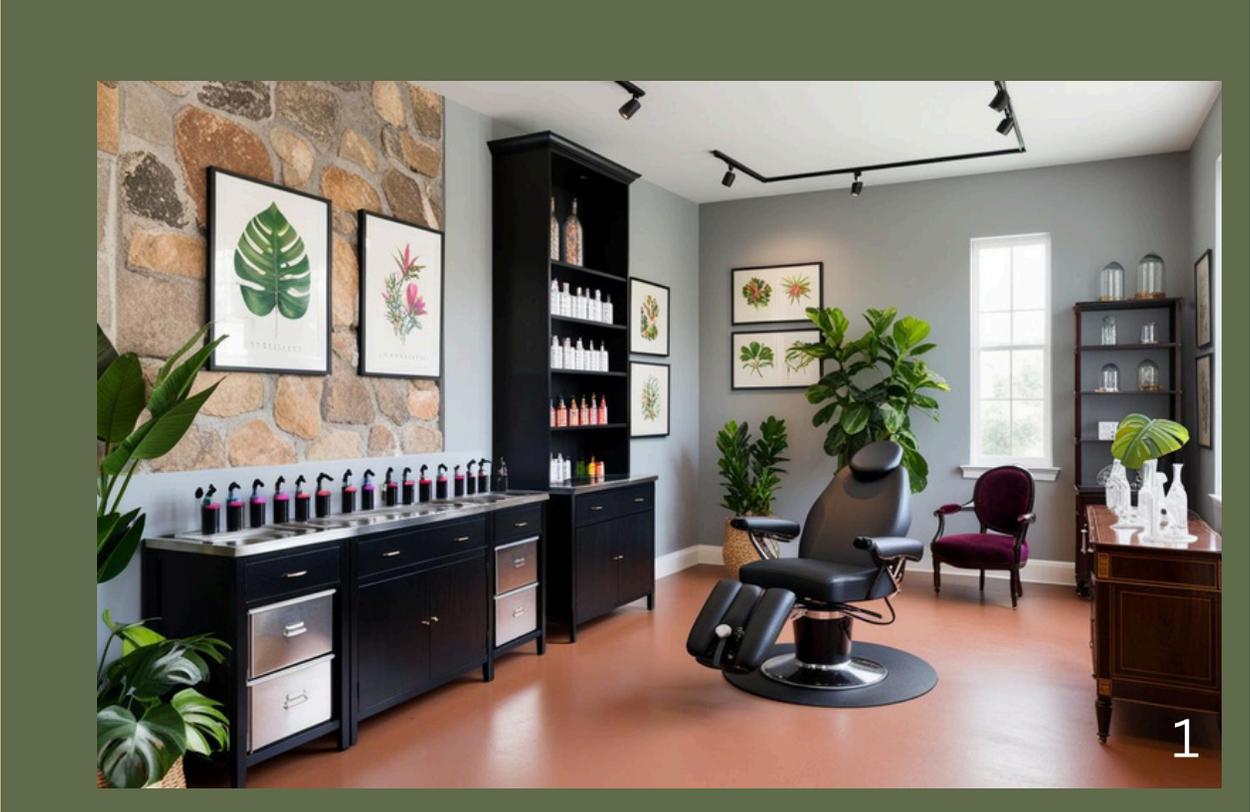
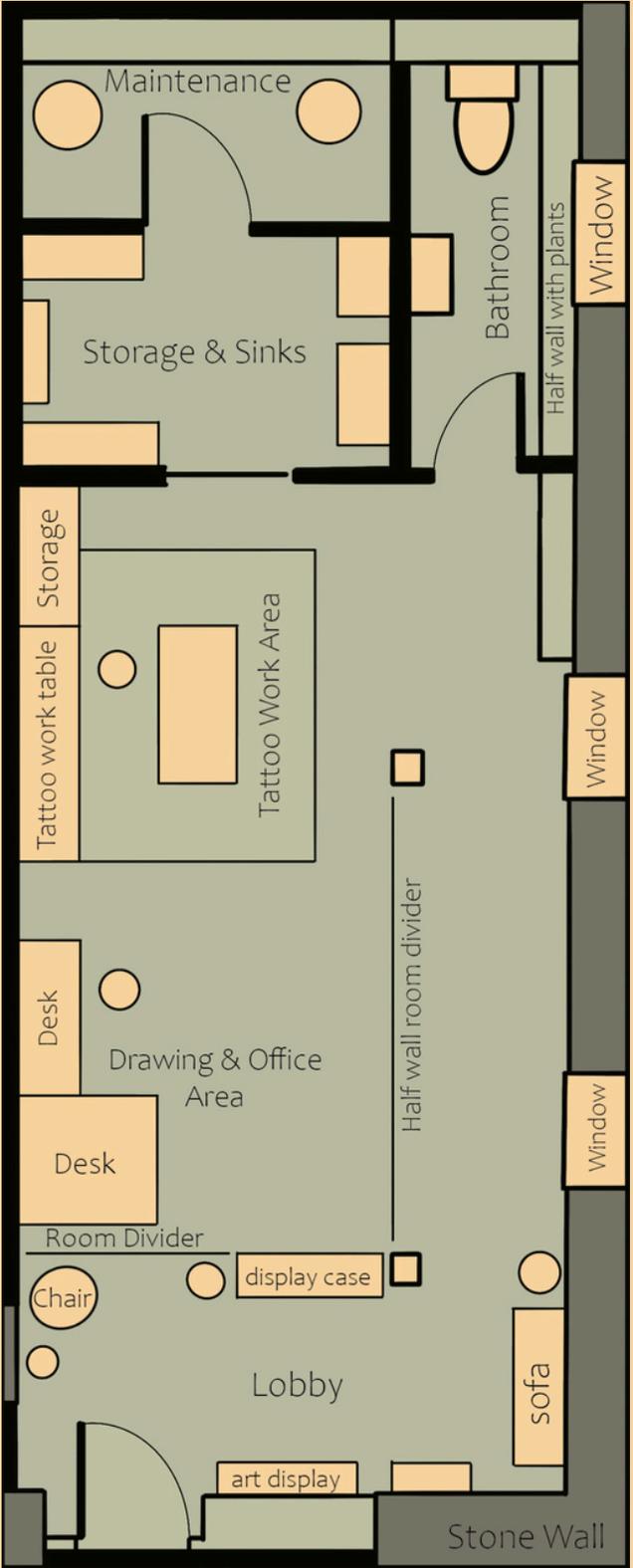
Thank you for your time and consideration of this request. Please feel free to contact me if you need additional information or supporting documentation.

Warm regards,
Krystal Rogers
Witching Hour Tattoo
(943) 240-8750

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

APPENDIX B

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.

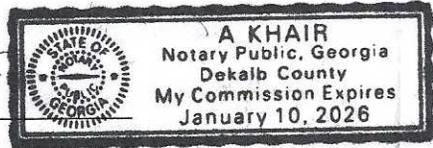
Part 1. Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this application.

Jay Stills
 TYPE OR PRINT OWNER'S NAME
486 Lynn Valley Way
 ADDRESS
Stone Mtn GA 30087
 CITY & STATE ZIP CODE
Jay Stills
 OWNER'S SIGNATURE
majesticrentalprop@gmail.com
 EMAIL ADDRESS

Sworn to and subscribed before me this the
22nd Day of September 2025

[Signature]
NOTARY PUBLIC

770 921 7537
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").

Krystal Rogers
 TYPE OR PRINT PETITIONER'S NAME
4494 SMS CT.
 ADDRESS
TUCKER 30084
 CITY & STATE ZIP CODE
Krystal Rogers
 PETITIONER'S SIGNATURE
Krystallintattoo@gmail.com
 EMAIL ADDRESS



Sworn to and subscribed before me this the
22 Day of September 2025

[Signature]
NOTARY PUBLIC

943-240-8750
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

Majestic Rental Properties LLC

September 22, 2025

To:

Ms. Tamaya Huff
City Manager
City of Stone Mountain

Re: Parking Needs for 1008 and 1012 Main Street

Dear Ms. Huff,

As the property owners of 1008 and 1012 Main Street, we are providing this letter to state the actual parking needs of the tenants currently utilizing the buildings on this parcel, in accordance with Section 7-3.1(1) of the Code of Ordinances.

The parcel presently accommodates the following tenants:

- **Unit 1008A:** Dr. Rowland Consulting and Psychological Services – requires approximately 1 space.
- **Unit 1008B:** Witching Hour Tattoo Studio – requires approximately 1 space.
- **Unit 1010:** The Curl Conqueror – requires approximately 1 space.
- **Unit 1012:** RTW Exxact Enterprises – requires approximately 1 space.
- **Unit 1014:** Body by Erves - requires approximately 1 space.
- **Unit 1014B:** Studio 5321 Hair Salon requires approximately 1 space.

The property currently provides a total of 6 **dedicated parking spaces** onsite. Spaces are not currently striped. Based on observed usage and tenant operations, the actual parking needs of the tenants are satisfied by the parking currently provided on the parcel.

Accordingly, we confirm that the existing parking is sufficient to meet the needs of 1008 and 1012 Main Street and request that this documentation be accepted for administrative review in place of a shared parking agreement.

Sincerely,

Jay Stills
Manager
Majestic Rental Properties LLC

Exhibit A – Parking Calculation Sheet

| Suite | Use Type | Sq. Ft. | Calc (\div 250) | Spaces Provided |
|------------------------|-------------------------------|---------|--------------------|-----------------|
| 1008A | Professional Office | 832 | $832/250=3.3$ | 1 |
| 1008B | Tattoo Studio (office/clinic) | 500 | $500/250=2.0$ | 1 |
| 1010A | Salon Studio | 832 | $832/250=3.3$ | 1 |
| 1010B | Small Office (currently vaca | 500 | $500/250=2.0$ | 1 |
| TOTAL AVAILABLE | | | | <u>4</u> |
| 1012 | Professional Office | 850 | $850/250=3.4$ | 1 |
| 1014A | Professional Office | 850 | $850/250=3.4$ | 1 |
| 1014B | Salon Studio | 850 | $850/250=3.4$ | 1 |
| ADA | ADA | | | 1 |
| TOTAL AVAILABLE | | | | <u>4</u> |

Notes

Appointment-based

Appointment-based
Appointment-based
currently vacant)

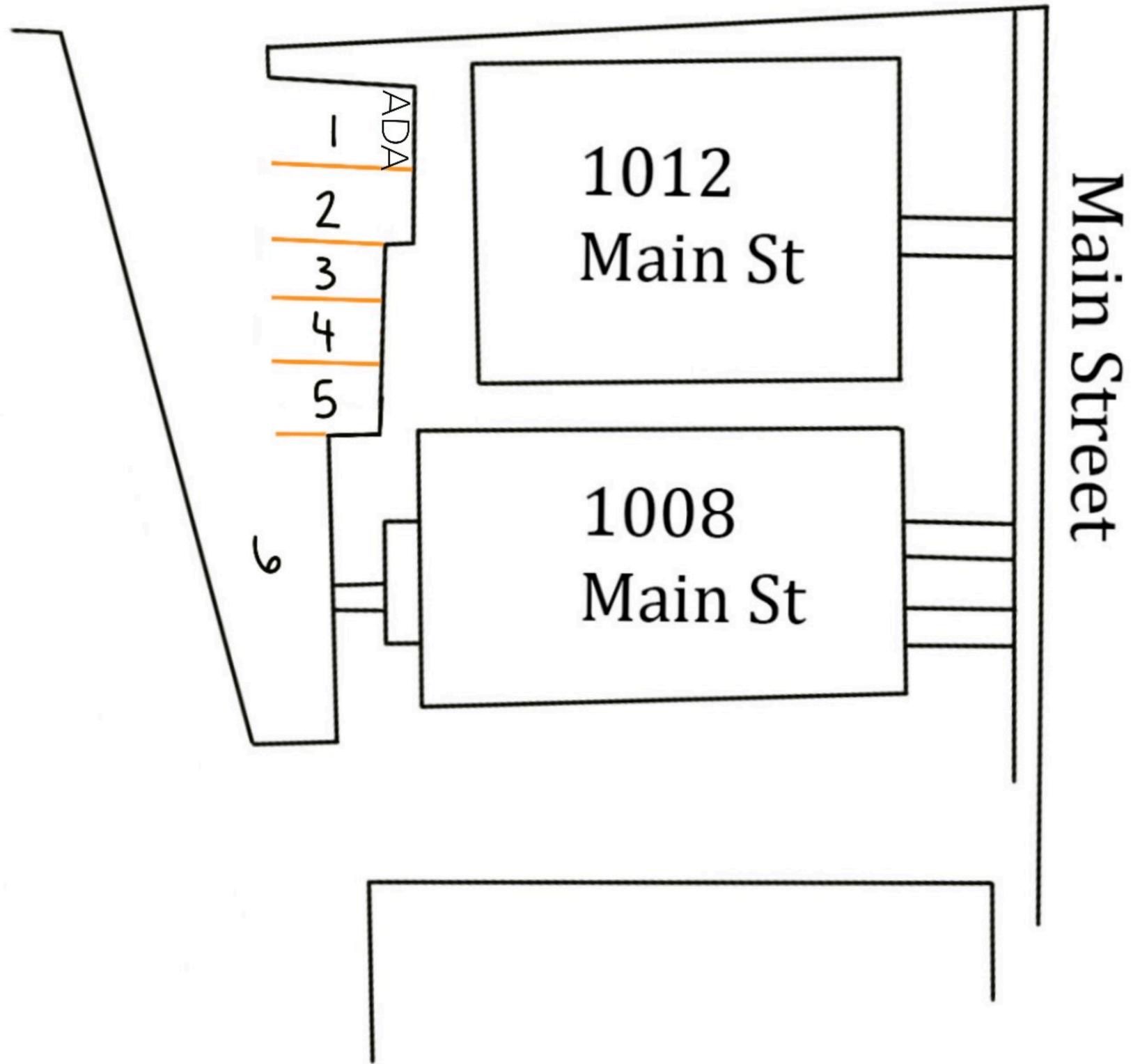
Appointment-based
Appointment-based
Appointment-based

Parking space one is ADA parking, spaces 2-6 are for the following businesses.

- 1008B Witching Hour Tattoo Studio
- 1010 The Curl Conqueror
- 1008 Dr Rowland Consulting and Psychological
- 1012 RTW Exxact Enterprises
- 1014 Body by Erves
- 1014B Studio 5321 Hair Salon



Poplar Springs Rd.





Friday Sept 26 4:00 pm



Saturday Sept 27 6:00 pm



Monday Sept 29 12:00 pm