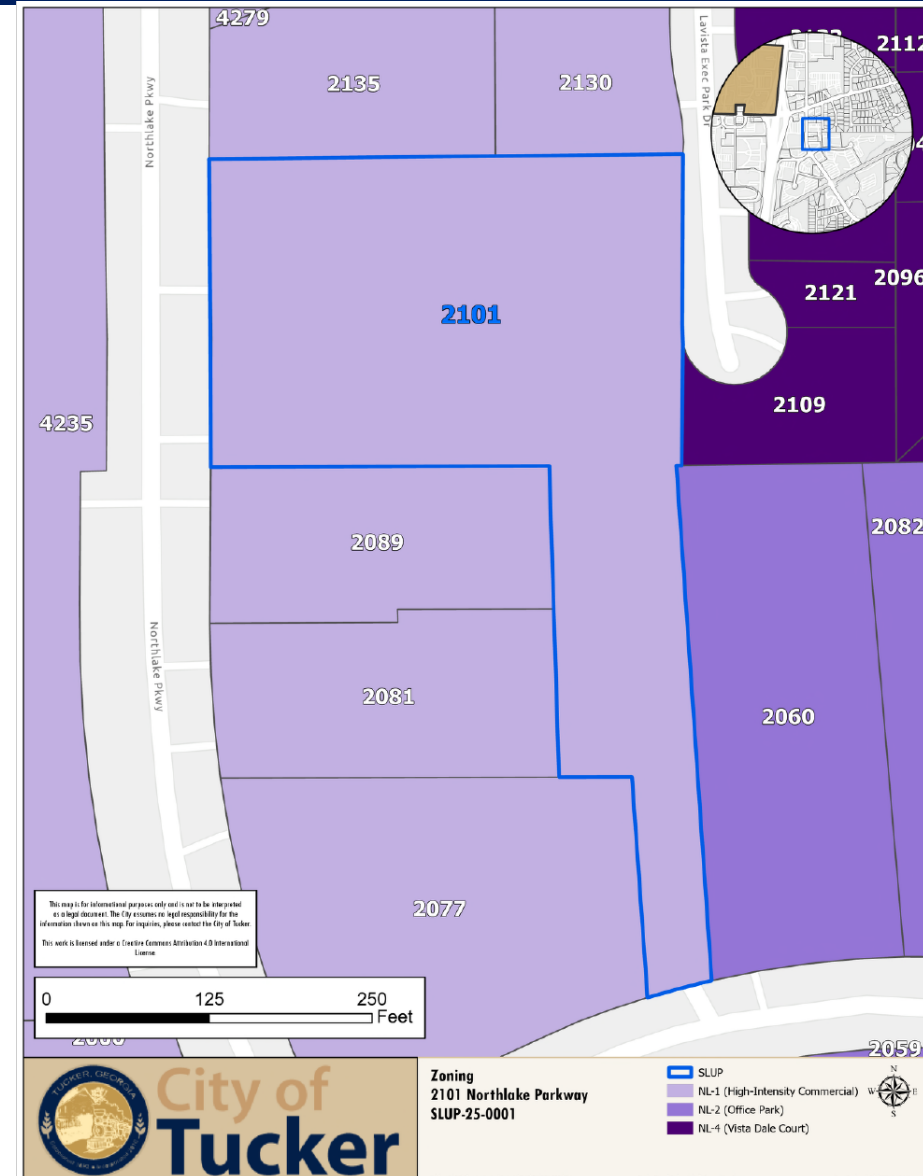
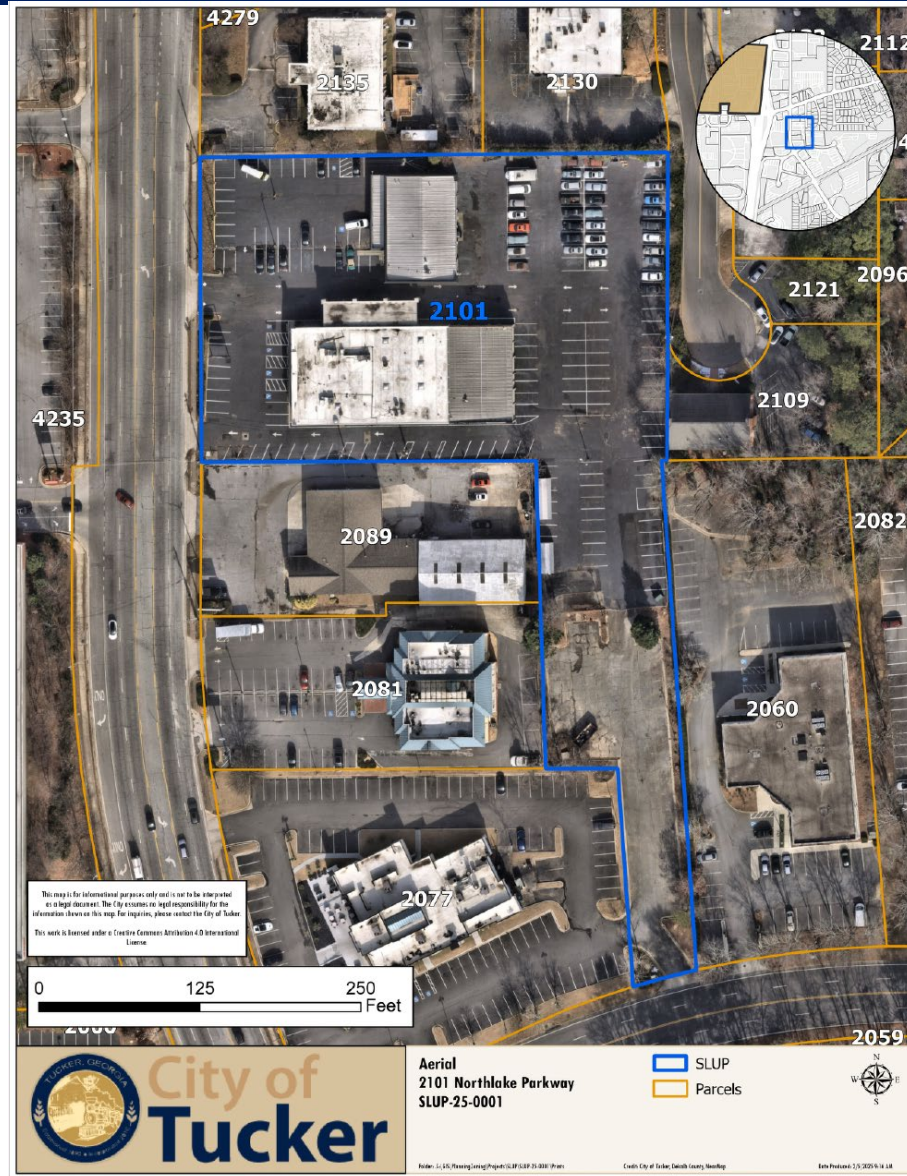


SLUP-25-0001

PROPERTY LOCATION:	2101 Northlake Parkway
LAND LOT/DISTRICT:	Land District 18, Land Lot 210
EXISTING ZONING:	NL-1 (Northlake High-Intensity Commercial)
CHARACTER AREA:	Town Center
PARCEL SIZE:	± 2.768 acres
PETITIONER:	Joseph G. Wilburn/Reginald A Hudspeth, LLC
REQUEST:	SLUP to allow a special event facility; concurrent variance to distance separation requirements; concurrent variances to materials and locations for accessory structures.

Aerial & Zoning Maps



DeKalb Pictometry (January 15, 2025)



Google Street View (July 2024)



Staff Photos (February 2025)



SLUP Analysis – Supplemental Regulations

Section 46-1205. Special event facilities facilities.

1. The special event facility shall comply with the **parking standards** stated in article VI of this chapter. Valet parking shall not be used to satisfy the off-street parking requirements.
2. A **traffic control plan** to ensure an orderly and safe arrival, parking, and departure of all vehicles and to ensure that traffic will not back-up or block private easement, city, county, or state roads, intersections, or private driveways shall be submitted and subject to the review and approval of the city engineer.
3. **Noise** shall be contained within the subject suite or standalone structures. The facility shall comply with the noise ordinance.
4. No special events facility boundary line shall be located within **1,500 feet** from the boundary line of property zoned or used for residential purposes.
5. Hours of operation. No special event facility shall be authorized to remain open past **12:30 am** without obtaining a special land use permit for a late-night establishment.

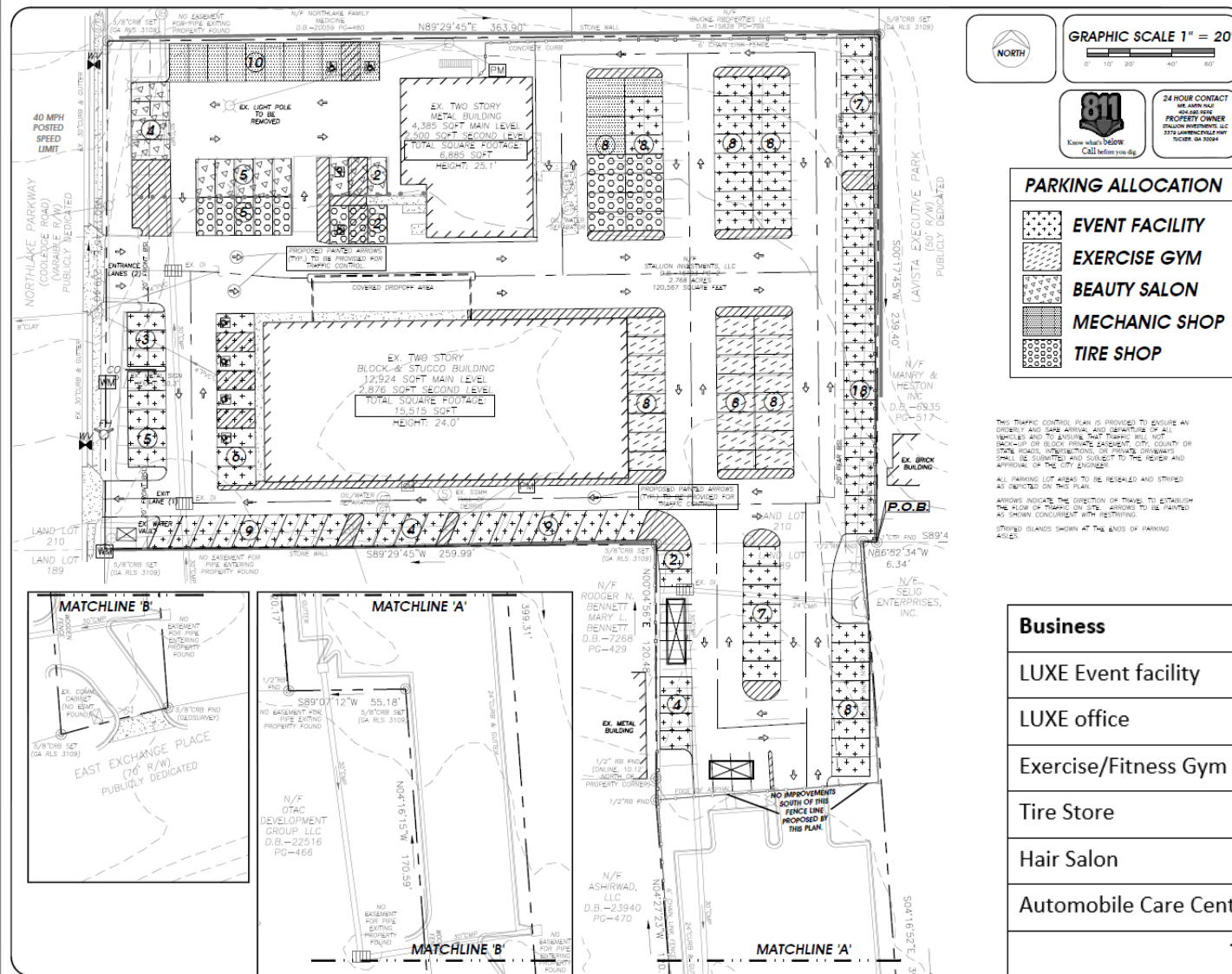
SLUP Analysis

- Special events facilities require a SLUP in the NL districts to ensure compatibility with surrounding developments and the Comprehensive Plan.
- Parcel size and parking appear to be adequate, but indoor storage options are limited given the number of tenants in the building.
- Immediately adjacent uses include a non-profit building, a motel, a tire & brake shop, a restaurant, and an insurance office, but the property is within 1,500 of residentially zoned properties in conflict with supplemental regulations.
- Trip generation letter: 142 entering and 54 exiting at peak weekend hour. Minimal during the week.
- Two access points along Northlake Parkway. Submitted site plan does not match recent restriping. Grade change issues at entry cause visibility issues.

SLUP Analysis, continued

- Does not comply with all of zoning regulations. If approved for SLUP, a distance separation concurrent variance is necessary. Applicant is requesting two additional concurrent variances for accessory structures.
- Three dumpsters on site do not meet code regulations.
- Hours end at 12:30 am, causing no adverse impact to adjoining land.
- Another special events facility is about one mile away but is a smaller venue.
- Proposal is not in line with the intent of Town Center Area to create a more pedestrian friendly environment, but it does help to encourage a dense mix of uses for the regional market area.
- The site is on segment 6a of the Tucker City Trail, currently under design.

SLUP Analysis – Parking & Traffic Control Plan



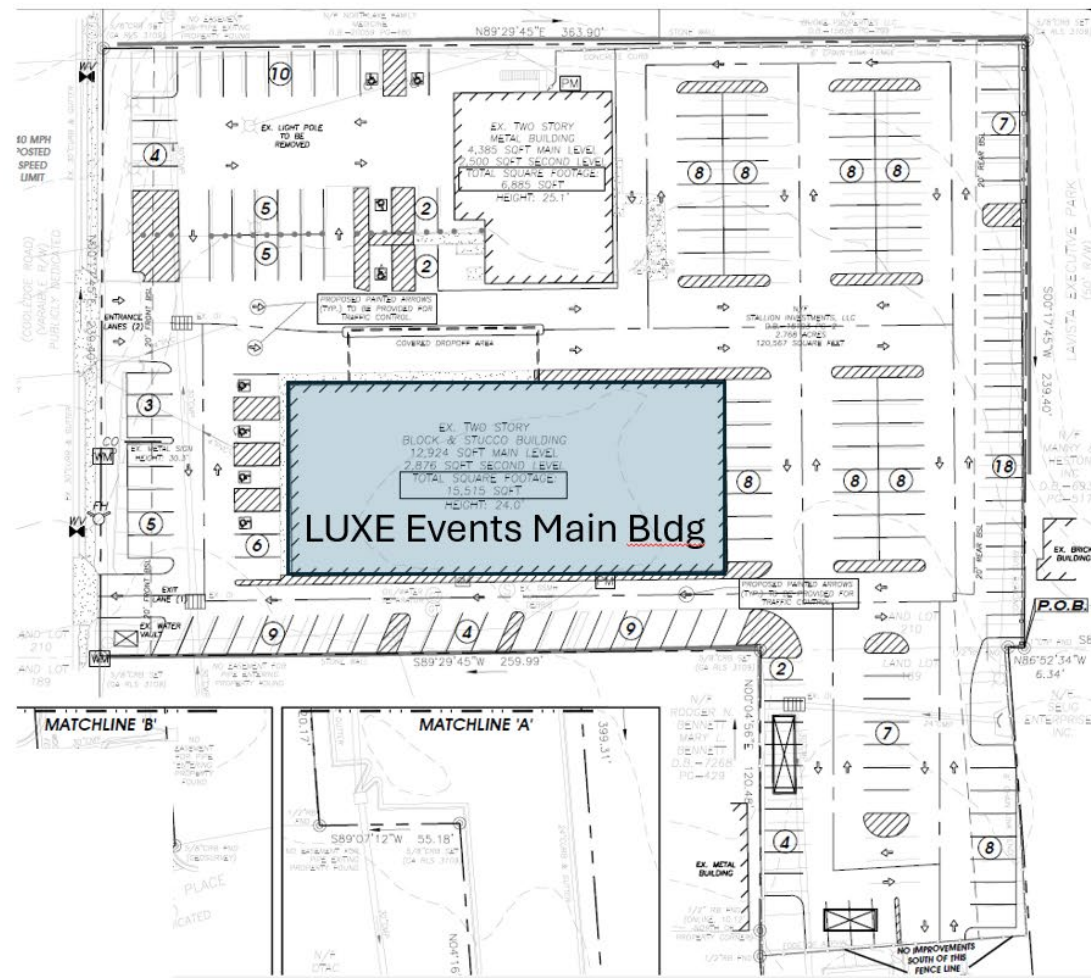
Meets minimum parking ratio.

Submitted parking plan is not currently being followed.

Business	Min. parking required	Parking provided
LUXE Event facility	55 @ 11,000 sf.	85 total for LUXE
LUXE office	5 @ 2,295 sf.	See line above
Exercise/Fitness Gym	16 @ 4,800 sf.	24
Tire Store	6 @ 2,295 sf.	15
Hair Salon	5 @ 2,295 sf.	11
Automobile Care Center	6 @ 2,295 sf.	15
Totals:	93	150

SLUP Analysis – Parking & Traffic Control Plan

Areas of discrepancy between site conditions & parking plan



CV-25-0001

- Sec. 46-1205(4) (Special events facilities supplemental regulations) requires a distance separation of 1,500 feet from the “boundary line of property zoned or used for residential purposes”.
- **A concurrent variance is requested to waive the distance separation requirement.**

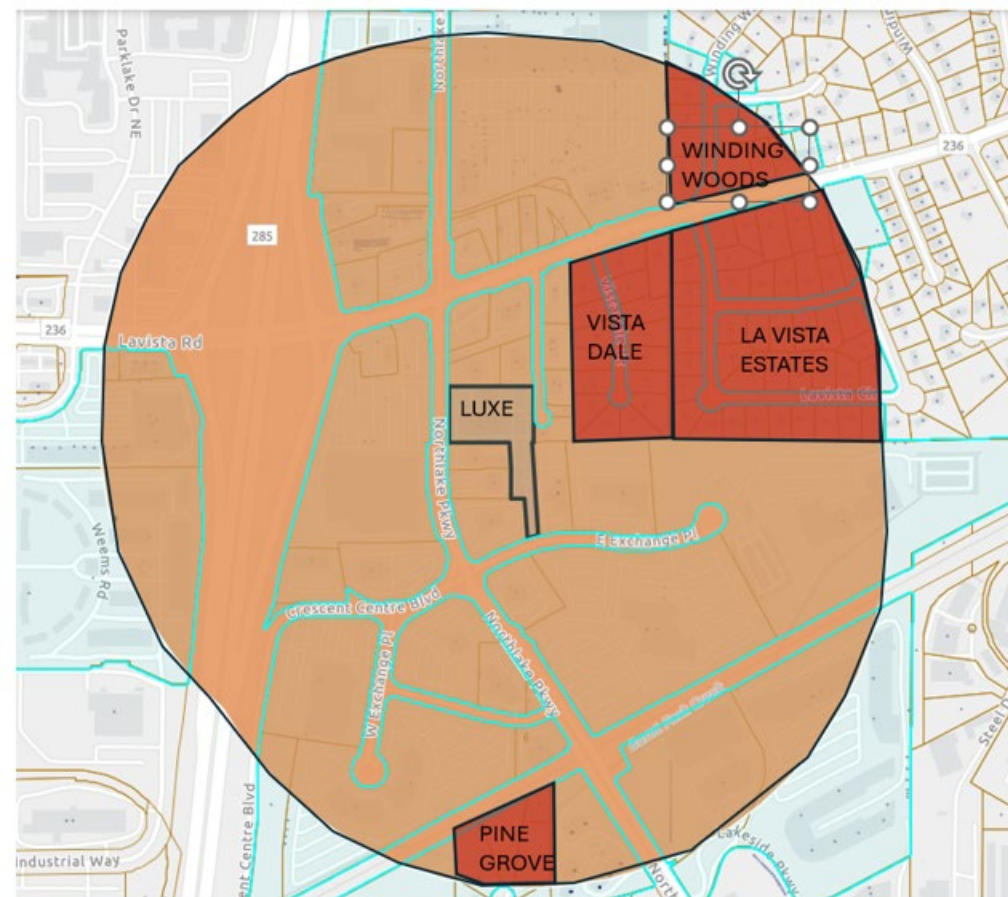


Figure 6. 1,500' distance map with residential properties marked in red.

CV-25-0001

- Adjacent leafy and commercial streets provide a small buffer between special events center and residential properties.
- Events will be conducted indoors & close by 12:30 am.
- Granting the variance could be detrimental to the public welfare and injurious to surrounding properties, but the site has been used as an event center for over two years and the city has not received noise or traffic complaints.
- Literal interpretation and strict application of applicable requirements would not cause undue and unnecessary hardship as regulations were in place before business started, but the site has served as event center off and on for ten+ years.
- The proposal is not fully consistent with the spirit and purpose of the Town Center Character Area, but adds to mix of uses that serve regional market area.

CV-25-0002

- Sec. 46-1145(5) (Accessory structures, material requirements) requires that accessory structures larger than 200 sf be constructed of a material similar to the principal structure and comply with Sec. 46-1416 – Materials.
- **A concurrent variance is requested to permit the non-conforming lap sided structures to remain.**

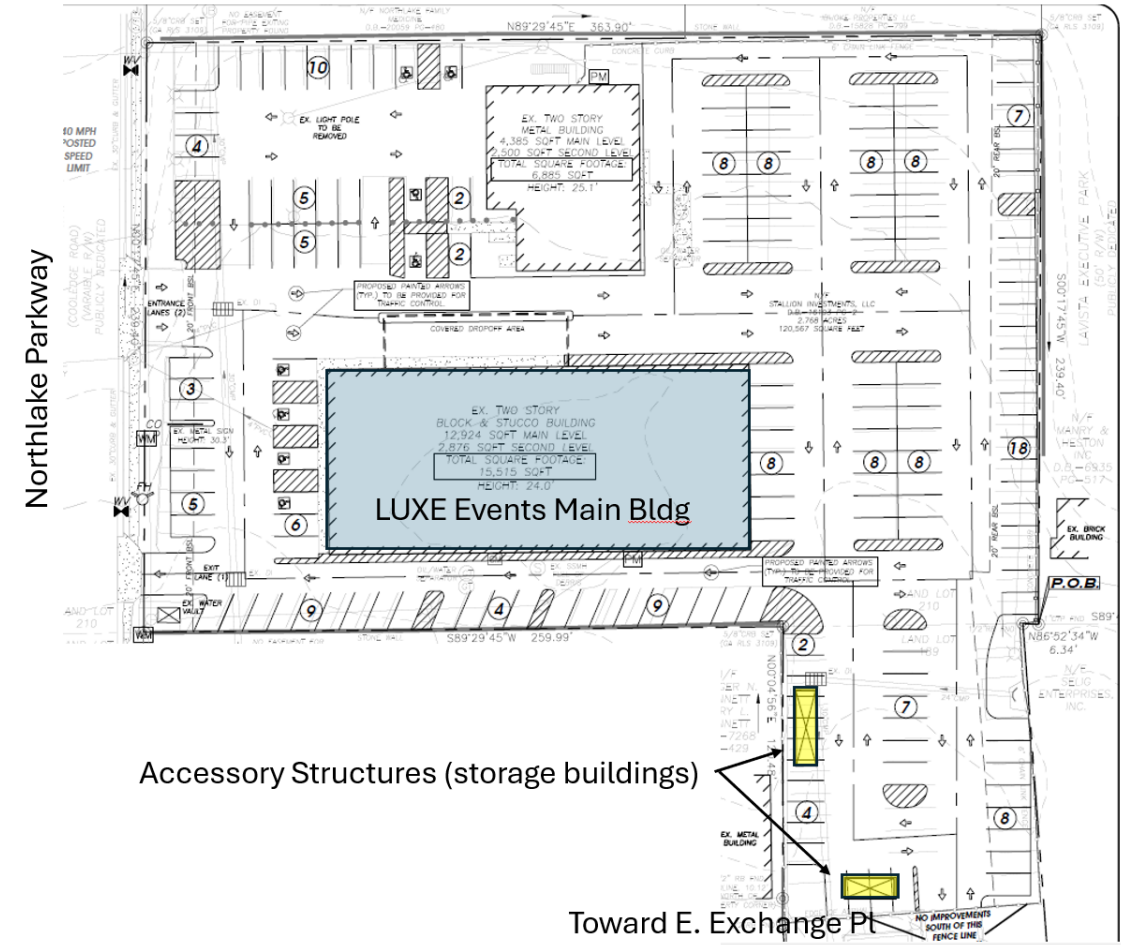


CV-25-0002

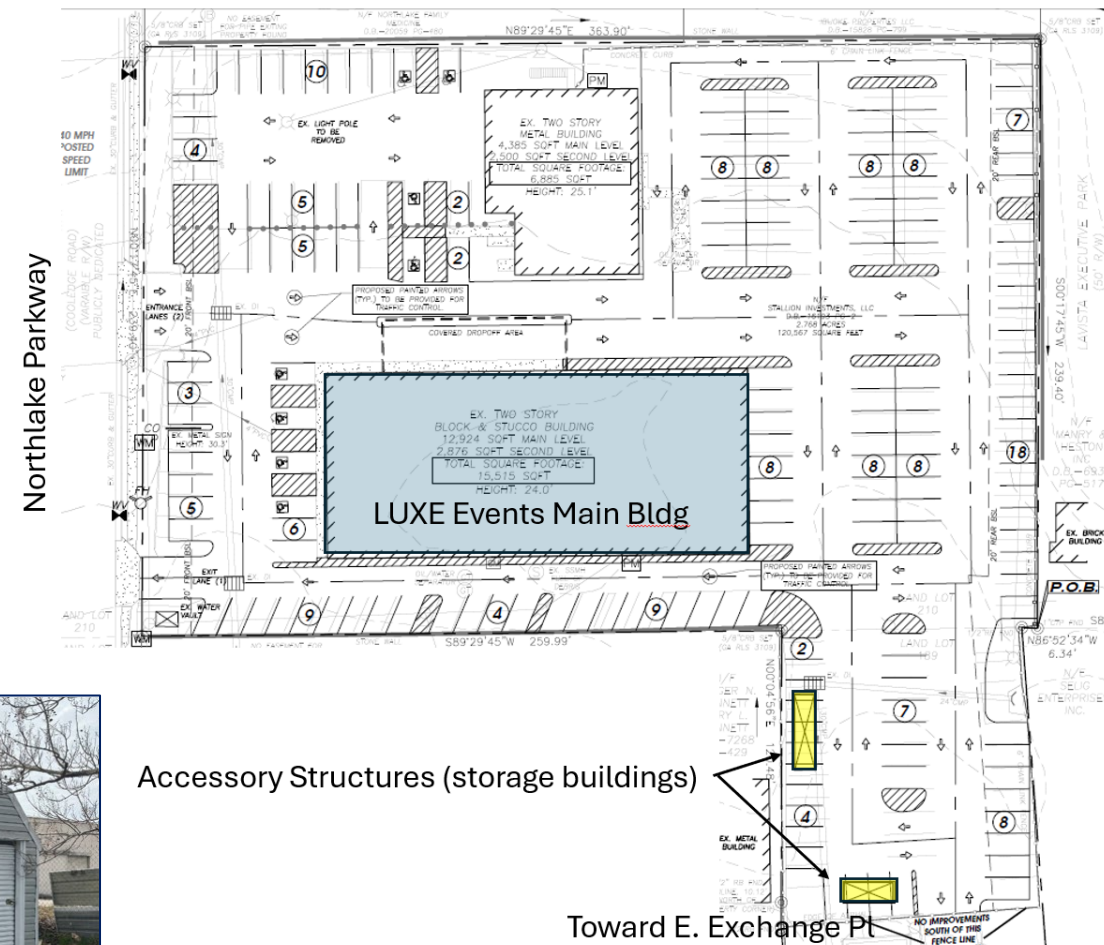
- Lot conditions do not impact the materials of accessory structures.
- Alternatives exist for compliant storage: reconfigure use inside building, construct addition to the building, construct compliant accessory structures.
- The applicant is requesting more than the minimum necessary to afford relief.
- Granting the variance could be detrimental to the public welfare and injurious to surrounding properties. Materials regulations apply to all buildings within the city.
- Literal interpretation and strict application of applicable requirements would not cause undue and unnecessary hardship as the size of the property allows alternatives that comply with the regulations.
- The proposal is not consistent with the spirit and purpose of the Town Center Character Area.

CV-25-0003

- Sec. 46-1145(5) (Accessory structures, location) prohibits the long-term storage of equipment on a parking space or parking lot.
- A concurrent variance is requested to permit the two accessory structures to remain in their current location.



Existing location (aerial & photograph) is different than site plan submitted.



CV-25-0003

- Lot conditions do not impact the location of accessory structures.
- Location is against property line, in the front yard of the East Exchange Place frontage, and on top of parking spaces.
- The applicant is requesting more than the minimum necessary to afford relief with the multiple variances.
- Literal interpretation and strict application of applicable requirements would not cause undue and unnecessary hardship as the shape of the property allows alternatives that comply with the regulations.
- The proposal is not consistent with the spirit and purpose of the Town Center Character Area.

Staff Recommendation

Based upon the findings and conclusions herein, staff recommends:

Approval with conditions of SLUP-25-0001 and CV-25-0001 (distance separation requirements)

Denial of CV-25-0002 (accessory structure materials) and CV-25-0003 (accessory structure location)

Staff Recommended Conditions

1. The use of the property as a **special events center shall be permitted within 1,500'** of residential properties **(CV-25-0001)**.
2. All special events shall be **conducted inside the existing enclosed building**. Outdoor events are prohibited.
3. The event center shall **close daily by 12:30am**.
4. LUXE Events shall obtain an **Occupational Tax Certificate** within 90 days of SLUP approval. Taxes for 2023 and 2024 shall also be submitted within 90 days of SLUP approval.
5. A **final parking lot and access plan** to improve the access at the curb cuts on Northlake Parkway shall be submitted and reviewed by the City Engineer prior to the 2nd read. Any necessary adjustments to the current site conditions shall be made within 90 of SLUP approval.
6. A **dumpster enclosure(s)** shall be constructed for all dumpsters currently located on the site. The enclosure(s) shall conform to zoning ordinance regulations.
7. The **accessory storage structures** on the site **shall be removed** from the property within 90 days of SLUP approval.

Planning Commission Recommendation

Planning Commission reviewed this request on March 20th and recommended:

Approval with conditions of SLUP-25-0001 and CV-25-0001 (distance separation requirements)

Denial of CV-25-0002 (accessory structure materials) and CV-25-0003 (accessory structure location)

SLUP-25-0001 DATES

Mayor & City Council, 1st Read

April 14, 2025

Mayor & City Council, 2nd Read

Tuesday, May 27, 2025