



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: June 02, 2020, 5:30 P.M.

Board of Commissioners Hearing Date: June 25, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.:	Z-20-1243789	Agenda #: N.1
Location/Address:	The property is located along the west side of Panthersville Road, approximately 1,363 feet east of Bouldercrest Road at 4201 Panthersville Road, Ellenwood, GA.	Commission District: 3 Super District: 6
Parcel ID:	15-023-01-008	
Request:	To rezone property from R-100 (Residential Medium Lot) District to the RE (Residential Estate) District to operate a Special Event Facility with a requested Special Land Use Permit (SLUP-20-1243788), in accordance with Chapter 27-Article 4.1 Use Table of the DeKalb County Code.	
Property Owner/Agent:	Terrence E. Brooks	
Applicant/Agent:	Terrence E. Brooks	
Acreage:	3.07 Acres	
Existing Land Use:	Single Family Residence	
Surrounding Properties Adjacent Zoning:	East, west, north and south are single-family detached residences zoned R-100 (Residential Medium Lot) District.	
Comprehensive Plan:	Suburban (SUB)	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent

Proposed Additional Square Ft.: N/A	Existing Residential Sq. Footage: Approximately 2,720 square feet with finished basement consisting of 1,360 square feet
Proposed Additional Lot Coverage: N/A	Existing Lot Coverage: <35%

SUBJECT SITE & SURROUNDING LAND USES:

The subject site is a detached single-family residence with accessory structure on 3.07 acres along the west side of Panthersville Road, (a two-lane minor arterial). The existing residence, 2,720 square feet, is a split -level brick and frame structure with an open car port that can accommodate two automobiles. A large wooden frame deck is attached to the rear of the house. The front and rear yards are well manicured. One long concrete driveway provides the only access from Panthersville Road where the site has approximately 415.53 feet of frontage. The site has been zoned R-100 (Residential Medium Lot) District since the adoption of the DeKalb Zoning Ordinance in 1956.

The site is surrounded by single-family detached residences and subdivisions with curb cuts and entrances from Panthersville Road. Adjacent and north of the site along Panthersville Road is Brittany Park Subdivision and Penders Ridge Subdivision. All adjacent and surrounding residential properties are zoned R-100 (Residential Medium Lot) District. The nearest commercial use is south of the subject site at the southeast intersection of Panthersville Road and Bouldercrest Road. This intersection is the site of a Shell gas station, convenience mart and cleaners and is zoned NS (Neighborhood Shopping) District.

PROJECT ANALYSIS

The request is to rezone property from the R-100 (Residential Medium Lot) District to the RE (Residential Estate) District to allow a Special Events Facility with an approved Special Land Use Permit (SLUP). The applicant has filed companion request SLUP-20-1243788 to allow the Special Events Facility within the RE zoning district. Per the submitted Letter-of-Intent, the special events facility activities will take place outside on weekends only and will utilize the existing rear patio deck and grassed back yard in the rear of the single-family residential structure. The applicant/owner will continue to use this property as his primary place of residence.

Per the submitted letter-of-intent, the business will cater to ages 35 and older. The type of activities that the facility will support are weddings, family reunions, private affairs such as birthday parties, children activities, theater plays and limited musical events that are totally relegated to old school R & B jazz and blues only. No hip hop music will be played at any activity. The responsibility of providing the music will be on the persons renting the venue.

Additional written information submitted by the applicant states that events will comply with the existing county noise ordinance. Porta-potties will be on site for restroom use. The owner/applicant will not serve alcohol. However, a caterer for a special event with a licensed alcohol server will be allowed to dispense alcohol during activities. The applicant/owner will provide a police officer to assist with traffic and parking.

The submitted site survey depicts parking for the events on the front lawn and on the grassed area in the rear yard of the single-family residential structure. This is compliant with Chapter-27, Article 6.1.11.B.2.b of the DeKalb County Code which states driveways, access aisles and parking spaces (excluding handicapped) may be surfaced with grass lawn or other pervious parking serving uses which require parking for less than five days per week during a typical month.

ZONING ANALYSIS

Per the DeKalb County Code, the primary purpose of the RE district is to preserve rural and estate residential character and to provide for the protection of neighborhoods within the county where lots have a minimum area of one acre. The RE district also allows uses and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood. The primary difference between the proposed RE District and the existing R-100 District is minimum lot size. The existing R-100 District has a minimum lot size of 15,000 square feet and the RE District minimum lot size is 3 acres. The site is slightly above 3 acres. However, the proposed RE District for the purpose of requesting a SLUP for a for profit special events facility is not compatible with surrounding R-100 zoned districts in the area and single-family residences built on those properties. There are no other RE zoned districts in the surrounding area. As previously, noted the primary use of the site will continue to be a single-family

residence. A special-events facility is not an accessory use to a single-family residence. Therefore, the proposed RE zoning district is not appropriate for the subject site.

TRANSPORTATION COMMENTS

Panthersville Road is a minor arterial. County code requires 4 -foot wide bike lane, 40 feet of right-of- way dedication from centerline of Panthersville Road and a six-foot wide sidewalk.

Chapter 27- Article 7.3.5. Standards and factors governing review of proposed amendments to the Official Zoning Map. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

Located within a Suburban Character Area designated by the 2035 Comprehensive Plan, the rezoning proposal to the RE District is inconsistent with the following DeKalb County 2035 Comprehensive Plan Land Use Policy: To protect existing neighborhoods from incompatible land uses.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

The rezoning to the RE District would allow the applicant to operate a special events facility with an approved Special Land Use Permit (SLUP). The special events facility on the subject site is not suitable given the stable residential character of the area. The current use of the site is and will continue to be the primary residence for the applicant/owner. Holding occasional backyard parties and events for profit in the rear yard is not an appropriate use for the site.

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

The currently zoned R-100 (Residential Medium Lot) District on the subject site and developed as a single-family residence within a stable residential area has a reasonable economic use as currently zoned.

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

The rezoning proposal to the RE District with an approved special land use permit to operate a special events facility on the subject site will affect adjacent and nearby R-100 zoned properties by allowing events that increase traffic and create noise in a stable quiet residential area.

E. 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.

The primary use of the site is a single-family residence by the applicant/owner. The zoning proposal is to ultimately allow the applicant/owner to generate income by having lawn parties and outdoor activities and charging an admission fee. The proposed special events facility is not an accessory use to a single-family residence. A special events facility is not a part-time use and should not be allowed to operate in conjunction with a single-family residence.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed rezoning request should not have an adverse effect on historic buildings, sites, districts, or archaeological resources.

G. 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.

Panthersville Road is a two-lane minor arterial. The proposed RE district to allow a special events facility on the grounds of a single-family residence will cause an increase in traffic on event days. The proposed use will have no impact on area schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The submitted survey depicts a stream along the northwest portion of the site with required stream buffers. It appears that the rezoning proposal to the RE district would not adversely impact the environment or surrounding natural resources.

COMPLIANCE WITH RE (RESIDENTIAL ESTATE) DISTRICT STANDARDS PER ARTICLE 27-TABLE 2.2

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		150 Feet	Approx. 415 feet along Panthersville Road	Yes
LOT AREA		1 Acre	3.07 Acres	Yes
YARD SETBACKS	FRONT	50 Feet	>50 Feet	Yes
	INTERIOR SIDE YARD	20 feet	> 20 Feet	Yes
	REAR	40 Feet	>40 Feet	Yes
HEIGHT		35 Feet	35 Feet	Yes
PARKING Article 6 (Special Event Facility)		1 space for each two hundred (200) square feet of space used for such activity.	Yard space for event not calculated. Submitted survey depicts parking on front and rear grassed lawns	Yes. Compliance with Article 6 which allows parking on grassed surfaces for events less than 5 days per week during a typical month

STAFF RECOMMENDATION: DENIAL

The applicant is requesting to rezone the property from the R-100 (Residential Medium Lot) District to the RE (Residential Estate) District. The proposed use is a special events facility pursuant to companion Special Land Use Permit request (SLUP-20-1243788). Located within a Suburban Character Area designated by the 2035 Comprehensive Plan, the proposed use reflects inconsistency with the following Comprehensive Plan Policy: To protect existing neighborhoods from incompatible land uses. The special events facility on the subject site is not suitable given the stable residential character of the area. The current use of the site will continue to be the primary residence for the applicant/owner. Holding occasional backyard parties and events for profit in the rear yard is not an appropriate accessory or secondary use for the site. The Department of Planning and Sustainability recommends **DENIAL** of the rezoning request to RE (Residential Estate) District.

Should the Board of Commissioners choose to approve the rezoning request, Staff offers the following conditions for consideration:

1. Limit use to a single-family residence and to allow a special events facility to operate in the rear yard with an approved Special Land Use Permit by the Board of Commissioners granted only to the applicant/owner of the property at the time of this rezoning.
2. Limit hours of operation to Saturdays (10:00am - 11:00pm) & Sundays (10:00am-9:00pm)
3. Access shall be limited to no more than one (1) curb cut on Panthersville Road subject to approval by the Transportation Division of the Department of Public Works.
4. Dedicate 40 feet of right -of- way from centerline of Panthersville Road.
5. Provide six -foot wide sidewalk, bike lanes and street lights.
6. Ensure driveway has intersection and stopping sight distance based on AASHTO standards. Provide signed and sealed engineer's study of sight distance.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map & Land Use Map
5. Aerial Photograph/Site Photographs

NEXT STEPS

If the requested petition is approved by the Board of Commissioners, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Variance or Special Exception** *(Required seeking relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed changes to zoning conditions approved by the Board of Commissioner on a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above require submittal of application, fees and supporting documents. Please consult with the appropriate department/division.

From: [Keeter, Patrece](#)
To: [Hill, LaSondra](#)
Subject: Zoning Comments April 2020
Date: Monday, April 13, 2020 5:48:42 PM
Attachments: [image006.png](#)
[image008.png](#)
[image010.png](#)
[image003.emz](#)
[image005.png](#)
[image007.jpg](#)
[image009.png](#)
[image011.png](#)
[image017.png](#)

N1 & N2- Panthersville Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 foot right of way dedication from centerline required (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N3. Memorial Drive is a state route. GDOT review and approval required prior to permitting. Memorial Drive is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Midway Road is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N4. See chapter 5 of the zoning code- traffic study required. 448 units requires more access points. See section 14-200 of the land development code. Memorial Drive is a state route. GDOT review and approval. required prior to permitting. Memorial is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N5. Lawrenceville Hwy is a state route classified as a major arterial. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Haralson Rd is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance

based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N6. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N7. East Conley Rd is classified as a collector. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). If you variances for bike lanes, I suggest you request this as part of zoning. Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance.

N8. North Druid Hills Road is classified as a major arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Ensure that the driveway either lines up with the Knob Hill or is at the appropriate offset in section 14-200 of the land development code. Interior road to be privately maintained.

N9. Stephenson Road is classified as a collector road. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. For more that 150 units, the code requires two access points. I would like more details on the proposed super entrance, but would generally support a variance for the extra 10 lots with the addition of sidewalk along the entire frontage and along the frontage of the Calvary Church within the existing ROW.

N10. Sherrydale Ln is classified as a local road. 5 foot sidewalks, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 27.5 feet right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Interior streets to remain private.

N11. No comment

N12. No comment

N13. This appears to be a DRI. As I recall, the county can not take any zoning actions until the traffic study is submitted and reviewed by the regional partners, including ARC, GDOT and GRTA. Taking action on this item can put our federal transportation funding at risk. If this is not considered to be a DRI, I would still need a traffic study completed to make appropriate zoning comments to identify necessary improvements. Transportation has currently applied for federal funding to complete road diets on Mountain Drive (state route) and Kensington Road. In addition, we have applied for federal

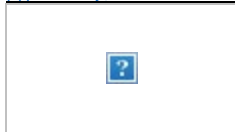
funding to wrap this development area in a multiuse path to promote development and multi-modal connectivity. Memorial Drive and Covington Hwy are state routes classified as major arterials. GDOT review and approval. required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 50 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Mountain Drive is a state route classified as a collector. GDOT review and approval required prior to permitting. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 35 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Kensington Road is classified as a minor arterial. 6 foot sidewalks, Bike lanes, Street lights (SL Engineer: hefowler@dekalbcountyga.gov) and 40 feet of right of way dedication from centerline or the amount needed for all public infrastructure (Sidewalks, bike lanes, lanes, street lights) required, whichever greater (see Land Development Code 14-190 and Zoning Code page 5-14). Ensure driveway has intersection and stopping sight distance based on AASHTO standards- provide sign and sealed engineer's study of sight distance. Watch driveway offsets required in Section 14-200 of the land development code (existing and already permitted driveways). This will be more units than the code allows. Intersection improvements and upgrades to protect capacity (median islands) will most likely be required. At a minimum: analyze roundabouts as design solutions for driveway access on Mountain and Kensington, provide enhanced pedestrian crossings on Kensington and Mountain, provide direct pedestrian accommodations from the sidewalks on public right of way to the entrances of the development. N14 & N15- This should all be packaged with the DRI in N13. See comments on N13.

Patrece G. Keeter, P.E.

*Engineering Manager,
Department of Public Works
Transportation Division*

1950 West Exchange Place, 4th FL
Tucker, Georgia 30084
pgkeeter@dekalbcountyga.gov

770-492-5281
678-758-3860
DeKalbCountyGA.gov





N-1

DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANNA@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2-20-1243789 Parcel I.D. #: 15-023-.01-008

Address: 4201
PANTHERVILLE Rd
ELLENWOOD, GA. 30294

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<u>PLANS AND FIELD REVIEWED, NO PROBLEM THAT</u>
<u>WOULD INTERFERE WITH TRAFFIC FLOW</u>

Signature: Jerry White



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DeKalbCountyga.gov

Watershed Management
4572 Memorial Drive
Decatur, GA 30032

Chief Executive Officer
Michael Thurmond

Board of Commissioners

District 1
Nancy Jester

District 2
Jeff Rader

District 3
Larry Johnson

District 4
Stephen Bradshaw

District 5
Mereda Davis Johnson

District 6
Kathie Gannon

District 7
Lorraine Cochran-Johnson

MEMORANDUM

DATE: April 16, 2020

TO: LaSondra H. Hill
Planning & Sustainability Division

FROM: Michelle L. Otts, P.E. Engineering Manager
Division of Planning & Development

RE: **MAY 2020** Rezone Application(s) for Planning Commission and Board of Commissioners Public Hearing

Attached is the Water and Sewer information requested for the rezoning cases in question.

Please be aware that projects may be located within a Sanitary Sewer capacity restricted area.

If additional information is required, please call me directly at @ 404-371-4918.

PAUL A. WEST FOR M. OTTS
Paul A. West 4-16-2020

Michelle L. Otts, P.E.
Engineering Manager
Division of Planning & Development



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: Z-20-1243789

Parcel I.D. #: 15-023-01-008

Address: 4201 Panthersville Road

Ellenwood, Georgia

WATER:

Size of existing water main: 6" AC, Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Conley Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

(see attachment)

Signature: _____

Baugh, Shauna S.

From: Otts, Michelle L.
Sent: Thursday, April 16, 2020 2:54 PM
To: Baugh, Shauna S.
Subject: Zoning cases

Importance: High

I am fine with approving these with the below condition to each one:

1. sewer capacity is not guaranteed. Sewer Capacity Evaluation will be required prior to any sewer connection approval.
2. All water connections/lines must be to 8" WL. Upgrades may be required by applicant (and at applicant's cost) to proceed with development.

Thank you! 😊

Michelle L. (Jackam) Otts, PE
Principal Engineer
Manager, Division of Planning & Development Department of Watershed Management

330 W. Ponce de Leon Ave
3rd Floor
Decatur, GA 30030
MLOtts@dekalbcountyga.gov
404-371-4918 (o)
DeKalbCountyGA.gov

-----Original Message-----

From: copier@dekalbcountyga.gov <copier@dekalbcountyga.gov>
Sent: Thursday, April 16, 2020 1:07 PM
To: Baugh, Shauna S. <ssbaugh@dekalbcountyga.gov>
Subject: Scanned from a Xerox Multifunction Printer

Please open the attached document. It was scanned and sent to you using a Xerox Multifunction Printer.

Attachment File Type: pdf, Multi-Page

Multifunction Printer Location:
Device Name: WSMD_XRX7855_GIS

04/08/2020

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 **Z-20-1243789 2020-0310 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic system installed on 09/07/1962
- N.2 **SLUP-20-1243788 2020-0311 / 15-023-01-008**
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294
- Septic System installed on 06/07/1962
- N.3 **N3 SLUP-20-1243831 2020-0312 /15-217-12-003**
3585 MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.4 **Z-20-1243836 2020-0313 / 15-230-01-010**
4213, 4203, 4195, 4187, 4179, 4183, & 4159
MEMORIAL DR, DECATUR, GA 30032
- Please review general comments
- N.5 **Z-20-1243837 2020-0314 / 18-146-02-081**
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033
- Septic system installed on 10/18/1989
- N.6 **Z-20-1243838 2020-0315 / 15-013-01-017; 15-013-01-018**
4321 & 4341 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.7 **Z-20-1243839 2020-0316 / 15-013-02-017**
4388 E CONLEY RD, CONLEY, GA 30288
- Please review general comments
- N.8 **Z-20-1243840 2020-0317 / 18-152-03-006**
2573 N DRUID HILLS RD, ATLANTA, GA 30329
- Septic system installed on 05/02/1963
- N.9 **Z-20-1243841 2020-0318/ 16-159-01-003; 16-162-05-002**
1467 & 1503 STEPHENSON RD, LITHONIA, GA 30058
- Please review general comments
- N.10 **Z-20-1243847 2020-0319 / 15-197-01-001**
3559 SHERRYDALE LN, DECATUR, GA 30032
- Please review general comments
- N.11 **CZ-20-1243853 2020-0320/ 15-251-01-028**
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



Board of Health

- Please review general comments

- N.12 **SLUP-20-1243861 2020-0331 / 15-041-01-152**
2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294
 - Please review general comments

- N.13 **Z-20-1243878 2020-0387 / 15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008, 15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014, 15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021, 15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001, 15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007, 15-251-02-015, 15-251-02-016**
3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032
 - Please review general comments

- N.14 **Z-20-1243876 2020-0385 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.15 **SLUP-20-1243877 2020-0386 / 15-250-06-009, 15-251-03-001,15-251-03-002, 15-251-03-003**
4200 MEMORIAL DR, DECATUR, GA 30032
 - Please review general comments

- N.16 **TA-20-1243897 2020-0414**
 - Please review general comments

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia



Date Received: _____

Application No: 2-20-1243789

Applicant Name: TERRENCE E. BROOKS

Applicant E-Mail Address: TERRENCEBROOKS65@gmail.com

Applicant Mailing Address: 4201 PANTHERSVILLE RD
ELLENWOOD GA 30294

Applicant Daytime Phone: 404 931-2734

Fax: _____

Owner Name: TERRENCE E. BROOKS

If more than one owner, attach list of owners.

Owner Mailing Address: 4201 PANTHERSVILLE RD ELLENWOOD GA 30294

Owner Daytime Phone: 404 931-2734

Address of Subject Property: 4201 PANTHERSVILLE RD ELLENWOOD GA 30294

Parcel ID#: 15-023-01-008

Acreage: 4

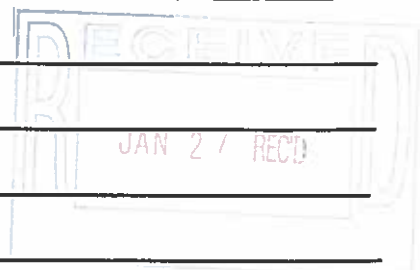
Commission District: 3+6

Present Zoning District(s): R-100

Proposed Zoning District: R-E

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): N/A





DeKalb County

AP#1243789

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Terrence Brooks Phone: 4/931-2734 Email: terrencebrooks65@gmail

Property Address: 4201 Panthersville Rd Ellinwood 30294

Tax Parcel ID: 15-023-01-008 Comm. District(s): 3:6 Acreage: 4 acres

Existing Use: residence Proposed Use event facility

Supplemental Regs: _____ Overlay District: VA DRI: NA

Rezoning: Yes No _____

Existing Zoning: R-100 Proposed Zoning: RE Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

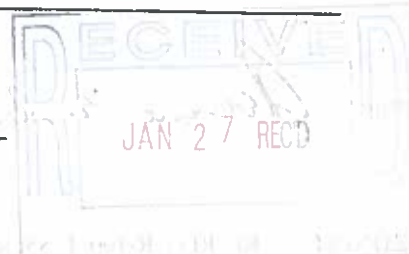
Special Land Use Permit: Yes No _____ Article Number(s) 27- _____

Special Land Use Request(s) Special event facility

Major Modification:

Existing Case Number(s): 1

Condition(s) to be modified:



Terrence Brooks

* Submitted per 5/26/2020 calendar

**PUBLIC NOTICE
TO
REQUEST FOR A SPECIAL LAND USE PERMIT**

**FILED BY: TERRENCE E. BROOKS/TRANQUILITY PARK
LOCATED AT: 4201 PANTHERSVILLE RD
ELLENWOOD GA. 30294**

**CURRENT USE-RESIDENCE
PROPOSED USE-EVENT FACILITY**

**HOURS OF OPERATION
SUNDAY-SATURDAY, 10AM-11PM**

**PRE-SUBMITTAL MEETING TO TAKE PLACE AT:
Location: 4201 Panthersville rd
Ellenwood Ga. 30294**

**DATE: MARCH 26
TIME: 7:00PM**



MEETING SIGN-IN SHEET

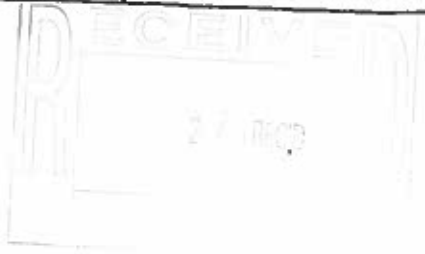
Project: S/UP

Meeting Date: 3/26/19

Facilitator: TERRANCE E. BROOKS

Location: 4201 Panthersville Rd

Name	Address	Phone	E-Mail
Marie Williams	2607 Brittany PkLn	470-331-8306	mLWphotographer@gmail.com
Economel Ingean	5113 Pamela Mill Dr	404-731-6465	economeli@yahoo.com
Wil Burke	4127 Brittany Pk Ct	678-357-9961	hakie@gmail.com
Tara Curry	2581 Brittany Pk. Cv.	404-509-6622	tlmagee73@yahoo.com
Evelyn Pesiri	4271 Panthersville Rd	404 536 5404	evelynpesiri@att.net
Ernest Colbert	4215 Panthersville Rd	404.309.2528	Ernest.Colbert@gmail.com
Lisa Colbert	4215 Panthersville Rd	404 226 0674	LisaColbert@gmail.com
DAVID JACKSON	4201 Boulevard Green	404-431-9773	DETACKS.DAVID@GMAIL
Tara Davis	4013 Smithfield Way	678-668-5521	tara.davis89@gmail.com
Lorelei Jensen	4013 Smithfield Way	404-452-8891	
Troy Deans	4013 Smithfield Way	404-296-4112	
Gloria Bahati	4029 Smithfield Lane	678-815-3412	gloria.bahati@hotmail.com
George Givens	4008 Burley mill Ct	770-881-1927	tammy-0902@yahoo.com
CHED Bahati	4029 Smithfield Ln	404.244.6177	
Indiana Coates	1308 Marietta Augusta Drive SE	770.933.8813	IndianaCoates1@gmail.com
Stephanie Johnson	P.O. Box 8838 Atlanta GA 30356	770-722-7000	sprojohn2@yahoo.com
Denise Bailey	2260 Fairburn Rd #310032 Atlanta GA 31131		dbtv43@gmail.com
Stacy Allen	4426 Heron Howard Rd STE#A-135 Tucker GA	404-493-6200	storgarn@yahoo.com
Vernita Allen Hunter	2408 Virginia Road Jonesboro GA	30034	404 226-6013 VAllenHunter@gmail.com



The purpose of this request for a change in zoning is so that I can operate a mixed land use business Catering to a 35 and older clientel

The type of activities that this facility will support are:

1. Weddings
2. Family reunions
3. Private affairs such as birthday parties
4. Children activities
5. Theater plays etc.
6. Limited musical events. (No Hip Hop)

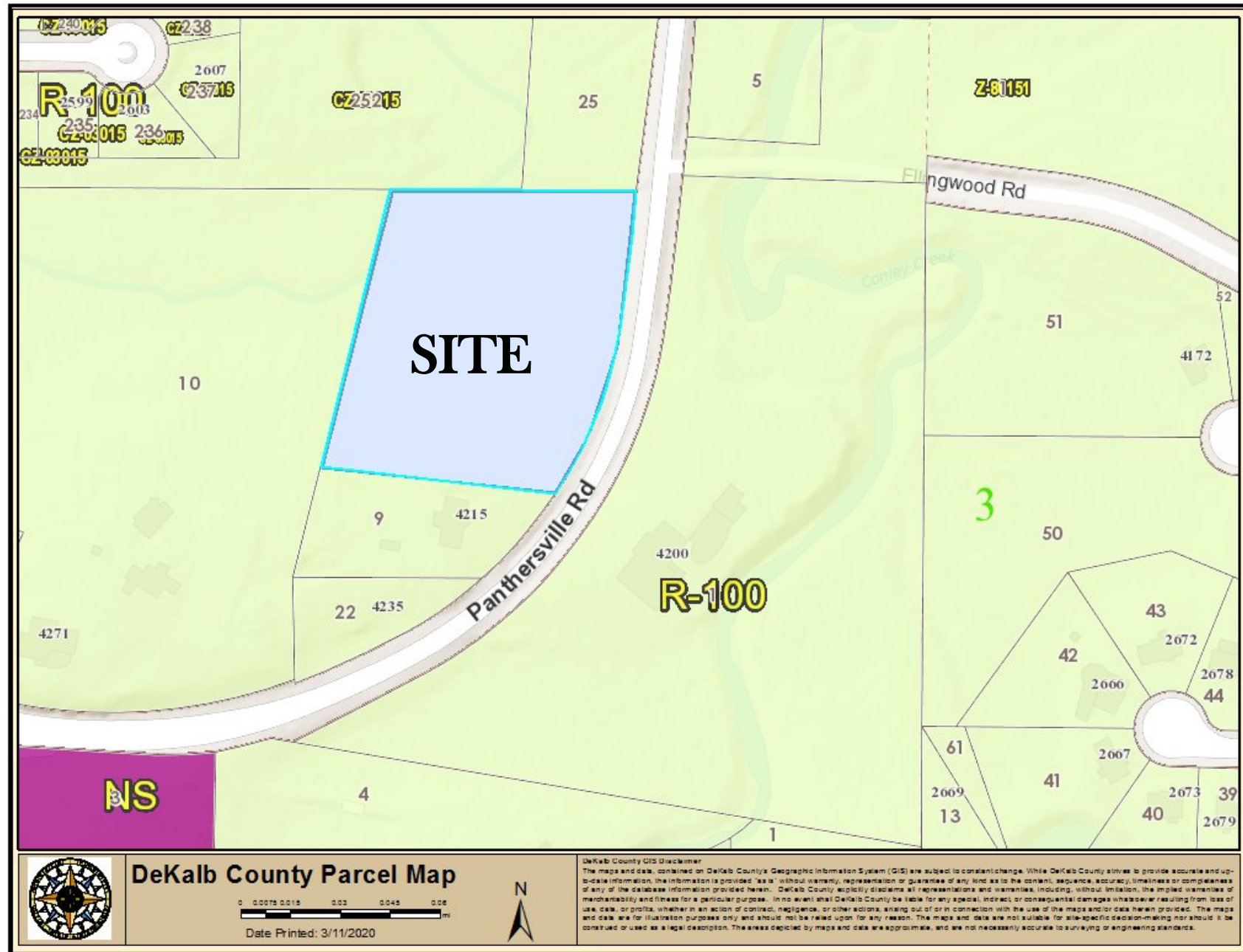
The times and days of these activities will be conducted mostly on the weekends and in compliance with the county codes of operation. As stated in the impact analysis; there is no immediate impact on community or any impedance of traffic flow due to the operation of this business.

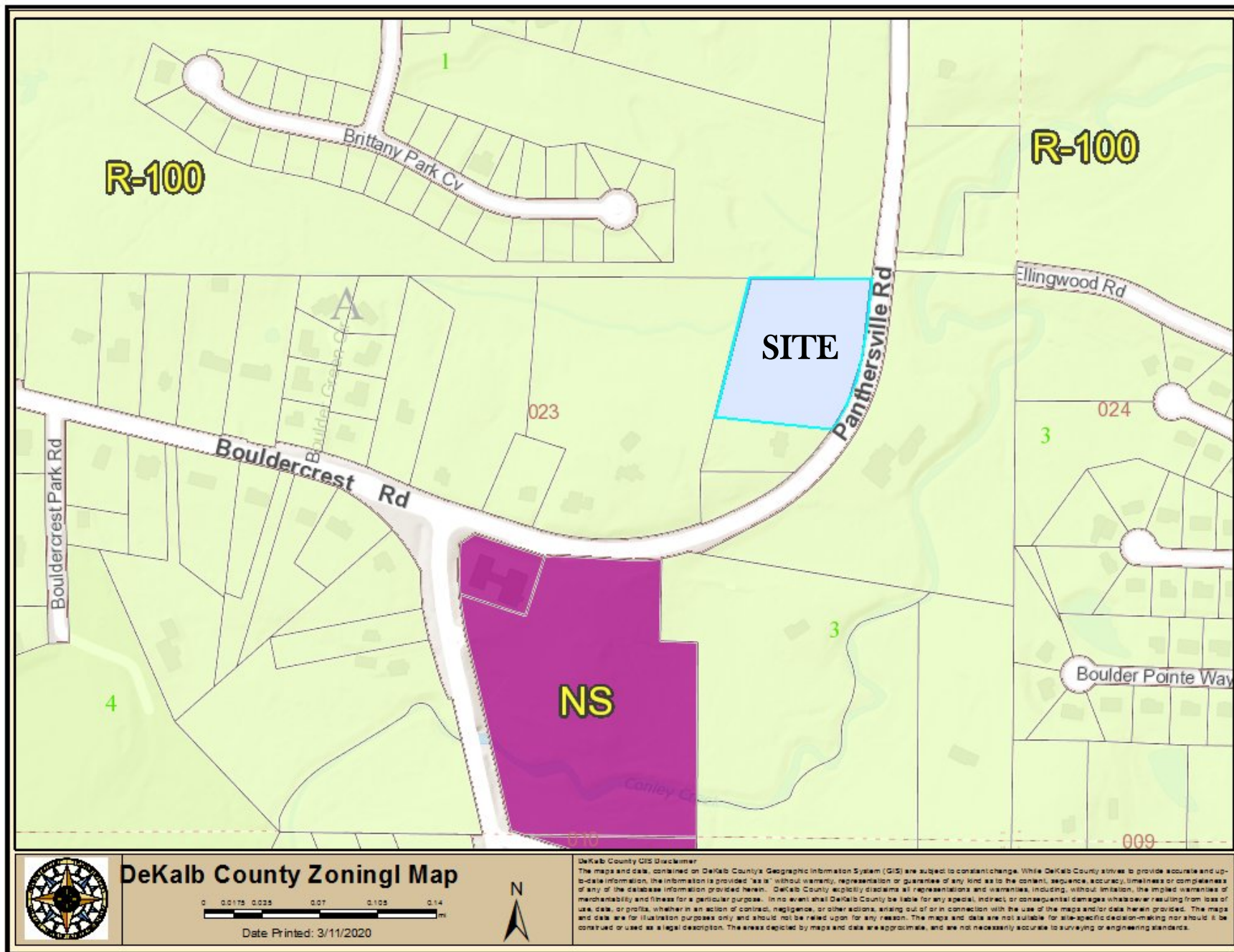


IMPACT ANALYSIS STATEMENT

- A. The proposed zoning change is in conformity with the proposed comprehensive plan because it falls in line with future development.**
- B. Yes the use of this proposed change will be suitable because it will enhance community with positive initiatives.**
- C. Yes. As it is right now is has the potential for family re-unions, picnics, private events.**
- D. There will be no adverse effect to usability of any adjacent properties because said property can sustain itself.**
- E. There are not existing changes or developments that will effect the use or development of said property.**
- F. None.**
- G. None that will cause any excessive use of existing right of ways as they exist.**
- H. No negative impact on surrounding natural resources at all.**







DeKalb County Zoning Map

0 0.0175 0.035 0.07 0.105 0.14

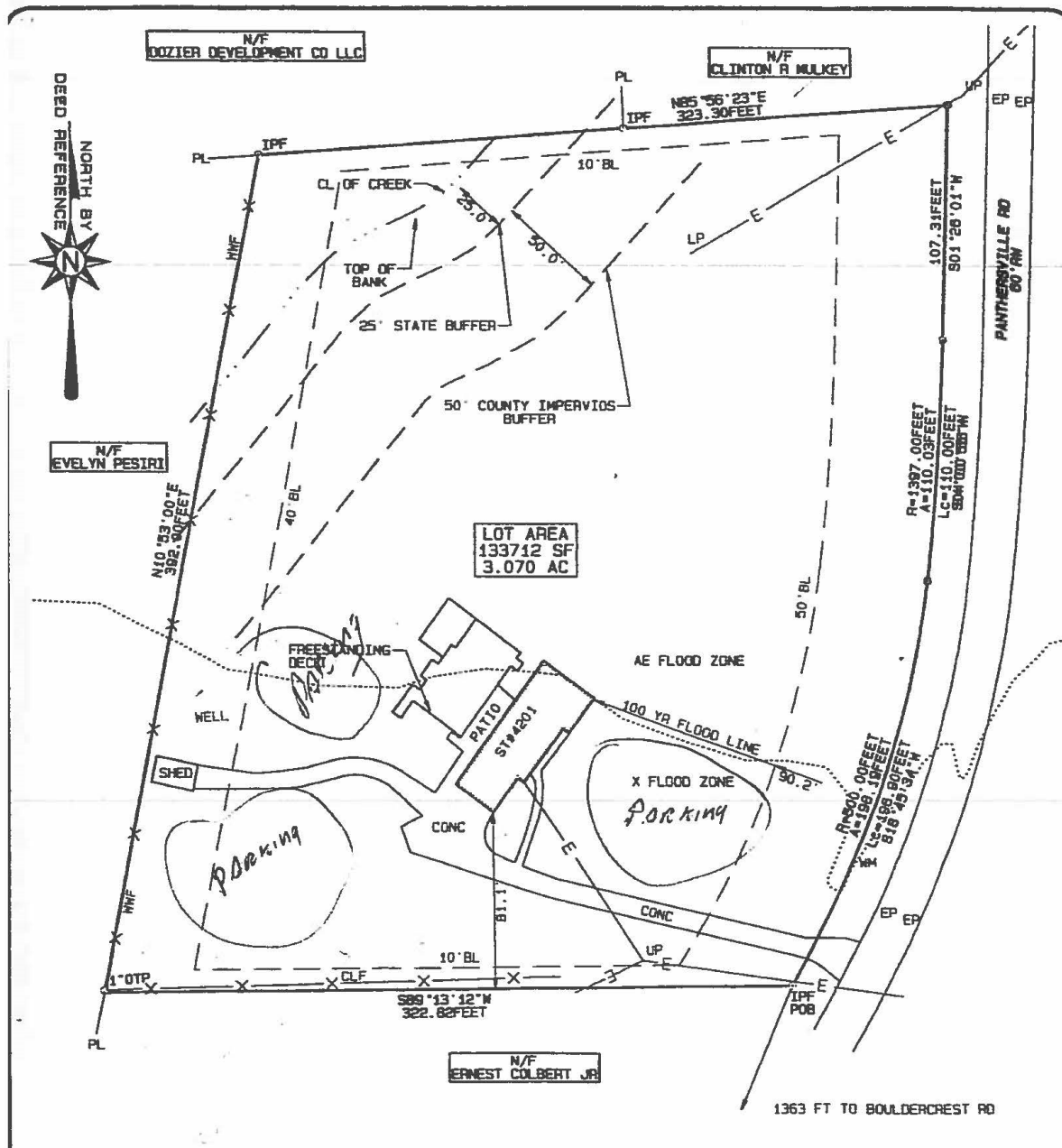
Date Printed: 3/11/2020



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Front view of residence on Panthersville Road. Functions are held in rear yard.



Rear yard where special event activities take place



View of rear yard from Panthersville Road frontage