



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

File ID: 2018-1853

Substitute

6/26/2018

Public Hearing: YES  NO

Department: Planning and Sustainability

### SUBJECT:

Commission District(s): 5 & 7

Highland Asset Redan Panola LLC Z-18-22137

Information Contact: Marian Eisenberg

Phone Number: 404-371-4922

### PURPOSE:

To rezone property from R-100 (Residential Medium Lot) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to develop a Waffle House Restaurant and other general commercial uses within the Hidden Hills Overlay District. The property is located on the east side of Panola Road and the north side of Redan Road at 1230, 1238 and 1248 Panola Road and 5636 Redan Road, Stone Mountain, Georgia. The property has approximately 346 feet of frontage along the east side of Panola Road and approximately 196 feet of frontage along the north side of Redan Road and contains 7.37 acres.

### NEED/IMPACT:

N/A

### FISCAL IMPACT:

N/A

### RECOMMENDATION:

The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents and; Create compact mixed-use districts and reduce automobile dependency and travel to obtain basic services. The rezoning request for retail and commercial uses are suitable in view of existing non-residential uses near the site along Panola Road and Redan Road. Located on a major arterial and minor arterial with added turn lanes, there should be no significant impact on traffic. The proposed C-1 (Local Commercial) District is compatible with existing commercial and office zonings along Panola Road. Compliance to required transitional buffers along residential zoned property lines should mitigate the impact on adjacent residential zoned properties. The Department of Planning and Sustainability recommends "APPROVAL CONDITIONAL" of the rezoning request to C-1 (Local Commercial) subject to the following attached conditions:

### **Z-18-22137 - Proposed C-1 Zoned Conditions**

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Prohibitive uses shall be as listed within the DeKalb County Code, Chapter 27-Article 3.37.10 Prohibited Uses in Tier 2 of the Greater Hidden Hills Overlay District, in effect on the day of approval of this rezoning. Site plan is conceptual and subject to the approval of the Director of Planning and Sustainability for compliance to zoning code and approved conditions.
2. Building height shall not exceed 2 stories or 35 feet.
3. Access points on Panola Road and Redan Road is subject to approval by the Transportation Division of the Department of Public Works.
4. The number of allowable parking spaces shall be calculated using parking criteria consistent with the Greater Hidden Hills Overlay District per Article 3.37.32.
5. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
6. Dedicate at no cost to DeKalb County 50 feet from centerline of right-of way on Panola Road and 40 feet from centerline on Redan Road. Right of way dedication may impact setbacks.
7. Provide sidewalks and street lights per Article 5 of the DeKalb County Code.
8. All buildings shall be three (3) sided brick along the front and sides.
9. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
10. To maintain consistency on all potential commercial uses on the site, all signage must be comply development standards within the Hidden Hills Overlay District per Article 3.37.26 of the DeKalb County Code.
11. Provide outside trash receptacles for patrons.
12. Screen roof-top equipment.
13. 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.

## GREATER HIDDEN HILLS OVERLAY DISTRICT

### Sec. 3.37.10. - Prohibited uses in Tier 2.

The following principal uses of land and structures shall be prohibited in Tier 2:

- A. Adult entertainment establishment.
- B. Adult service facility.
- C. Automotive parts store.
- D. Automotive repair, major or minor, and body and paint shop.
- E. Blood collection center.
- F. Breeding kennel.
- G. Check cashing establishment to include automobile title loan and pay day loan establishment.
- H. Tire store where the majority of the tires offered for sale are used tires.
- I. Funeral home and crematory.
- J. Gold-buying establishment.
- K. Heavy truck and equipment repair and trade shop.
- L. Reserved.
- M. Motel.
- N. New and used automotive, truck, boat and trailer sales.
- O. Night club.
- P. Outdoor amusement and recreation facility.
- Q. Outdoor equipment and materials storage.
- R. Outdoor open sales and flea market.
- S. Pawn shop.
- T. Personal care home/child caring institution.
- U. Self storage facility.
- V. Car wash and detailing.
- W. Storage yard for damaged or confiscated vehicles.
- X. Storage/salvage and junk yard.
- Y. Tattoo establishment.
- Z. Thrift and consignment store, which is an establishment selling pre-owned merchandise.
- AA. Transitional housing and boarding house.
- BB. Truck stop and terminal.
- CC. Funeral home.
- DD. Temporary and/or outdoor sale unless authorized by special administrative permit from the planning director in accordance with the requirements of this division.

( [Ord. No. 15-06](#) , 8-25-2015)



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: May 01, 2018, 6:30 P.M.  
Board of Commissioners Hearing Date: June 26, 2018, 10:00 A.M.**

**STAFF ANALYSIS**

**Case No.:** 2018-1853/ Z-18-22137      **Agenda #:**

**Location/Address:** The east side of Panola Road and the north side of Redan Road at 1230, 1238 and 1248 Panola Road and 5636 Redan Road, Stone Mountain, Georgia.      **Commission District: 5 Super District: 7**

**Parcel ID:** 16-062-02-005, 16-062-02-027, 16-062-02-028, 16-062-02-029

**Request:** To rezone property from R-100 (Residential Medium Lot) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to develop a Waffle House Restaurant and other general commercial uses within the Hidden Hills Overlay District.

**Property Owners:** The R. Dennis & Joyce H. Christopher

**Applicant/Agent:** Highland Asset Redan Panola LLC/ W. Edward French III

**Acreage:** 7.37 Acres

**Existing Land Use:** Undeveloped

**Surrounding Properties:** CITGO Gas Pumps, Retail Plaza, Tire Sales, Auto Repair, Fire Station  
Judah House of Praise, Crossroads Presbyterian Church, Chevron Gas & Convenience Store

**Adjacent & Surrounding Zoning:** North & East: R-100 (Residential Medium Lot) District  
West: C-1 (Local Commercial) District & RSM (Small Lot Residential Mix) District  
South & East: C-2 (General Commercial) District  
Southwest: O-I (Office-Institutional) District  
Southwest: R-100 & R-75 (Residential Medium Lot) Districts

**Comprehensive Plan:** Suburban & Neighborhood Center      Consistent X

<b>Proposed Building Square Feet:</b> 1,875 square feet on Parcel 2; Parcel 1 and Tract 1 (undetermined)	<b>Existing Building Square Feet:</b> Undeveloped
<b>Proposed Lot Coverage:</b> < 80%	<b>Existing Lot Coverage:</b> N/A

## **SUBJECT SITE & ZONING HISTORY**

Per the submitted survey, the site consists of 7.37 acres near the northeast intersection of Panola Road (a major arterial) and Redan Road (a minor arterial). Located at 1230, 1238 and 1248 Panola Road and 5636 Redan Road, the site is undeveloped. A portion of the site fronting along Redan Road is within the Hidden Hills Overlay District (Tier 2). The site is zoned R-100 (Residential Medium Lot) District and C-2 (General Commercial District) per the adoption of the DeKalb Zoning Ordinance in 1956. The R-100 zoned property was previously developed with single family residences. The C-2 zoned property on Redan Road was the subject site for a proposed Family Dollar Retail store. However, the land disturbance process was never completed. The entire site is currently undeveloped and heavily populated with dense vegetation consisting of trees and shrubbery.

## **PROJECT ANALYSIS**

The request is to rezone property from the R-100 (Residential Medium Lot) District and the C-2 (General Commercial) District to the C-1 (Local Commercial) District to redevelop the site for low intensity commercial and retail uses. Per the information and site plan submitted with the application, the intent is to develop the site with uses permitted in the C-1 zoning district. The applicant has secured Waffle House as a potential tenant on Panola Road adjacent to the existing CITGO gas station and convenience market. The remaining uses have yet to be determined. The site plan depicts one point of access on Panola Road with proposed inter-parcel access between commercial uses. No access is depicted on Redan Road at this time. However, it is possible that a future potential user of this site will want access from Panola Road. A storm-water detention area with water quality features is proposed adjacent to the Waffle-House site on Panola Road. The revised site plan, dated 04/30/18 and submitted to Planning Staff on May 1, 2018, depicts required 50-foot transitional buffer along adjacent residential zoned property. Staff notes that the subject site is surrounded by commercial and institutional uses. To ensure land use compatibility with the surrounding uses, Planning Staff recommends that the site exclude uses consistent with Tier 2 of the Greater Hidden Hills Overlay District.

## **ZONING ANALYSIS**

The requested C-1 (Local Commercial) District is compatible with existing non-residential districts and developments at the intersection of Panola Road and Redan Road. Adjacent to the site at the intersection of Panola and Redan Road is a CITGO gas station and retail plaza zoned C-2 (General Commercial) District. East of the site along Redan Road is a new and used tire sales and repair shop. Across from the site is a DeKalb County Fire Station. Crossroads Church is at the southwest intersection of Panola Road and Redan Road. Chevron auto gas station and convenience store is located at the northwest intersection of Panola Road and Redan Road. Staff notes that the petition requests a less intense zoning district (C-1) along Redan Road. Adjacent and nearby properties along Redan Road are zoned C-2 (General Commercial), which allows more intense commercial uses on the subject site. Given the existing institutional and commercial uses and character of the area along Panola and Redan Roads, the requested C-1 (Local Commercial) District would be appropriate for the subject site.

**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.**

A portion of the site is located on a major arterial (Panola Road) and within a Suburban Character Area designated by the 2035 Comprehensive Plan. The rezoning request to the C-1(Local Commercial) District will allow retail, professional and commercial related service establishments and reflect consistency with the following Suburban Comprehensive Plan Policy: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. The portion of the site fronting on Redan Road is located within a Neighborhood Center Character Area and is consistent with the following plan policy: Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services.

**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 request to C-1 (Local Commercial) would allow low intensity non-residential uses compatible with other non-residential uses along Panola Road and Redan Road. Adjacent and nearby non-residential uses include a CITGO auto gas station with a small retail plaza, tire sales, auto repair, DeKalb Fire Station, Judah House of Praise, Crossroads Presbyterian Church & Chevron Gas & Convenience Store. Planning Staff has included in the recommended conditions a list of prohibits uses that are not compatible with the existing commercial and institutional uses in the area.

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

The portion of the site on Panola Road may not have a reasonable economic use as currently zoned R-100 (Residential Medium Lot) District given the location of the site along a major arterial and its proximity to nearby and adjacent non-residential uses in the area.

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

The rezoning request will not adversely affect the existing use or usability of adjacent and nearby residential zoned property in the area with compliance to required 50 - foot transitional buffer. Reducing the intensity from C-2 to C-1 will in fact provide additional protection for nearby residential properties. Other non-residential zonings and uses in the area will not be affected by the zoning proposal.

**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 site is located across from various commercial and institutional properties. The large 7 acre site is undeveloped and under-utilized. Retail and commercial uses on this property should provide needed services in the surrounding area. The site is heavily screened along property lines with mature vegetation where the transitional buffer will be maintained.

**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.**

The site is located on a four-lane major arterial with a turn lane (Panola Road) and a four-lane minor arterial (Redan Road). The proposed retail and commercial uses should not cause an excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools.

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

The rezoning proposal to the C-1 district for retail and commercial uses should not adversely impact the environment or surrounding natural resources.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, it appears the proposed use and building on the site can comply with minimum development standards of the C-1 (Local Commercial) District per Table 2.2 of the DeKalb County Zoning Ordinance.

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (C-1)	A minimum 100 feet of lot width on a public street frontage	Approximately 346 feet of frontage along Panola Road and 196 feet of frontage along Redan Road.	Yes
LOT AREA (C-1)	20,000 Square Feet	7.37 acres	Yes
FRONT BUILDING SETBACK	Minimum 20 Feet Maximum 60 Feet	60 Feet	Yes
TRANS. BUFFERS Table 5.2(a)	50 feet adjacent to R-100 zoned district.	50-foot transitional buffer along north property line adjacent to residential zoned properties.	Yes.
HEIGHT	2 stories/35 feet	2 stories/35 feet	Yes
PARKING Article 6	Minimum 1 space for each 500 square feet of floor area or max 1 space for each 200 square feet.	30 parking spaces for proposed Waffle House. No parking spaces indicated for future development.	Unable to determine parking without maximum building square footage for entire site.

**Staff Recommendation: APPROVAL CONDITIONAL**

The applicant is requesting to rezone the property from the R-100 (Residential Medium Lot) District and C-2 (General Commercial) District to the C-1 (Local Commercial) District. The proposed use is retail and commercial uses. The rezoning request to the C-1 (Local Commercial) District will allow retail, professional and commercial related service establishments and reflect consistency with the following Suburban and Neighborhood Center Policies designated by the 2035 Comprehensive Plan: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents and; Create compact mixed use districts and reduce automobile dependency and travel to obtain basic services. The rezoning request for retail and commercial uses are suitable in view of existing non-residential uses near the site along Panola Road and Redan Road. Located on a major arterial and minor arterial with added turn lanes, there should be no significant impact on traffic. The proposed C-1 (Local Commercial) District is compatible with existing commercial and office zonings along Panola Road. Compliance to required transitional buffers along residential zoned property lines should mitigate the impact on adjacent residential zoned properties. The Department of Planning and Sustainability recommends **“APPROVAL CONDITIONAL”** of the rezoning request to C-1 (Local Commercial) subject to the following conditions:

## **Z-18-22137 - Proposed C-1 Zoned Conditions**

1. Limit site to general retail, commercial or office uses permitted within the C-1 (Local Commercial) District. Prohibitive uses shall be as listed within the DeKalb County Code, Chapter 27-Article 3.37.10 Prohibited Uses in Tier 2 of the Greater Hidden Hills Overlay District, in effect on the date of approval of this rezoning. Site plan is conceptual and subject to the approval of the Director of Planning and Sustainability for compliance to zoning code and approved conditions.
2. Building height shall not exceed 2 stories or 35 feet.
3. Access points on Panola Road and Redan Road is subject to approval by the Transportation Division of the Department of Public Works.
4. The number of allowable parking spaces shall be calculated using parking criteria consistent with the Greater Hidden Hills Overlay District per Article 3.37.32.
5. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
6. Dedicate at no cost to DeKalb County 50 feet from centerline of right-of way on Panola Road and 40 feet from centerline on Redan Road. Right of way dedication may impact setbacks.
7. Provide sidewalks and street lights per Article 5 of the DeKalb County Code.
8. All buildings shall be three (3) sided brick along the front and sides.
9. All refuse areas shall be located to the rear of the site and screened from public view with fencing or similar building materials to match the primary structure.
10. To maintain consistency on all potential commercial uses on the site, all signage must be comply development standards within the Hidden Hills Overlay District per Article 3.37.26 of the DeKalb County Code.
11. Provide outside trash receptacles for patrons.
12. Screen roof-top equipment.
13. 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

*Following an approval of this rezoning action, 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.)
- **Plat Approval** (Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)
- **Sketch Plat & Final Plat Approval** (Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)
-  **Overlay Review** (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)
- **Historic Preservation** (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)
-  **Variance** (Required to seek 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 major changes to zoning conditions that were approved by the Board of Commissioner for 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 requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39, as well as the development standards in the zoning ordinance and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

## Transportation Comments

N1. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Beech Drive is classified as a local road (requires 27.5 feet right of way dedication from centerline, 5 foot sidewalk, and street lights). Verify that street offsets meet Section 14-200 (6) of the Land Development Code. Verify that intersection and stopping sight distance (per AASHTO) are met.

N2. Moreland Ave is a state route. GDOT review and permits are required. Moreland Ave is classified as a major arterial (requires 50 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Bailey St is a minor arterial (requires 40 foot right of way dedication from centerline, bike lanes or multiuse path, 6 foot sidewalk, and street lights). Restrict parking along frontage of Bailey Street. Relocate existing access point farther from the intersection of Moreland Ave. Only one access point allowed on Bailey Street.

N3. Midway Road is classified as a collector road (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Tocoma Way is classified as a local road (requires 27.5 feet of right of way dedication from centerline, 5 foot sidewalks and street lights). Locate driveway on lot 5 away from sharp curve. Extend sidewalks to the intersection of Tocoma Way and Midway Road on Tocoma Way for Midway Elem School access.

N4. ROW is within the City of Atlanta. COA review and permits required. No additional comments.

N5. Mountain Drive is a state route. GDOT review and approval is required. Verify sight distance (per AASHTO standards) for vehicles exiting the site. Mountain Drive is classified as a collector (requires 35 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify that site driveway meets offset requirements in code section 14-200 (6). Verify length of queuing area for turn lanes is adequate at the intersection of access point and Mountain Dr. Code section 14-200 (5) requires 3 access points for 271 units. Extend sidewalks to existing sidewalks to the south near the intersection of Mountain Drive at Memorial Drive.

N6. Valley Brook Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Verify sight distance (stopping and intersection) for road near Judylyn Drive. If sight distance is not met, turn lanes or other improvements are required. Private alley may end in a turn around. If the interior streets are planned to be public, public alleys must connect to public streets and local roads require a 55 foot right of way, 6 foot sidewalk and streetlights. It appears that part of the proposed development is located on the existing Ford Place right of way. This will need to be corrected or the right of way abandoned.

N7. No comments.

N8. Parcel 15—62-02-005 is located within the Hidden Hills overlay district. The overlay requirements trump the zoning and land development codes. In areas where the overlay is silent, the zoning then the land development code is applied. Panola Road is a major arterial (requires 50 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Limit access point to right in/right out on Panola Road due to vehicle paths crossing multiple lanes, including 2 left turn lanes for the intersection of Panola Road at Redan Road. Redan Road is classified as a minor arterial (requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights).

N9. Pleasant Hill Road is classified as a minor arterial requires 40 feet from centerline, bike lanes or multiuse path, 6 foot sidewalk and street lights). Per code section 14- 200 (5) 214 units requires 3 access points. Verify that intersection and stopping sight distance (per AASHTO) are met prior to submitting for a land development permit.



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANN@DEKALBCOUNTYGA.GOV](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

## COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: 2018-1853/Z-18-22137 Parcel I.D. #: 16-062-02-005

Address: Redan Rd @  
Parola Rd  
STN MTN, GA

### 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) 6/7<sup>TH</sup> 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:

Field and plans reviewed. Found nothing that would cause a traffic interruption.

Signature: [Signature] David M. Rod



**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](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [jreid@DEKALBCOUNTYGA.GOV](mailto:jreid@DEKALBCOUNTYGA.GOV)

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

Case No.: Z-18-22137/2018-1853

Parcel I.D. #: 16-062-02-005, 16-062-02-027, 16-062-02-028, 16-062-02-029

Address: 1230, 1238 and 1248 Panola Road and 5636 Redan Road  
Stone Mountain, GA.

**WATER:**

Size of existing water main: 8" DI, 20" DI, 30" DI 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: Barbashela 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.


Signature:

4/16/2018

To: Ms. Madolyn Spann, Planning Manager  
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.

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



DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

4/16/2018

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N.5 CZ-18-22125 2018-1912 15-251-01-020,15-251-01-027,15-251-01-028

3458,3468, and 3578 Mountain Drive, Decatur, GA

Amendment

- Please see general comments.

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N.6 Z-18-22138/2018-1913/18-064-02-020,18-064-02-022,18-064-02-013,18-064-02-014,18-064-02-015,18-064-02-016,6,18-064-02-017,18-064-02-018,18-064-02-019,18-064-02-021,18-064-02-023,18-064-02-037,18-064-02-038,18-064-02-006,18-064-02-152,18-064-02-153,....

745,741,731,721,715,713,707,705,701,695,681,675,669 665 Valley Brook Road, Decatur, GA; 742 and 73

Amendment

- Please see general comments.

- .....Case # 18-064-02-154,18-064-02-156

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N.7 SLUP-18-22140 2018-1897 18-091-01-052

6198 Memorial Drive

Amendment

- Please see general comment letter.

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N.8 Z-18-22137 2018-1853 16-062-02-005, 16-062-02-027, 16-062-02-028, 16-062-02-029

1230,1238, and 1248 Panola Road and 5636 Redan Road, Stone Mountain, GA

Amendment

- Please see general comments.

- Properties with septic installed: 1230 on 4/8/94, 1238 on 3/25/77,1248 on 06/4/75 and 5636 on 04/05/1962.



DeKalb County

**REVISED**

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

~~MAR 01 2018~~

MAR 08 2018

2-18-22137

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

Applicant Name: Highland Asset Redan Pamela LLC / w. Edward French III

Applicant E-Mail Address: edward.french@highlandasset.com

Applicant Mailing Address: 126 Lakeland Drive NW, ATLANTA, GA 30305

Applicant Daytime Phone: 404 924 9384 Fax: \_\_\_\_\_

Owner Name: The R. Dennis & Joyce H. Christopher FLP  
If more than one owner, attach list of owners.

Owner Mailing Address: 3200 Georgia 142, Mansfield GA 30055

Owner Daytime Phone: 770 385 0714

Address of Subject Property: 1230/1238/1248 PANOLA RD, STN. MON, GA 30088; 5636 Redan Rd STN. MON, GA

Parcel ID#: 16-062-02-027-028-029-805

Acreage: 6.118 +/- Commission District: 5/7

Present Zoning District: R100/C2 Proposed Zoning District: C1

Present Land Use Designation: SUB+NC Proposed Land Use Designation: SUB+NC

(For Office Use)

Filing Fee: \_\_\_\_\_

330 West Ponce de Leon Ave-Suite 300-Decatur, Georgia 30030  
(Voice) 404-371-2155-Planning Fax (404)371-4556  
Web Address <http://dekalbcountyga.gov/planning>

Notice Date:  
2/8/18

**PUBLIC NOTICE**

To

**Request for a Special Land Use Permit**

Filed by: Highland Asset – Redan Panola LLC  
Located at: 1230, 1238 & 1248 Panola Rd.  
Stone Mountain, GA 30088

**Current Use** – Vacant

**Proposed Use** – Retail / C-2

**Hours of Operation**

Current: N/A    Proposed: Sunday-Saturday 9 a.m. – 9 p.m.

Capacity: TBD

**PRE-SUBMITTAL COMMUNITY MEETING TO  
TAKE PLACE AT:** Redan-Trotti Library

**Location:** 1569 Wellborn Road Lithonia, GA 30058

**Date & Time:** Wednesday, February 28, 2018@ 7:00p.m.

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HIGHLAND Asset Redon Panola LLC  
 1230/1238/1248 PANOLA RD.  
 5636 REDAN RD.

NAME	ADDRESS	PHONE & EMAIL
1. Froyz.	5616 Redan Rd Stone Mt GA 30088	(7) 413-0120
2. Sherard Brown	1222 Panola Road Stone Mt GA 30088	678-575-5511 sherardrx@yahoo.com
3. Tyia Shine	Same address	404-398-7848
4. RICKY SHARMA	1241 PANOLA RD Stone m. SHARMA RICKY 60 @ 2891	4-578- 2891
5. Ullaine Sanders	1190 Panola Rd 770 879 6667 uesanders@yahoo.com	770 879 6667 uesanders@yahoo.com
6. Quintin Sanders	1190 Panola Rd	"
7. Chandra Dennis	5540 Redan Road Stone mtn 30088	4) 310-01017 panther30032@yahoo
8. Andrew Dykes	Cadillac 493@gmail.com PO Box 525 5530 Redan Road Stone Mtn GA 30088	
9.		
10.		

**REVISED**

3/8/2018

Z-18-22137

1230/1238/1248 ~~Panola~~ Road and 5636 Redan Road

Re: Letter-of-Intent.

Board of Commissioners,

At this time it is our intention to development for Waffle House Restaurant under a C-1 zoning and reserve the right to develop if future plans change under the granted zoning without conditions placed on this site plan.

Best,

*Edward French*

W. Edward French III

Highland Asset Redan Panola LLC

Member / Manager

**Impact analysis for rezone**

**Highland Asset Redan Panola LLC**

**1230/1238/1248 Panola Road 5636 Redan Rd**

**18-062-02-027/-028/-029 - 005**

- A. The zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.**
  - B. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.**
  - C. The property to be affected by the zoning proposal has no economic use as currently zoned. All three residential homes have been removed from the subject property.**
  - D. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties.**
  - E. There are other existing conditions (C-2) and the use and development of the property which give supporting grounds for approval of the zoning proposal.**
  - F. The zoning proposal will not adversely affect historic buildings, sites, districts, or archaeological resources.**
  - G. The zoning proposal will result in a use which will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools.**
-

PLANS PREPARED BY:  
**CAMPBELL**  
 ENGINEERING & ASSOCIATES, INC.  
 Civil Engineering and Land Planning  
 31 Boland Court  
 Greenville, SC 29615  
 (864) 335-4090  
 Fax: (864) 335-4095

SEAL:

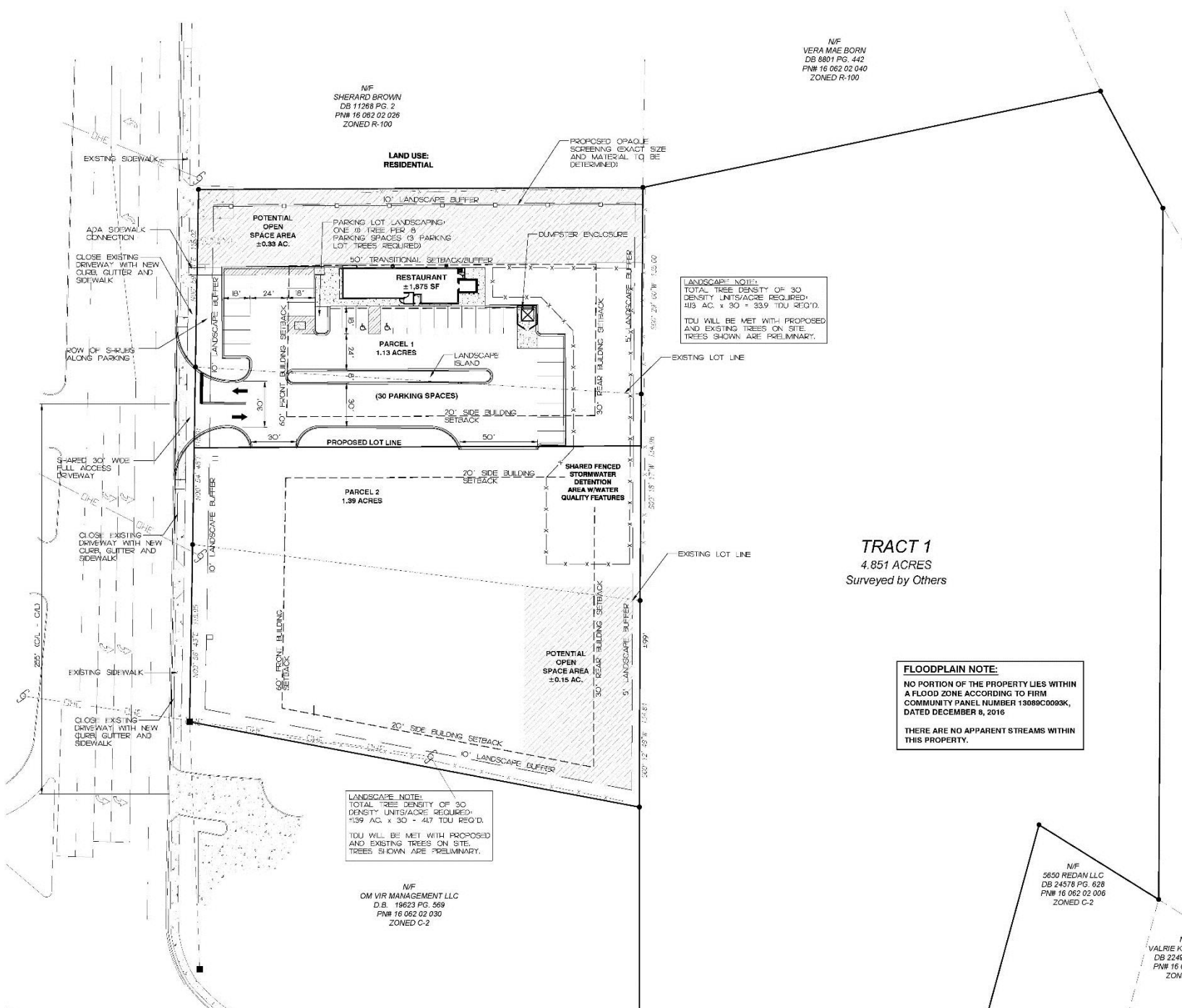
REVISIONS:

**RETAIL DEVELOPMENT**  
 PANOLA ROAD  
 STONE MOUNTAIN, GA 30088

**DEVELOPER:**  
 HIGHLAND ASSET INVESTMENT GROUP, LLC  
  
**CONTACT:**  
 EDWARD FRENCH  
 (404) 924-9384

REVISIONS:

CHECKED BY: TWC  
 DRAWING BY: FSE  
 DATE: 04/30/18  
 JOB NUMBER:  
 TITLE: **CONCEPT PLAN**  
 SHEET NUMBER: **C-1**  
 COMMENTS:



N/F  
 VERA MAE BORN  
 DB 8801 PG. 442  
 P/N# 16 062 02 040  
 ZONED R-100

N/F  
 SHERARD BROWN  
 DB 11268 PG. 2  
 P/N# 16 062 02 026  
 ZONED R-100

**TRACT 1**  
 4.851 ACRES  
 Surveyed by Others

**FLOODPLAIN NOTE:**  
 NO PORTION OF THE PROPERTY LIES WITHIN A FLOOD ZONE ACCORDING TO FIRM COMMUNITY PANEL NUMBER 13089C0093K, DATED DECEMBER 8, 2016.  
 THERE ARE NO APPARENT STREAMS WITHIN THIS PROPERTY.

**SITE DEVELOPMENT DATA**

TAX MAPS: #16 062 02 027 (0.84)  
 #16 062 02 026 (0.84)  
 #16 062 02 029 (0.84)

EXISTING ZONING: R-100  
 PROPOSED ZONING: C-2

PROPOSED LOT SIZE:  
 PARCEL #1: 113 AC.  
 PARCEL #2: 1139 AC.

BUILDING SETBACK:  
 FRONT: 60'  
 SIDE: 30' (RESIDENTIAL) / 20'  
 REAR: 30'

BUILDING SF:  
 PARCEL #1: 1,875 (RESTAURANT)  
 PARCEL #2: TBD

BUILDING HEIGHT:  
 MAX. HEIGHT: 35' (2-STORY)  
 PARCEL #1: TBD (LESS THAN 35')  
 PARCEL #2: 14'

DENSITY CALCULATIONS: N/A

IMPERVIOUS LOT COVERAGE (80% MAX):  
 PARCEL #1: TBD (80% MAX)  
 PARCEL #2: 10.4 IMP. AC. (81%)

PARKING RATIO:  
 PARCEL #1: 1,875 SF RESTAURANT  
 MIN. 12/75 SF/75 = 13 SPACES  
 MAX. 12/75 SF/75 = 29 SPACES  
 PROVIDED: 30 SPACES.  
 PARCEL #2: TBD

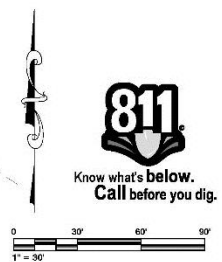
OPEN SPACE: 10% REQUIRED  
 PARCEL #1: ±29 (SEE HATCHED AREA)  
 PARCEL #2: ±111 (SEE HATCHED AREA)

N/F  
 BYRON HIGGINBOTHAM  
 DB 8919 PG. 725  
 P/N# 16 062 02 008  
 ZONED R-100

N/F  
 5630 REDAN LLC  
 DB 24578 PG. 628  
 P/N# 16 062 02 006  
 ZONED C-2

N/F  
 VALRIE KONG QUEE  
 DB 22491 PG. 165  
 P/N# 16 062 02 007  
 ZONED C-2

CSX RAILROAD  
 200' R/W









PROPOSED WAFFLE HOUSE

NOTE: LANDSCAPING AND SITE WORK FOR PRESENTATION PURPOSES ONLY

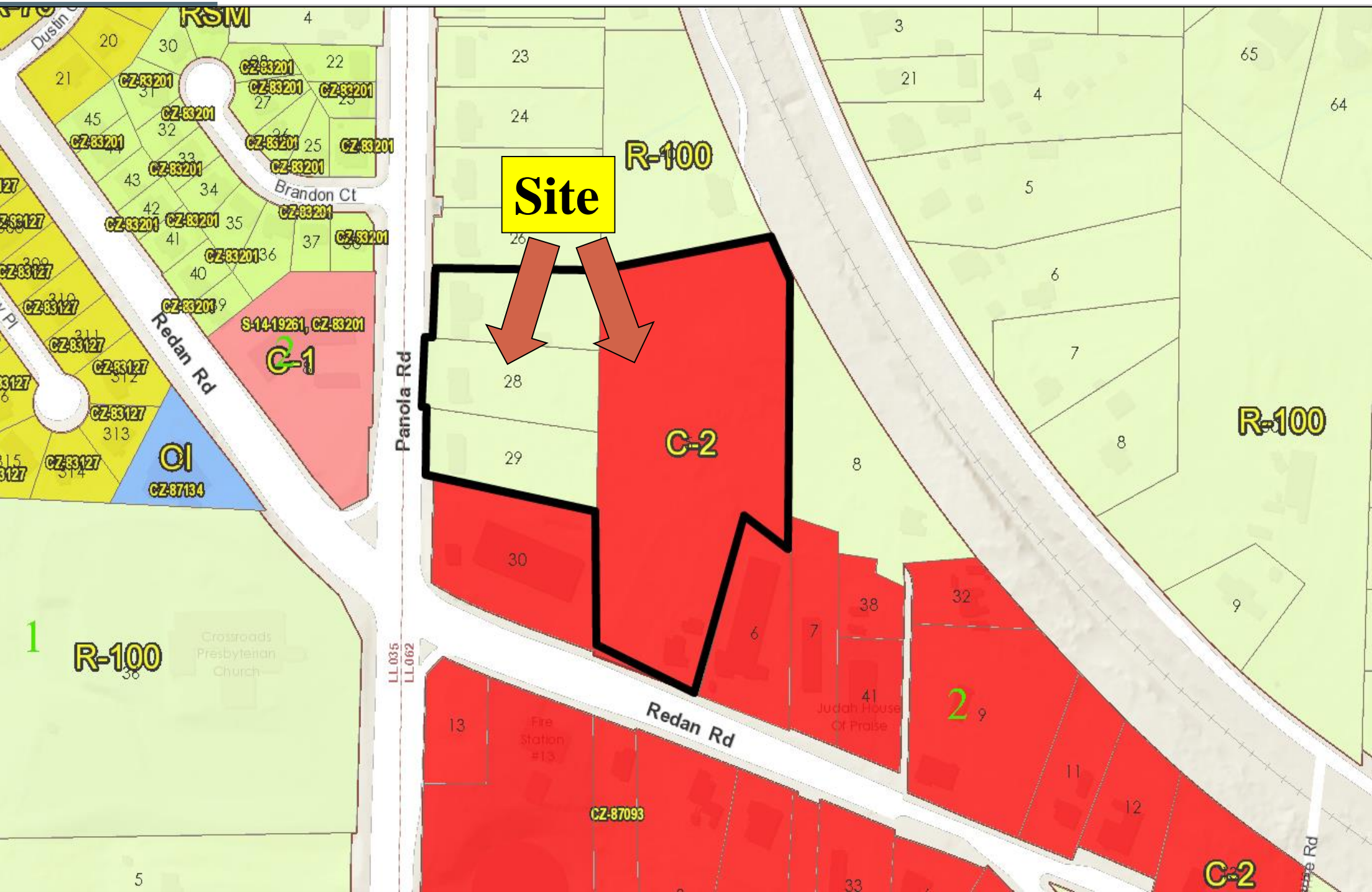
DATE: 01/22



PROPOSED WAFFLE HOUSE

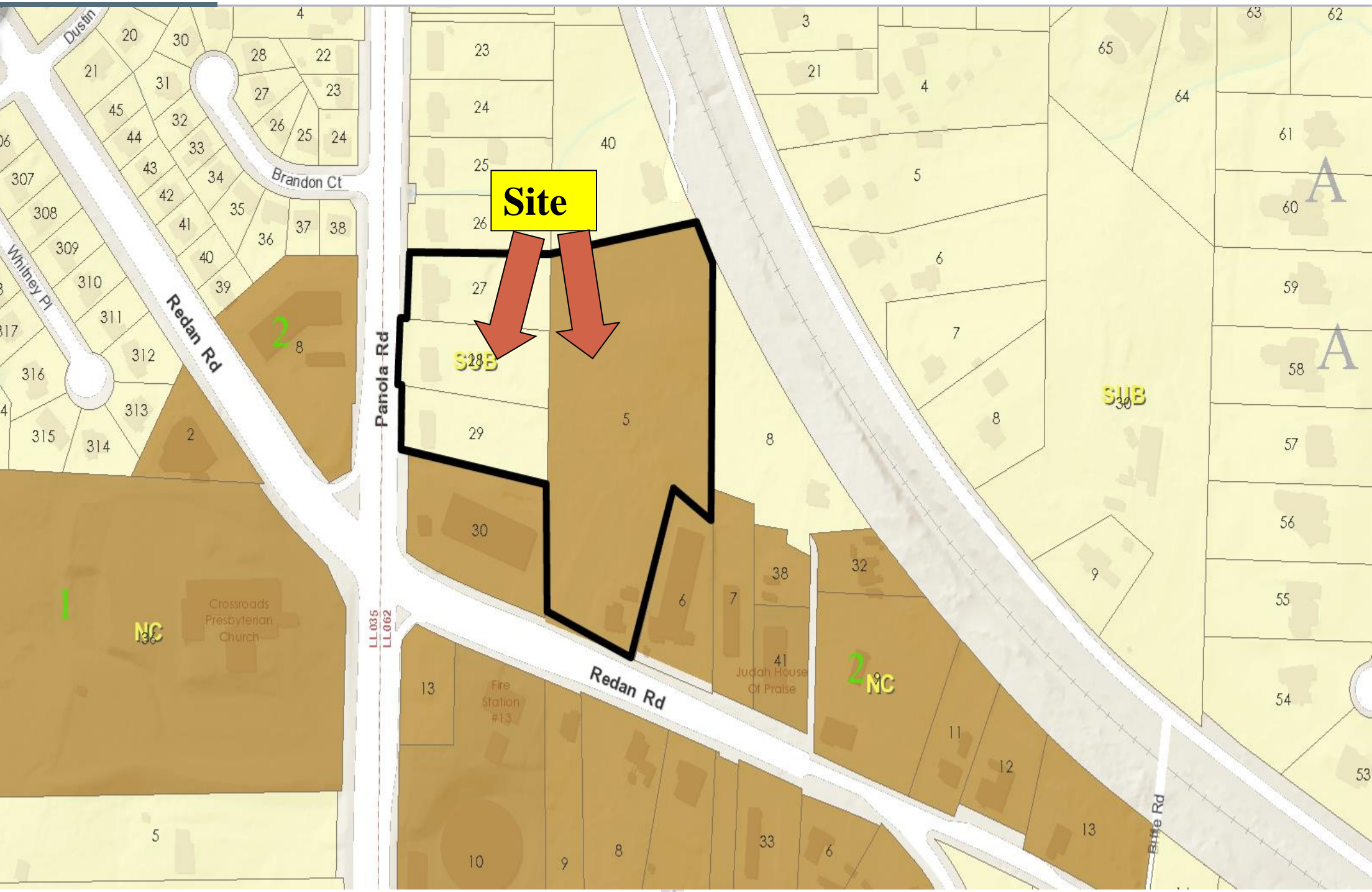
NOTE: LANDSCAPING AND SITE WORK FOR PRESENTATION PURPOSES ONLY

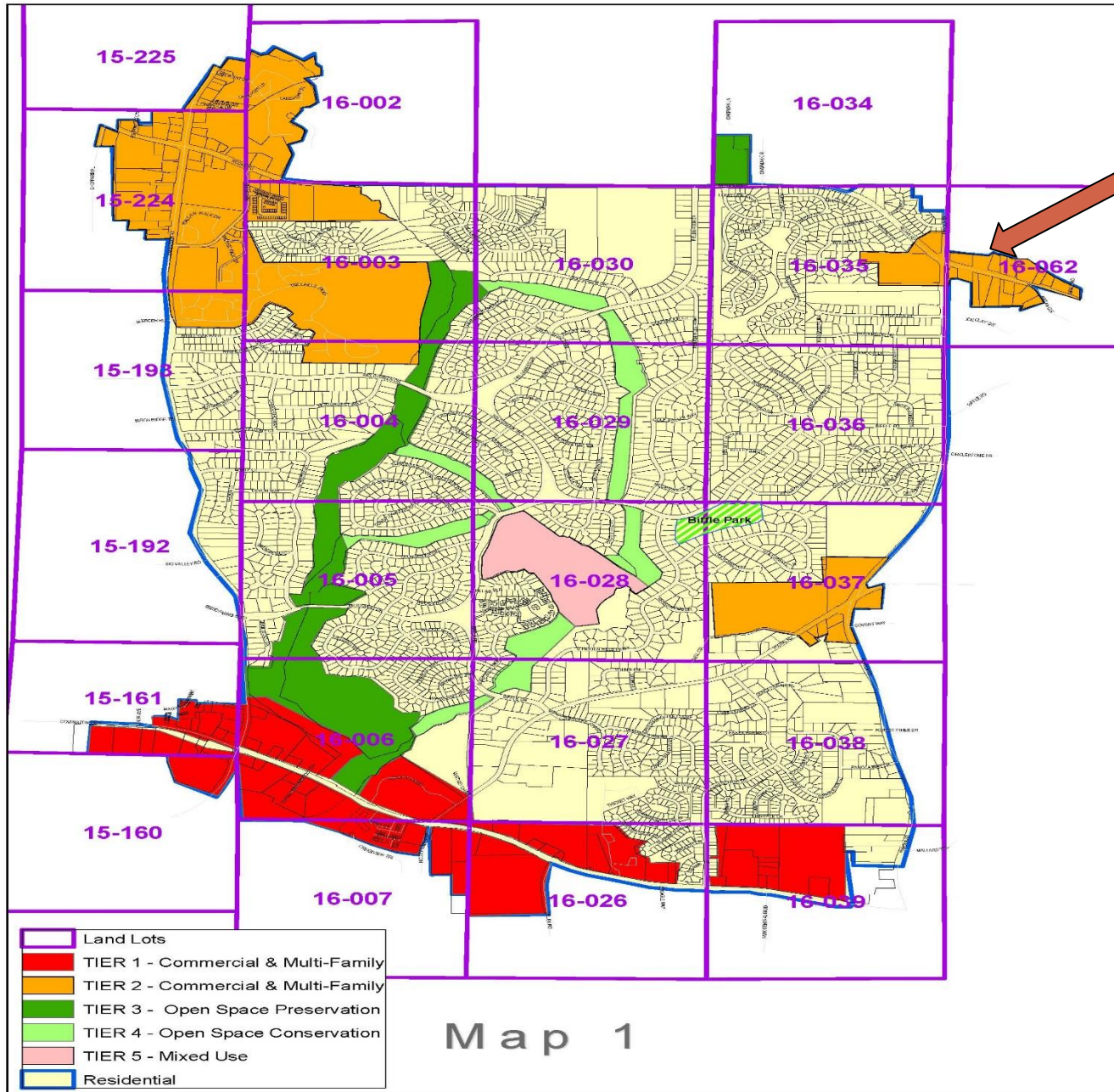
DATE: 01/22/18



Z-18-22137

# Future Land Use Map Suburban & Neighborhood Center





A portion of the site fronting on Redan Road is within Tier 2 of the Hidden Hills Overlay District.



Single Family Residences

Gas & Retail

Crossroads Church

Gas & Retail

Panola Road

Site

Railroad

Redan Road

Tire Repair

Fire Station

Hair Salon

1

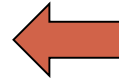
2



**Panola Road Frontage**



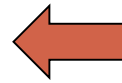
**Redan Road Frontage**



Adjacent commercial property at northeast intersection of Panola Road & Redan Road

DeKalb Fire Station across from site on Redan Road





Commercial property at northwest intersection of Panola Road & Redan Road

Crossroads church at southwest intersection of Panola Road & Redan Road

