



DeKalb County Department of Planning & Sustainability

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

Michael Thurmond
Chief Executive Officer

**Planning Commission Hearing Date: November 07, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: November 21, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-19-1243515 **Agenda #:** N.9

Location/Address: The east side of Panola Road, approximately 350 feet south of Marbut Road at 1970 and 1978 Panola Road, Lithonia, GA. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-038-03-12 & 16-038-03-021

Request: To request a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office-Institutional) district.

Property Owner/Agent: Guyana Association of Georgia

Applicant/Agent: Guyana Association of Georgia/ Carl Lashley

Acreage: 4.132 Acres

Existing Land Use: Single Family Residential Structure used as a community service organization & Adjacent Undeveloped Lot

Surrounding Properties Adjacent Zoning: North of the site is zoned R-100 (Residential Medium Lot) District and is developed with single-family detached residences. South of the site is zoned RSM (Small Lot Residential Mix) District and developed with single-family detached residences. Directly across from the site along the west side of Panola Road is an institutional use (Christ Sanctuary Church) on property zoned R-100. The west side of Panola Road is also developed with single-family detached residences zoned R-100.

Comprehensive Plan: Suburban (SUB) Consistent Inconsistent

Proposed Additional Square Ft.: Up to 16,000 Square Feet	Existing Residential Sq. Footage: Approximately 2,563 Square Feet
Proposed Lot Coverage: 27.5%	Existing Lot Coverage: <35%

SUBJECT SITE & ZONING HISTORY

The site consists of two adjacent parcels along the east side of Panola Road (a four-lane major arterial with a median). The parcels combined have a total of 4.13 acres and approximately 290 feet of frontage. The property is south of Marbut Road and north of Forest Pines Drive. The property at 1970 Panola Road is developed with a brick and wood frame split-level residence consisting of approximately 2,563 square feet. Fencing exists midway across the property between the structure and the street frontage. Access is via a long concrete driveway from Panola Road. The rear of the site is heavily wooded with dense vegetation. The adjacent site at 1978 Panola Road is wooded with mature trees and dense shrubbery. The entire property frontage has curb, gutter and sidewalk.

The property located at 1970 Panola Road has been zoned R-100 (Residential Medium Lot) District since the adoption of the DeKalb Zoning Ordinance in 1956. The adjacent undeveloped property located at 1978 Panola Road is zoned RSM (Small Lot Residential Mix) District pursuant to CZ-85-040 for single-family detached residences.

PROJECT ANALYSIS

The applicant proposes to develop a cultural facility not to exceed 16,000 square feet within an O-I (Office-Institutional) District. The applicant has submitted a companion application Z-19-1243514 to rezone the subject site from R-100 (Residential Medium Lot) and RSM (Small Lot Residential Mix) Districts to an O-I (Office-Institutional) District. Pursuant to the submitted Letter-of-Intent, the Guyana Association of Georgia (GAOG), a not-for-profit, cultural, civic and educational organization, has been headquartered and operating within the existing residential structure at 1970 Panola Road since 2010. Their purpose is to promote, develop, coordinate and implement responsible programs designed to achieve several objectives such as improving quality of human life and communities. The organization has been active in the community. GAOG has participated in the feed the homeless program for many years and has donated recreational equipment to Redan High School in DeKalb County. The recent acquisition of the adjacent property at 1978 Panola Road allows the association to expand its office space and develop a multi-use facility to support educational programs as well as provide meeting space for other community organizations in the area. Educational programs and services provided include adult career advance placement, tutoring and mentoring for area primary and secondary school students, a community health fair and voter registration. The applicant intends to submit a lot combination plat to merge the two properties into one large lot for development when the rezoning is approved.

Per the submitted documentation, the site will be developed and utilized within two phases. The first phase will only utilize the existing building at 1970 Panola Road. Twenty-seven delineated parking spaces will be added in front of the existing building. Transitional buffers and landscaping will be added along the property frontage and perimeter property lines adjacent to residential zoned property. The old fencing depicted in the middle of the property will be removed and replaced with fencing along the property frontage. An area will be created for overflow parking. Phase two consists of the addition and construction of a two-story cultural facility with an approximate building footprint of 6,300 square feet. Parking spaces will be added. Landscaped gardens will be provided to enhance areas throughout the site. Pedestrians will have access of approximately two acres of existing wooded area with the creation of walking trails. The total development when completed should not exceed 16,000 square feet.

SPECIAL LAND USE CRITERIA

Article 4 Use Table of the DeKalb County Zoning Code allows a cultural facility in an O-I District with an approved Special Land Use Permit (SLUP). Pursuant to Chapter 27-Article 7.4.6 of the DeKalb County Code, the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

The 4-acre site is adequate for the proposed cultural facility. Off-street parking, yards and open space can be accommodated within the site.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:

The proposed cultural facility is compatible with another institutional use in the immediate area. Directly across the street from the subject site on Panola Road is Christ Sanctuary Church which was approved pursuant to SLUP-07-13194.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

Given that the site is within an established area along Panola Road, it appears that there are adequate public services, public facilities and utilities to serve the proposed cultural facility.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Panola Road is a four-lane major arterial with a median. Planning Staff anticipates little or no impact on public streets or traffic in the area.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

The character of vehicles accessing the site may be the same vehicles accessing adjacent and surrounding residences in the area. There should be no significant increase in the daily volume of traffic given that events will be occur as scheduled. This is not a 24-hour use and should not affect nearby residences on Panola Road.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

The submitted site plans depict access to the existing building and future building via a single curb cut on Panola Road. There appears to be a circular drive that will access both buildings when the cultural facility is completed. The proposed 24-foot wide drive should be sufficient for access by emergency vehicles.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

It appears that the proposed use should not create adverse impacts upon adjoining land uses due to smoke, odor, dust or vibration. The site must comply with the DeKalb County Noise Ordinance.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

The hours of operation should not create adverse impacts upon any adjoining land uses. Special community events and programs will occur as scheduled. Tutoring occurs on Saturday mornings and every third Sunday is a meeting at 6:00p.m. for general members.

I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

The manner of operation should not impact adjoining land uses. Per the submitted information, the facility will be utilized by mostly small groups of youth or adults attending classes or meetings.

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

The proposed cultural facility would be consistent with the requirements of the approved O-I (Office-Institutional) District on the site pursuant to Z-19-1243514.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Located within a Suburban Character Area land use designation, the proposed cultural facility is consistent with the following 2035 Comprehensive Plan Policies: Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences.

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

The proposed plan provides for required transitional buffers except where the existing residential structure encroaches along the north property line adjacent to residential zoned property. Per Article 8.1.12 of the DeKalb Zoning Code, structures or lots that become nonconforming due to rezoning, the structure or lot shall be considered legal nonconforming.

M. Whether or not there is adequate provision of refuse and service areas:

Adequate refuse and service areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

The proposed two-story cultural facility is appropriate in relation to size to nearby institutional uses in the area.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

There are no supplemental regulations for cultural facilities. If the SLUP is approved, the facility must adhere to the Board of Commissioners approved conditions for the site.

R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed two-story cultural facility should not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of services for residents in unincorporated DeKalb County.

COMPLIANCE WITH DISTRICT STANDARDS

Per the chart below, it appears the proposed cultural facility can comply with minimum development standards of the O-I (Office-Institutional) District per Table 2.2 of the DeKalb County Zoning Ordinance.

STANDARD	REQUIREMENT	PROPOSED	COMPLIANCE
LOT WIDTH (O-I)	A minimum 100 feet of lot width on a public street frontage	290 Feet	Yes
LOT AREA (O-I)	20,000 Square Feet	4.132 Acres	Yes
FRONT BUILDING SETBACK	60 Feet	60 Feet	Yes
TRANS. BUFFERS Table 5.2(a)	50 feet adjacent to residential zoned districts.	Existing mature vegetation and additional plantings shall provide an appropriate buffer along perimeter property lines adjacent to residential zoned properties.	Yes
HEIGHT	Up to 5 stories	2-Story	Yes
PARKING Article 6	Minimum 1 space for each 40 square feet in largest assembly area.	108 spaces based on 4,320 square feet of largest assembly area	Yes

Staff Recommendation: Conditional Approval

The proposed cultural facility within an O-I (Office-Institutional) District is appropriate within a Suburban Character Area and consistent with the following 2025 Comprehensive Plan policy: Create neighborhood focal points by locating schools, community centers at suitable locations within walking distance of residences. Located on Panola Road (a four-lane major arterial), there should be no significant impact on traffic. The proposed cultural facility is compatible with an existing institutional use located directly across from the site on Panola Road. Existing mature vegetative screening along perimeter property lines provides a transitional buffer to mitigate the impact on adjacent residential zoned properties. The Department of Planning and Sustainability recommends “**Conditional Approval**” of the SLUP request subject to the following conditions:

1. Limit use to a cultural facility with a combined building square footage of no more than 16,000 square feet.
2. Access shall be limited to no more than two curb cuts on Panola Road subject to approval by the Georgia Department of Transportation (GDOT) and the Transportation Division of the Department of Public Works.
3. Compliance to Article 5 of the Zoning Code for site design and building form standards for new development.
4. All refuse areas shall be screened from public view with fencing or similar building materials to match the existing structure.
5. Complete the lot combination process to merge the two properties at 1970 and 1978 Panola Road prior to filing for a Land Disturbance Permit (LDP) and Building Permit (BP).
6. Pole signage is prohibited. Signage must be a ground monument sign with a brick base not to exceed an overall height of six feet. Sign area shall not exceed 32 square feet.
7. The approval of this SLUP 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 zoning 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.)*

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 *(Certificate of Appropriateness 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 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.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*

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

Transportation Comments 10/14/2019

N1. White Mill Road- Collector. Dedicate 35 feet from centerline of road or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Access must meet sight distance requirements (stopping and intersection) per AASHTO guidelines. Requires 5-foot landscape strip, 6-foot sidewalk, pedestrian scale street lighting, bike lanes. Kelly Lake Road- local. Requires dedication of 27.5 feet from centerline of road or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Five-foot landscape strip, 6-foot sidewalk, pedestrian scale street lighting. Access must meet sight distance requirements (stopping and intersection) per AASHTO guidelines. New roads, of public, require a ROW dedication of 55 feet, five-foot landscape strip, 6-foot sidewalk, and street lighting. Miter right of way corner at Whites Mill Road at Kelly Lake Road.

N2. No offsite parking allowed due to curve in the road.

N3. No offsite parking allowed due to proximity to Briarcliff Road intersection.

N4. No comments.

N5. Welborn Road- Collector. Requires pedestrian street lights at 80 foot spacing, 5-foot landscape strip, 6-foot sidewalks, bike lanes, right of way dedication of 35 from centerline or to ensure all public infrastructure is within right of way, whichever greater. Dekalb Medical Parkway- local. Requires pedestrian scale street lights, 3-foot landscape strip and a 6-foot sidewalk. Covington Hwy- Major Arterial and State Route. GDOT review required prior to permitting. Coordinate with GDOT PI No 0008228 and dedicate any necessary right of way. Minimum of 50 from centerline. Sidewalks and pedestrian scale street lighting can be installed under the GDOT project in exchange of the right of way dedication. Ensure all access point meet minimum stopping and intersection sight distance requirements per AASHTO with permitting. Need at least 2 feet of ROW on back of sidewalk for streetlights. Interior roads to be private or must meet the requirements for a local road. (55-foot right of way dedication, five-foot landscape strip, 6-foot sidewalk, street lighting.)

N6. Covington Hwy- Major. GDOT permits/review required prior to permitting. Add sidewalks and pedestrian scale lighting along property frontage. Five-foot landscape strip, 6-foot sidewalk. ROW dedication of 50 foot from centerline or to cover public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights.

N7. Wesley Chapel Road- Major. Requires five-foot landscape strip, 6-foot sidewalk, pedestrian scale lights, bike lanes and ROW dedication of 50 feet from centerline or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Ensure all access point meet minimum stopping and intersection sight distance requirements per AASHTO with permitting.

N8 & N9 ([SLUP-19-1243515](#)). Panola Road- Major. Requires five-foot landscape strip, 6-foot sidewalk, pedestrian scale lights, bike lanes and ROW dedication of 50 feet from centerline or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Access must meet sight distance requirements (stopping and intersection) per AASHTO guidelines.



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.: SLUP-19-1243515

Parcel I.D. #: 16-038-03-012 & 16-038-03-021

Address: 1970 & 1978 Panola Road

Lithonia, Georgia

WATER:

Size of existing water main: 8" DI & 16" 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: Pole bridge Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 190 feet South of property

Water Treatment Facility: Pole bridge Creek WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 6.48 (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: 

10/9/2019

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

10/9/2019

N.5

SLUP-19-1243471 / 2019-4350 / 15-196-03-014

4407 Covington Hwy, Decatur, Ga 30035

Amendment

- Please see general comments.
- Changing to Restaurant

N.6

SLUP-19-1243513 / 2019-4351 / 15-159-09-007

2030 Wesley Chapel Road, Decatur, GA 30035

Amendment

- See general comments.
- Septic installed on property 9/27/1983.

N.7

Z-19-1243514 /2019-4352

1970 & 1978 Panola Road, Lithonia, GA 30058

Amendment

- Septic system installed on 4/29/77 on property.
- See review general comments.

N.8

SLUP-19-1243515 / 2019-4353/ 16-038-030021

1970 & 1978 Panola road, Lithonia, Ga 30058

Amendment

- Septic system install in 1977 on property 1978.
- Please review general comments.



DeKalb County
GEORGIA

RECEIVED

SEP 05 2019

404.371.2155 (o) | Clark Harrison Building
404.371.4556 (f) | 330 W. Ponce de Leon Ave
DeKalbCountyGa.gov | Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: 09/05/19 Application No.: SLUP-19-1243513

APPLICANT NAME: Guyana Association of Georgia, Inc. Attn: Mr. Carl Lashley, President

Daytime Phone #: 240-350-5879 Fax #: _____

Mailing Address: PO Box 360744, Decatur, GA 30036

E-mail: cclashley@gmail.com

OWNER NAME: Guyana Association of Georgia, Inc. Attn: Mr. Carl Lashley, President (If more than one owner, attach contact information for each owner)

Daytime Phone #: 240-350-5879 Fax #: _____

Mailing Address: PO Box 360744, Decatur, GA 30036. [physical: 1970 Panola Road,

Lithonia, GA 30058] E-mail: cclashley@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1970 Panola Road and 1978 Panola Road,
Lithonia GA 30058, DeKalb County, GA, _____

District(s): 16th Land Lot(s): 38 Block(s): 03 Parcel(s): 012 and 021

Acreage or Square Feet: 4.132 ac Commission District(s): 5 Existing Zoning: 1970: R-100
1978: RSM
Proposed: O-I

Proposed Special Land Use (SLUP): Cultural Facility

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: Carl Lashley, President, Guyana Association of Georgia, Inc.

Notary Signature and Seal:

[Signature]
CLAUD W LONDON
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES
10/11/2019

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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E-mail: cclashley@gmail.com

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Lithonia GA 30058, DeKalb County, GA, _____

District(s): 16th Land Lot(s): 38 Block(s): 03 Parcel(s): 012 and 021

Acreage or Square Feet: 4.132 ac Commission District(s): 5 Existing Zoning: 1970: R-100
1978: RSM
Proposed: O-I

Proposed Special Land Use (SLUP): Cultural Facility

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant: _____
(Check One)

Printed Name of Applicant: Carl Lashley, President, Guyana Association of Georgia, Inc.

Notary Signature and Seal:


CLAUD M LONDON
NOTARY PUBLIC
DEKALB COUNTY, GEORGIA
MY COMM. EXPIRES
10/11/2019



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

(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Applicant Name: Carl Lashley Phone: 240-350-5879 Email: cdashley@gmail.com

Property Address: 1970 & 1978 Panola Road

Tax Parcel ID: 16-038-03-012 Comm. District: 5 Acreage: 4.2 ac.

Existing Use: 1970 - S-F Residence Proposed Use: Cultural Facility
1978 - vacant, wooded

Rezoning: Yes No

Existing Zoning: R-100 Proposed Zoning: O-I (possibly) Square Footage/Number of Units: N.A.

Rezoning Request: To allow cultural facility.

Land Use Plan Amendment: Yes No

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

Special Land Use Permit: Yes No Article Number(s) 27 Table 4.1

Special Land Use Request(s) cultural facility in O-I or OIT

Major Modification:

Existing Case Number(s): (1978 Panola) CZ-85 040 (site plan for single-family subdivision)

Condition(s) to be modified and request: will be superseded by rezoning

PUBLIC NOTICE

The Guyana Association of Georgia, Inc., (GAOG), a non-profit organization, invites you to a

COMMUNITY MEETING

July 31, 2019 6:00 - 7:30 P.M.

Berean Community Center
2440 Young Rd.
Stone Mountain, GA 30088

Regarding a proposed

RE-ZONING APPLICATION

&

SPECIAL LAND USE PERMIT APPLICATION

for GAOG's property at 1970-1978 Panola Road



Current Use: Single-family residence (#1970)/Vacant (#1978)

Proposed Use: CULTURAL FACILITY

We envision a community-serving, flexible-use facility of approximately 10,000 to 13,000 square feet, and approximately 2 acres of preserved natural areas and other green space, on our combined 4.2-acre lot.



Guyana Association of Georgia Inc. Community Meeting
Berean Community Center, 2440 Young Rd, Stone Mountain, GA
July 31st 2019

	Name (please print)	Address	email	Tel #
1	Cheryl Hodge	5717 Wellborn Oaks Bl, Lithonia	cherylhodge@gmail.com	770-656-7911
2	Jackie Brown	6871 Spreadlong Oaks Dr Stn Mtn	JackieBrownGA@aol.com	6789332499
3	Aubrey Wilburg		brywilburg@yahoo.com	404-853-9367
4	Stephens Griffith		StephensGriffith@Comcast.net	678-372-7167
5	Oliver Keith Williams	550 CRESTRIDGE COURT STN MTN	williamsoliver963@gmail.com	404-310-9893
6	Stanford London		stanfordlondon77@gmail.com	(7) 335-9695
7	Andrea Frasel		afrasel14@gmail.com	301-529-9529
8	Gail Lyte		galyte@yahoo.com	770-352-1807
9	Shirley Vanter		shirley.vanter@gmail.com	813-300-0704
10	Barbara Henry		henybarbara89@yahoo.com	
11	Willie + Marilyn Bowman			770 465-0217
12	BERGETTE BRIDGE	_____	_____	770 285 436
13	ALICIA BRIDGE	_____	_____	
14	Robert Charles		bob935@gmail.com	443 768 8528

①



Guyana Association of Georgia Inc. Community Meeting
Berean Community Center, 2440 Young Rd, Stone Mountain, GA
July 31st 2019

	Name (please print)	Address	email	Tel #
15	Helma Williams	550, Crestridge Ct Stmnt APT 30083	TPWilliams44@gmail.com	404-292-0906
16	Gloria Y. Fredericks		richylob38@gmail.com	404-569-9088
17	Stater Jeffrey		sjeffrey@bellsouth.net	404-451-1898
18	Monica Dugan	407 Rankin Circle McDonough GA	WITA DALL @ G Mail.com	347-668-6664
19	Daryl Alphonso	407 Rankin Circle, McDonough, GA		
20	Stephen Gansett		garrettspip@gmail.com	(954) 812-4754
21	Douma deGroot			(7) 912-0814
22	Norma Ferguson	2502 Hower Creek Pass McDonough, GA 30252	nyoungren42@yahoo.com	678-814-4377
23	Preston Clark	5443 Forst Pines Dr	helarkheirs@gmail.com	678-858-5128
24	Merlene Williams	3652 River Edge Loop Decatur 30034	malukw50@bellsouth.net	
25	Ann Barratt-Boyle	10222 Fieldcrest Walk, Lavinton, GA	annvboyle@yahoo.com	678-740-1603
26	MARRIK GEORGE	4171 Laurelot Pl Ellenwood GA		404-717-7536
27	MEVILLE GEORGE	4171 Laurelot Pl. Ellenwood GA		404-388-6275

3



Guyana Association of Georgia Inc. Community Meeting
Berean Community Center, 2440 Young Rd, Stone Mountain, GA
July 31st 2019

	Name (please print)	Address	email	Tel #
29	Rose M. Stewart	2093 Countydown Lane St. Mtn, GA 30080	stewartrose & ebellsouth.net	404-202-1149
30	Zalika Mars-Williams	1535 Millennium View Ct Snellville GA 30039	zmar51@icloud.com	404-626-1580
31	Carl Lashley		colashley@gmail.com	
32	Barbara Lashley		barbara.lashley@gmail.com	404-734-7898
33	Gwen Fredericks	811 HANK AARON DR #202, ATL 30315	gdf5807@hotmail.com	404-213-5807
34	Aubrey Augustini	7588 Sunnol Bony Ln Lithonia GA	aubrey7588@gmail.com	478-389-496
35	Douglas Prince	557, Vickers Ln Locust GA	PRINCE555@HOTMAIL.COM	570-977-1528
36	Kristi Archer	1130 Ellington St	kristi@kristiarcher.com	7-601-6238
37	Gail Cassar	451 Watson Bay, Stn Mtn GA 30087	gailcassar@yahoo.com	
38	Hazel Mitchell	4726 White	hazelmitchell@bellsouth.net	7-633-4131
39	Faustina Ward Osborne	520 S. Malton Ct. St. Mtn. 30083		
40	Lisa Prince	25 Fairway Trl. Covington 30014	LPrince1098@yahoo.com	678-499-9868
41	Ingrid Sander	542 Waterworks, Stn Mtn		4-202-8495
42				



Guyana Association of Georgia Inc. Community Meeting
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July 31st 2019

	Name (please print)	Address	email	Tel #
43	Desiree Cadotte	2449 Klondike Rd SW, Conyers GA 30094	decadotte@gmail.com	(917) 459-3253
44	Philip Andrew		pandrews53@aol.com	(678) 463-7619
45	Kelly Thomas	3995 James Lake Dr Conley GA 30208	kethomas@msm.edu	770-715-6237
46	Marilyn Farley Thompson	2737 Hillcrest Cir Dunwoody	farleythompsonm.	770-981-7322
47	Adol ^o Farley Thompson	2737 Hillcrest Cir Dunwoody	adolofarleythompson.	770-335-6891
48	Josephine Belgrave	603 Par Four Way Lithonia		470-219-5654
49	Dennis Belgrave		denbel02@comcast.net	470-219-5654
50	George Rollins	4911 PAVOLA MILL DR	George Rollins 2	
51		LITHONIA	@gmail.com	404 437-4334
52	Lyndon Wilbury	7218 Couvender Dr Atlanta GA 30331	lyndonwilbury@gmail.com	718 865-6809
53	GORDON HARPER	500 HILLANDALE PARK DR LITHONIA GA 30058	GORHENSRAH7@GMAIL.COM	240-701-2990
54	Gordon Barnwell	6527 carriage Ln Stone Mountain GA 30087	gordon@mycaribbean.com	770-823-6910
55	David Sacks	89 Dartmouth Ave Avondale Estates GA 30002	David @ davidSacks-rla.com	404-353-1876
56	Shena Applewhite			



GUYANA ASSOCIATION OF GEORGIA Inc.

1970 Panola Rd. Lithonia GA 30058
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September 4th, 2019

DeKalb County Department of Planning & Sustainability
330 West Ponce de Leon Avenue
Decatur, GA 30030

Re: Letter of Application for Proposed Special Land Use Permit for 1970 and 1978 Panola Road, Lithonia, GA

To Whom it May Concern:

The Guyana Association of Georgia, Inc. (GAOG) thanks you for your consideration of our application for a Special Land Use Permit (SLUP) application for 1970 Panola Road and 1978 Panola Road. Over the past 28 years, GAOG has been a community-serving, 501c3 not-for-profit, cultural, civic and educational organization. The Association has been headquartered at 1970 Panola Road in unincorporated DeKalb County since 2010. GAOG's recent acquisition of the vacant three-acre (\pm) adjacent parcel at 1978 Panola Road provides an opportunity for our organization to continue our program in this location, by developing a modestly scaled multi-use facility to support our educational programs, provide meeting space for ourselves and others in the community, and provide office space for our organization.

In order to do this, we respectfully request favorable County action on our applications for a Special Land Use Permit (SLUP) to allow a Cultural Facility usage on these parcels which will also be combined into one parcel, and which are also the subject of a concurrent application to rezone them from R100 (#1970) and RSM (#1978) to OI.

As the attached package shows, our proposed site plan includes a modest scale of development comprising of the following elements, designed to allow us to continue and improve our program of community service:

- Retention of the existing approximately 2,540-square-foot residential structure which currently serves as our office and meeting space;
- Construction of a new two-story (maximum) multi-use Cultural Facility building with a footprint of approximately 6,300 square feet;
- Preservation of existing woodlands, within the required transitional buffers, and elsewhere throughout the eastern portion of the property, resulting in a walkable natural area of approximately two acres;

- Other outdoor amenity areas including landscaped patio and garden areas, around the buildings and extending towards the more visible front of the property;
- An upgraded entrance and driveway, and parking to support these facilities and spaces; and
- Pedestrian pathways throughout the site and connecting to the existing Panola Road sidewalk.
- The development is intended to be phased, with early development of landscape buffers, fencing, and some of the parking (phased as per Article 6.1.4.E), and construction of the new building, additional landscape areas and additional parking in a later phase.

GAOG's diverse program of community service includes Saturday morning tutoring and mentoring for area primary and secondary school students; scholarship awards; an annual Youth Symposium; an annual Children's Christmas Party; an annual Millennial Mixer/networking event; scholarships for area adults to pursue career-advancing educational opportunities; a Community Health Fair; voter registration; and others. Our mission is to serve the larger Guyanese community *and* our local community, and to improve connections between the two.

We have reached out extensively to our neighbors and community. Our community meeting on July 31, 2019 was well-attended with approximately fifty guests, and the comments we received on the plans were nothing but positive.

In closing, we believe the proposed rezoning and SLUP for these two parcels will allow us to continue our community service through a development that is appropriately scaled to the neighborhood, enhances the corridor and neighborhood with its significant open-space assets, is consistent with the Comprehensive Plan's vision for this suburban area, and provides a suitable transition between nearby Neighborhood Center nodes and surrounding residential development. The GAOG intends to continue being a good neighbor and we feel certain that our project's impact will be a positive one and we hope that it will likewise be viewed favorably by DeKalb County.

Thank you for your consideration.

Sincerely,



Carl Lashley A.A

President, Guyana Association of Georgia, Inc.

September 4, 2019

DeKalb County Department of Planning & Sustainability
330 West Ponce de Leon Avenue
Decatur, GA 30030

Re: Analysis of Impact of Proposed Special Land Use Permit (SLUP) for 1970 and 1978 Panola Road, Lithonia, GA

Below are the relevant criteria spelled out in Article 7-4 of the DeKalb County Zoning Ordinance and the analysis of the proposal's impacts on or conformance with each.

Sec. 7.4.6. - Special land use permit; criteria to be considered. *[source: Municode.com]* **The following criteria shall be considered by the planning department, the planning commission, and the board of commissioners in evaluating and deciding any application for a special land use permit.**

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located. The site which will be a combined 4.13 acres is more than adequate for the intended \pm 6,300-square foot footprint for the Cultural Facility. The proposed site meets or exceeds all required buffers, setbacks, parking and other requirements, as well as landscape amenity areas.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district. Nearby properties consist primarily of single-family residences with a number of churches located throughout the vicinity, some schools, and an occasional apartment complex. The proposed cultural facility usage and generous property buffers that meet or exceed standard transitional buffer requirements will be a visually and functionally unobtrusive addition to this neighborhood. Its building scale will be in keeping with area churches and its usage less intensive than theirs.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use. Demand on most public services, public facilities, and utilities is expected to be comparable to or lower than that which would occur were the property to be developed in accordance with currently permitted land uses, which under previous zoning approvals for #1978 Panola Road (CZ 85-040) could include 10 or more single family homes. Water and power are readily available. A Sewer Capacity Evaluation Request will be submitted to the Department of Watershed Management as soon as the facility program is finalized (prior to final facility design and application for Land Development/Building Permit) as per the recommendation of County staff in our Pre-Application Meeting.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area. Panola Road is classified as a Major Arterial and is more than adequate for the proposed use. Traffic generated during peak area roadway demand times by the proposed use will likely be significantly less than that which would be generated by additional residential development allowable under current zoning and land use criteria.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use. As noted above the anticipated traffic volume generated by the proposed use during peak times on Panola Road (weekday rush hour) will be less than would occur with residential development and would not adversely affect other land uses in the area. Presently, GAOG programming includes educational activities (classes) frequently on Saturday mornings and occasionally at other off-peak times during the week; occasional meetings that generally occur on weekends or on weekday evenings; and one larger annual banquet dinner also a weekend event, for approximately 300 to 400 people (not currently held on site). We anticipate expanding our educational programming and making our facilities available for other community groups and organizations to hold meetings. Scheduling will be done to avoid peak traffic conditions wherever possible.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency. The proposed site plan intends widening the existing driveway off of Panola Road to provide safe and convenient ingress/egress for the expected volume of traffic and to meet all County criteria for fire/emergency access. All proposed buildings and uses are readily accessible from a simply-organized parking area, central to the site. A pedestrian path network connects to all site structures and uses as well as to the existing Panola Road sidewalk and provides safe and accessible connections from parking and drop-off areas to the main building, preserved natural areas, and garden areas.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. No such adverse impacts are expected to be generated by the proposed use. Music may occasionally be played during meetings or events but will be contained within the building. The required 50' undisturbed buffer around the perimeter will also be an added layer for adjoining residents.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. The hours of operation will be limited to primarily daytime and secondarily evening uses. The site is accessed directly from a major road, so any evening usage would have no significant adverse effect on surrounding neighborhoods. Noise associated with any evening usage will likely be minimal and contained within the building, and would have no adverse effect on surrounding properties. Current hours of operation are on Saturday mornings (10am -12 pm for tutoring and meetings) and every third Sunday at 6:00pm for general members meeting. There are occasional meetings and activities during the week or evenings by schedule only.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use. The facility will for the most part be utilized by small groups of youth or adults attending classes or meetings. The facility is intended to serve community residents as well as members of the larger Guyanese community. No adverse impacts on neighboring properties are expected.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. The proposed use is primarily institutional and, secondarily, recreational (passive recreation associated with outdoor amenity spaces, as well as

social/recreational opportunities within the building), and is consistent with the requirements of the proposed OI zoning classification.

K. Whether the proposed use is consistent with the policies of the comprehensive plan. The County's Comprehensive plan designates this area as Suburban. The proposed OI zoning is a permitted zoning category and a modestly scaled institutional/Cultural Facility use are in conformity with the Suburban designation. The location is just outside the boundaries of the Panola Road – Young Road Neighborhood Center to the north, and also very near to the Covington Highway – Panola Road Neighborhood Center and Stonecrest city limits to the south, and as such would be transitional to the surrounding residential neighborhood and provide an appropriate community focal point on Panola Road.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located. The proposed use will meet or exceed all required buffer zone minimum dimensions, helping to create a site plan that dedicates approximately 70 percent to open space including preserved natural areas, gardens, and other landscape buffers.

M. Whether there is adequate provision of refuse and service areas. Adequate service access is provided with a designated refuse enclosure located on the proposed site plan just east of (behind) the main building, and thoroughly screened by natural vegetation from nearby properties.

N. Whether the length of time for which the special land use permit is granted should be limited in duration. The SLUP application is not proposed to be for a limited duration.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings. One small existing building is intended to remain. The one proposed building is intended to have a footprint no larger than 6,300 square feet and to be no more than two stories in height. (Some portions may be one story and some two-story, depending on the final program and budget.) Surrounding properties include one-and two-story residences as well as a larger (\pm 4,600-sf) church directly across Panola Road.

The total footprint is relatively small for the property with FAR estimated at 0.09 and a preliminary estimate of total impervious site coverage at <30%. With a side setback of 80 feet to the nearest property and with preservation of existing trees within the transitional buffer area supplemented by landscape plantings, the proposed building's size, scale and massing will fit appropriately into the existing neighborhood context.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources. The proposed use will not adversely affect any historic buildings, sites, districts, or archaeological resources (of which there are none on the subject property to the best of our knowledge).

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit. We believe the proposed use is consistent with all applicable regulations.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height. There will be no negative shadow impacts. The proposed two-story building will be set at least 80 feet from the nearest adjoining lot.

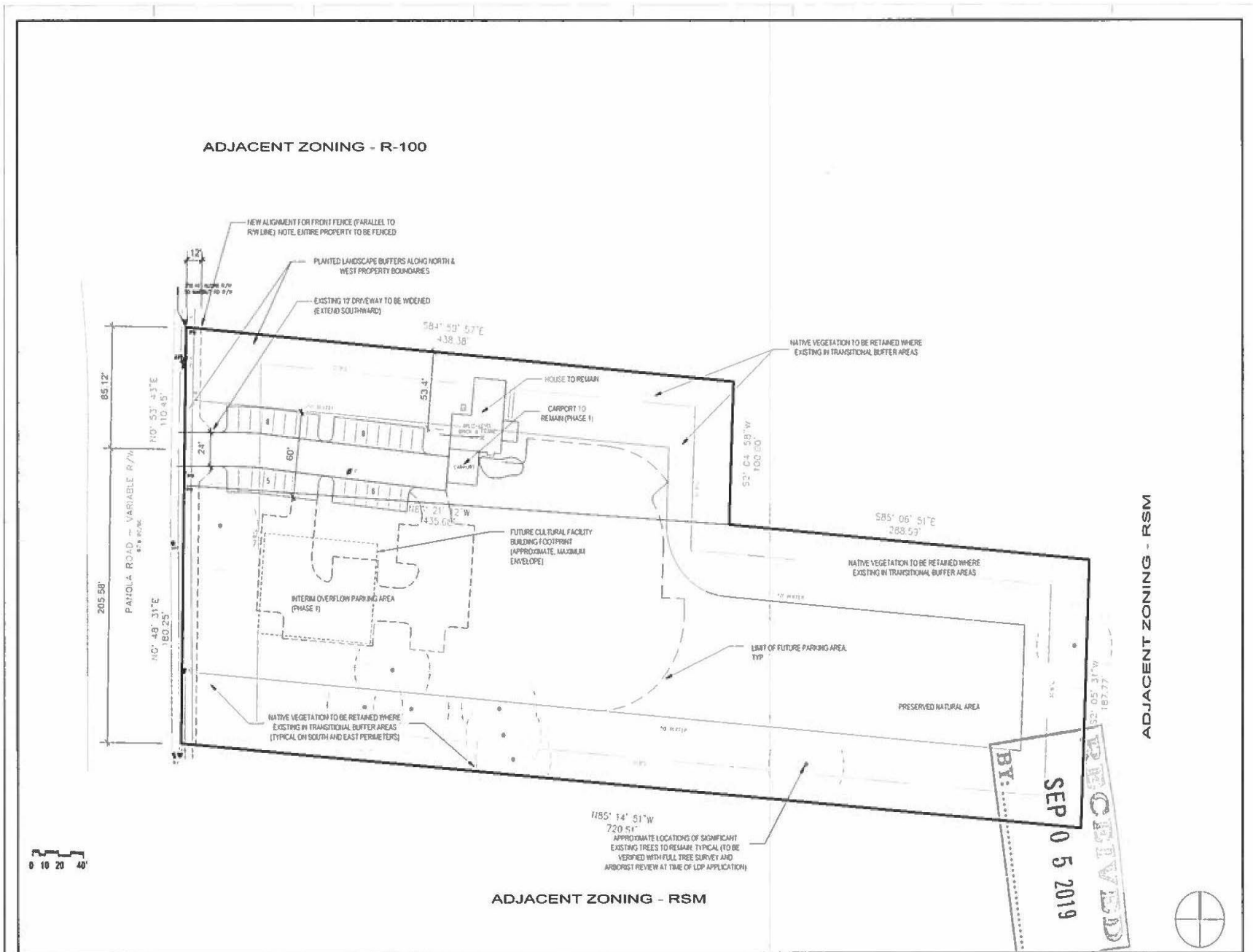
S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan. We believe the proposed Special Land Use Permit and rezoning of these two parcels will allow us to continue our community service which is of significant benefit to the neighborhood and community and consistent with their needs. The proposed development is appropriately scaled to the neighborhood, enhances the corridor and neighborhood with its significant open-space assets, is consistent with the Comprehensive Plan's vision for this suburban area, and provides a suitable transition between nearby Neighborhood Center nodes and surrounding residential development. We feel certain that our project's impact will be a positive one and we hope that it will likewise be viewed favorably by DeKalb County. Thank you for your consideration.

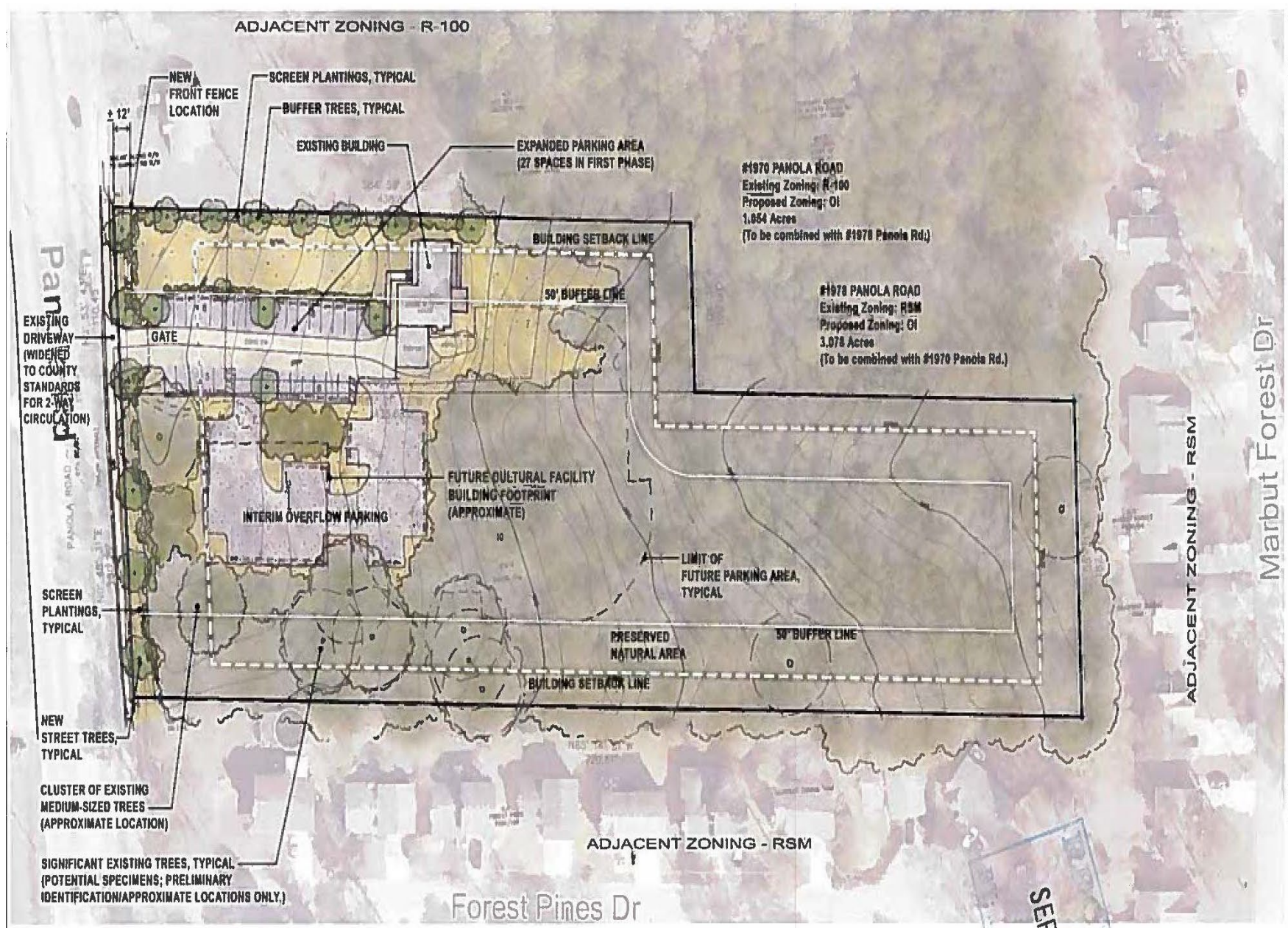


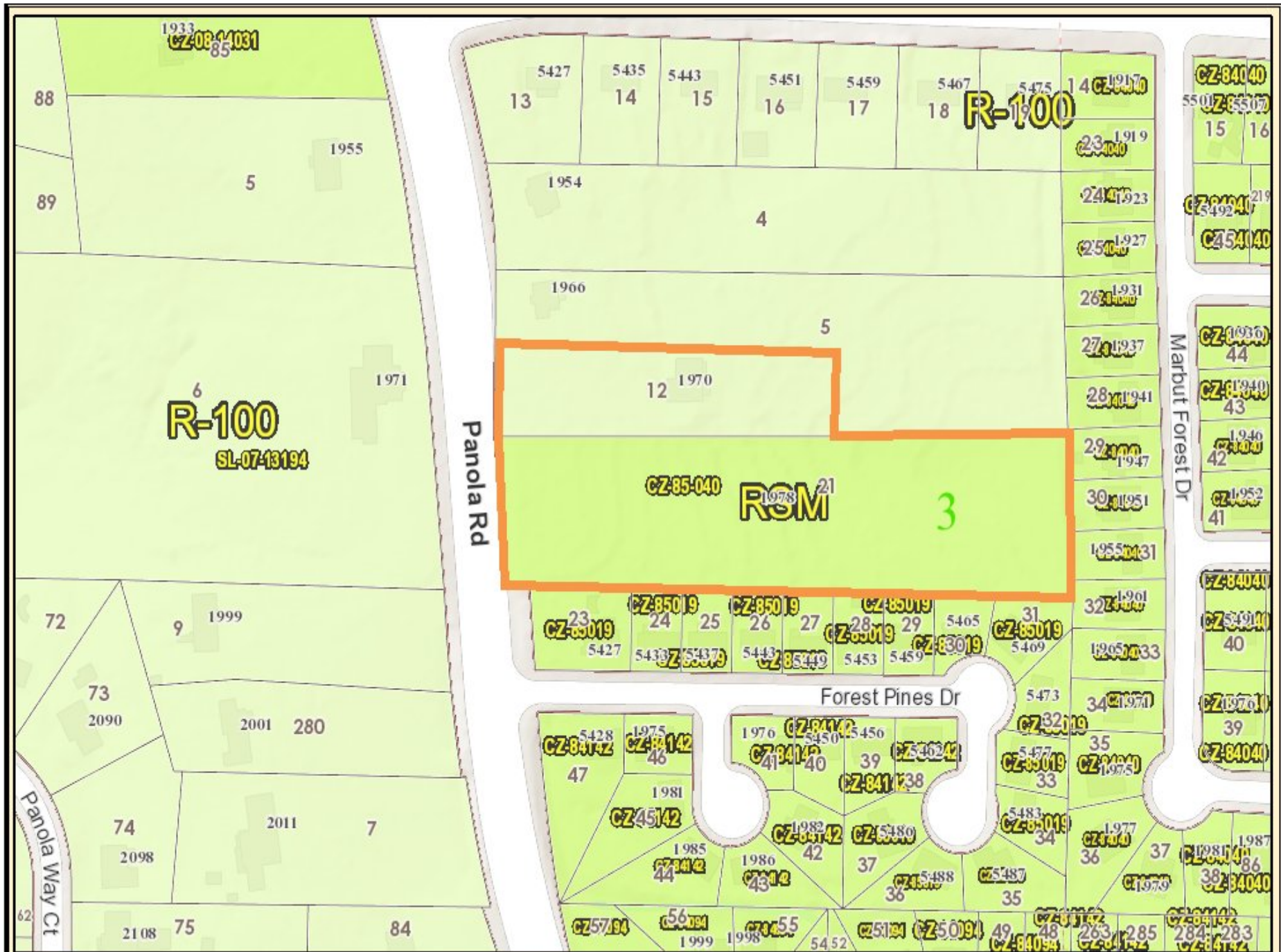
Character Images (Preliminary) Examples of One- to Two-Story Cultural/Civic Facilities

As presented at the Community Meeting on 7/31/2019.

NOTE: Building is a later phase improvement. Architectural services have not yet been engaged. Building will be two stories (maximum) above existing grade. Facade materials will all comply with Article 5 of the Zoning Ordinance.













Property at 1970 Panola Road



Undeveloped adjacent property at 1978 Panola Road



Nearby Institutional Use (Christ Sanctuary Church) across from site at 1971 Panola Road



Adjacent single-family residence at 1966 Panola Road