



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.: Z-19-1243514 **Agenda #:** N.8

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 rezone properties from R-100 (Residential Medium Lot) and RSM (Small Lot Residential Mix) Districts to O-I (Office-Institutional) District to allow the development of a cultural facility up to 16,000 square feet.

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 sidewalks.

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 request is to rezone property from the R-100 (Residential Medium Lot) and RSM (Small Lot Residential Mix) Districts to O-I (Office-Institutional) District to allow the development of a 16,000 square-foot cultural facility. 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 to approximately two acres of existing wooded area with the creation of walking trails. The total development when completed will not exceed 16,000 square feet.

ZONING ANALYSIS

The property at 1970 Panola Road is zoned R-100 District and the undeveloped property at 1978 Panola Road is zoned RSM pursuant to CZ-85-040 for single-family detached residences. The request is to rezone the subject site from R-100 and RSM to the O-I district. The applicant has filed a companion case (SLUP-19-1243515) to request a cultural facility in an O-I district. The area surrounding the site consists of residential zoning districts (R-100 & RSM). However, the requested O-I (Office-Institutional) District 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. The proposed O-I district as requested by the applicant would be site specific for the purpose of operating the cultural facility. The operator of the facility would be the Guyana Association of Georgia. Any other request for an office uses on the site would require another rezoning application and go through the public hearing process for a decision by the Board of Commissioners. Staff notes that the rezoning of the property to the O-I district would render the existing building at 1970 Panola Road a legal non-conforming structure due to the fact that it would encroach into the required transitional buffer along the north property line. However, compliance to all remaining required buffers and building setbacks would minimize the impact adjacent to residential zoned properties.

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

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

Located on a major thoroughfare (Panola Road) and within a Suburban Character Area designated by the 2025 Comprehensive Plan, the rezoning request to the O-I (Office-Institutional) District will allow a use consistent with the following Comprehensive Plan Policy: Create neighborhood focal points by locating schools, community centers at suitable locations within walking distance of residences.

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 the O-I district to develop a cultural facility with an approved special land use permit will allow a use compatible with another non-residential use along Panola Road. Christ Sanctuary Church is located directly across the street from the subject site.

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

The property may have a reasonable economic use as currently zoned R-100 and RSM. However, the rezoning request to O-I (Office-Institutional) would allow more opportunity to increase economic value on the site.

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

The rezoning request with compliance to required building setbacks and transitional buffers should not adversely affect the existing use or usability of adjacent and nearby properties in the area.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

The 4-acre site is located on a four-lane major thoroughfare with a median. The cultural facility would be accessible to the community. The site is located across from an existing community institution (a place of worship). The site will incorporate existing mature vegetation where the transitional buffer will be maintained. These conditions support approval of the zoning proposal.

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

The proposed rezoning request will 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.

Panola Road is four lanes with a median and is classified as a major thoroughfare. The proposed use 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 O-I district for a cultural facility will not adversely impact the environment or surrounding natural resources. A significant portion of the existing mature vegetation will be maintained.

COMPLIANCE WITH DISTRICT STANDARDS

Per the chart below, it appears the existing lot and building on the site 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 O-I (Office-Institutional) District for a cultural facility 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 a four-lane major arterial, there should be no significant impact on traffic. The proposed O-I (Office-Institutional) District 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 rezoning request to O-I (Office-Institutional) subject to the following conditions:

1. Limit use to a cultural facility with 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 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 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 (Z-19-1243514) & N9. 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.: Z-19-1243514

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.



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

SEP 05 2019

BY:

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

Date Received: 09/05/19 Application No: 2-19-1243514

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

Applicant E-Mail Address: cclashley@gmail.com

Applicant Mailing Address: PO Box 360744, Decatur, GA 30036

physical: 1970 Panola Road, Lithonia, GA 30058

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

Owner Name: Guyana Association of Georgia, Inc. Attn: Mr. Carl Lashley, President

If more than one owner, attach list of owners.

Owner Mailing Address: PO Box 360744, Decatur, GA 30036

Owner Daytime Phone: 240-350-5879

Address of Subject Property: 1970 Panola Road and 1978 Panola Road, Lithonia GA 30058

Parcel ID#: 1970 Panola: 16-038-03-012
1978 Panola: 16-038-03-021

Acreage: 4.132 acres Commission District: 5

Present Zoning District: 1970: R-100
1978: RSM Proposed Zoning District: O-I

Present Land Use Designation: SUB Proposed Land Use Designation: SUB

(For Office Use) Filing Fee: _____

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 Gruffin		StephensGruffin@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	770-3571-1807
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

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 #
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 Novonia 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.	(954) 812 4754
21 Douma deGroot			(7) 912-0814
22 Norma Ferguson	200 Hower Creek Pass McDonough, GA 30252	nyoungren42@yahoo	678 814 4377
23 Preston Clark	5443 Forst Pines Dr	helarkheirs@gmail.com	678-858-5128
24 Marlene Williams	3652 River Edge Loop Decatur 30034	marlw50@bellsouth.net.	
25 Ann Barratt-Boyle	10222 Fieldcrest Walk, Lavinton, GA	annvboyle@yahoo.com	678-740-1603
26 MARRIK GEORGE	4171 Laurel Pt Ellenwood GA		404-717-7536
27 MEVILLE GEORGE	4171 Laurel Pt. 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 Ellery 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
Berean Community Center, 2440 Young Rd, Stone Mountain, GA
July 31st 2019

	Name (please print)	Address	email	Tel #
43	Desiree Cadollette	2449 Klondike Rd SW, Conyers GA 30094	decadlette@gmail.com	(917) 459-3253
44	Philip Andrew		pandrews53@aol.com	(678) 463-7619
45	Kelly Thomas	3995 James Lake Dr Conley GA 30088	kethomas@msm.edu	770-715-6237
46	Marilyn Farley Thompson	2737 Hillcreek Cir Dunwoody	farleythompsonm.	770-981-7322
47	Adol' Farley Thompson	2737 Hillcreek Cir Dunwoody	adolthompsonpre.	770-335-6891
48	Josephine Belgrave	6003 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 Wilburg	7218 Covender Dr Atlanta GA 30331	lyndonwilburg@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
P.O. Box 360744, Decatur, GA 30036
info@gaog.org ♦ www.gaog.org

September 4, 2019

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

Re: Letter of Application for Proposed Rezoning 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 rezoning our properties at 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 (±) 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 to rezone these two parcels to "OI", along with our accompanying Special Land Use Permit (SLUP) Application to allow a Cultural Facility. #1970 is currently zoned R100 and #1978 is currently zoned RSM. Based on our consultations with County staff in the Department of Planning & Sustainability, the nature of our organization's programs fit best under the classification of a Cultural Facility. With SLUP approval the proposed OI zoning permits this use whereas the existing zoning does not.

As part of this process, we will be submitting a combination plat to merge these two properties into one (again, based on our preliminary meetings with County staff). We also respectfully request that the prior zoning condition that attaches to the property at #1978, a residential subdivision site plan (CZ-85-040), be removed from the property.

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; college scholarship awards for first year students; 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, AA

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 Rezoning for 1970 and 1978 Panola Road, Lithonia, GA

Below are the relevant criteria spelled out in Article 7-3 of the DeKalb County Zoning Ordinance and the analysis of the proposal's impacts on or conformance with each.

Sec. 7.3.5. - Standards and factors governing review of proposed amendments to the official zoning map. [source: *Municode.com*] **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. The County's Comprehensive plan designates this area as Suburban. The proposed OI zoning is a permitted zoning category 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.

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 GAOG is surrounded by compatible uses. The north, east and south adjacent properties are all residential and to the west, across Panola road is a Place of Worship which the Association has worked with over the years. There are also several other Places of Worship and schools within the vicinity as well. The proposed zoning is submitted concurrently with a SLUP Application for a Cultural Facility. This usage as proposed includes a multi-purpose, community-serving facility of no more than two stories in height, with extensive green space (including preserved natural areas with walking trails, as well as garden areas and generous landscape buffers), and as such is a good fit with adjacent and nearby properties. With SLUP approval the proposed zoning permits this use whereas the existing zoning does not.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned. The property is currently zoned residential but has been used as a cultural facility and for various community services for neighboring residents since 2010. GAOG will be unable to continue its operations as currently planned and programmed, in this location, without a successful outcome of this rezoning and SLUP application process.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties. The proposed zoning will not adversely affect the use or usability of adjacent or nearby properties. Nearby properties consist primarily of single-family residences with a number of Places of Worship located throughout the vicinity, some schools, and an occasional apartment complex. The OI zoning with a two-story 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 Places of Worship and its usage less intensive than theirs.

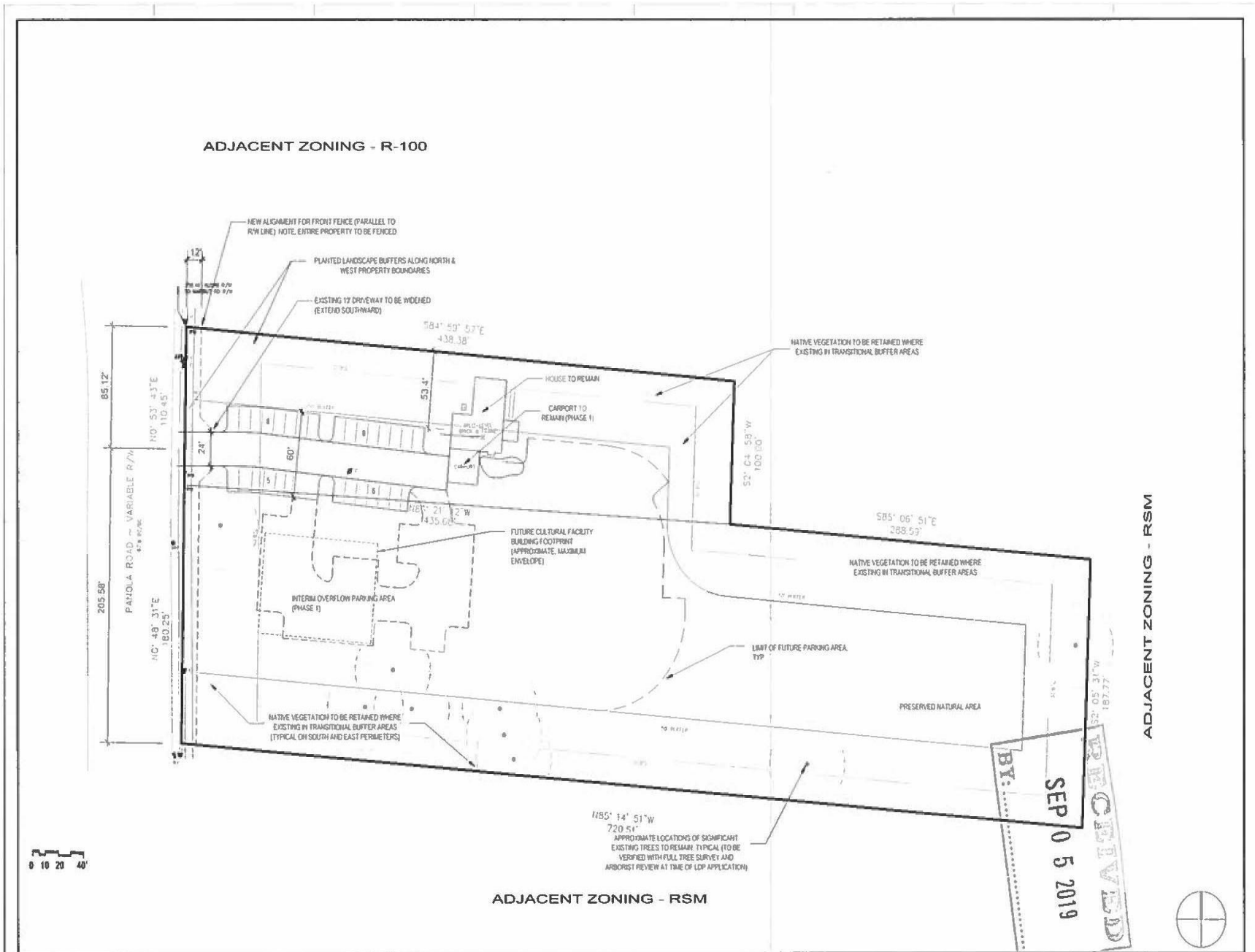
E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. There are no known existing or changing conditions affecting the use and development of the property that give supporting grounds for disapproval of the proposed rezoning.

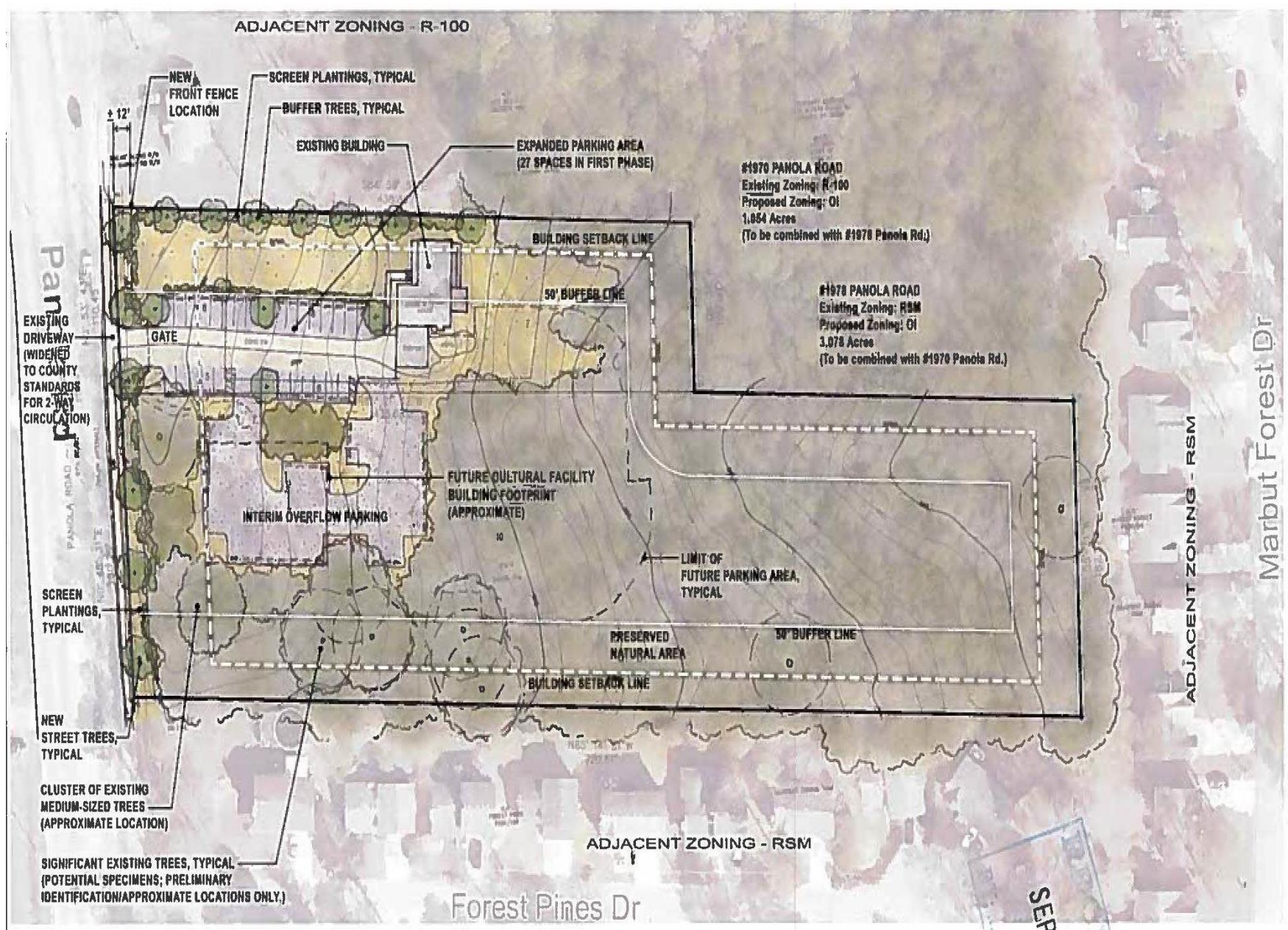
F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources. The proposal will not adversely affect any historic buildings, sites, districts, or archaeological resources (of which there are none on the subject property to the best of our knowledge).

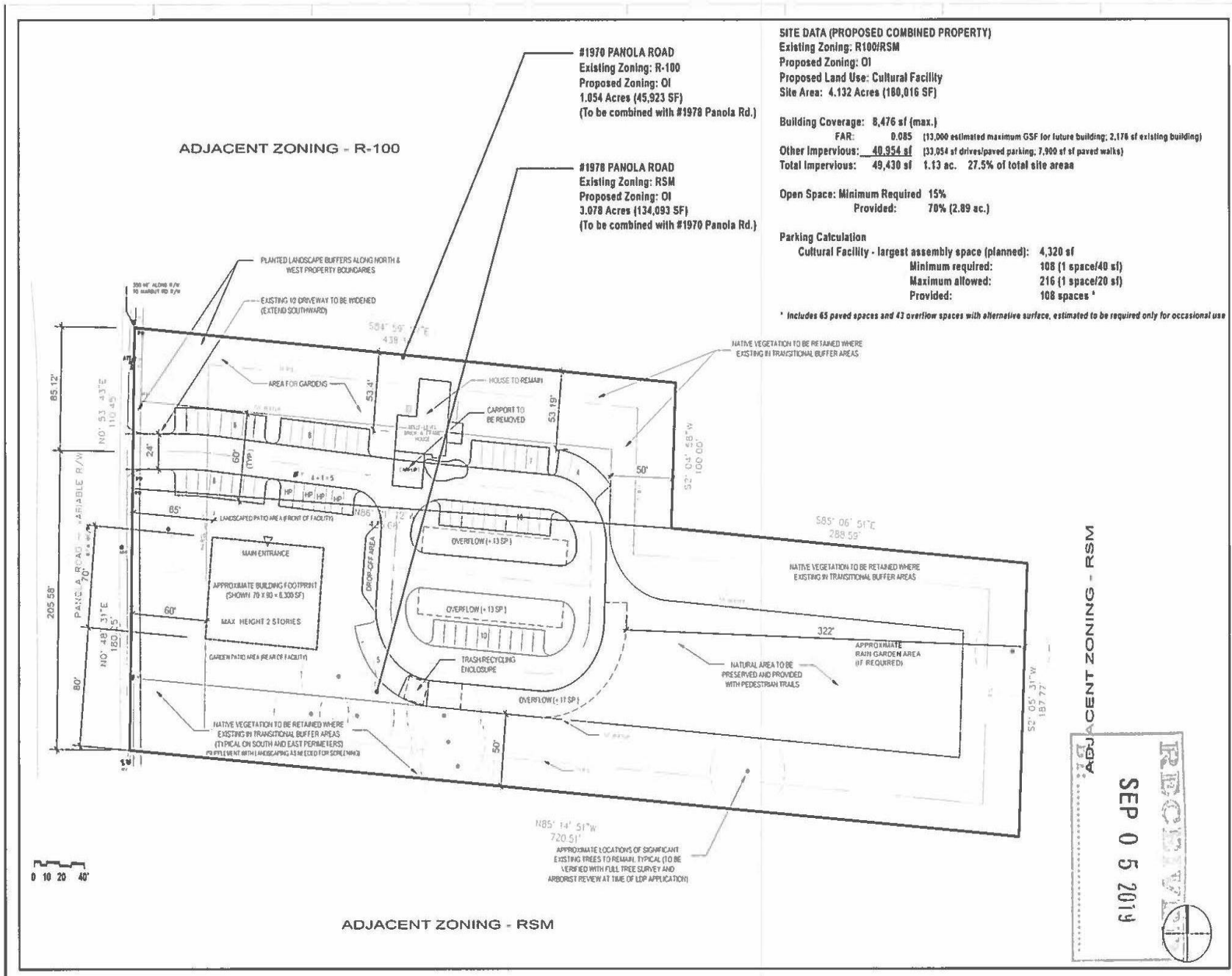
G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The proposed zoning and land use we believe will result in less burden to existing streets and transportation facilities compared to multiple residences which could be developed under existing zoning. The Association is located on a well-developed Major Arterial (Panola Road) and most GAOG programs and operations would involve relatively small group sizes traveling to and from the facility at off peak times (e.g., Saturday morning classes). Utility demand for a facility of this size is not expected to be burdensome. No demand will be placed on area schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources. The proposed zoning will increase environmental protection due to the creation of transitional buffers at all property boundaries where the proposed OI zoning will abut RSM or R100 districts. These 50-foot-wide (at a minimum) buffers in conjunction with other setbacks and landscaped areas will provide for approximately 70 percent of the property to be kept as open space, including significant preservation areas for the current mixed woodland on markedly sloping topography on the easternmost half of (currently vacant) 1978 Panola Road.

In closing, we believe that our project's impact will be a positive one on the surrounding neighborhood and community, and we hope that it will likewise be viewed favorably by DeKalb County. Thank you for your consideration.







SITE DATA (PROPOSED COMBINED PROPERTY)

Existing Zoning: R100/RSM
 Proposed Zoning: O1
 Proposed Land Use: Cultural Facility
 Site Area: 4.132 Acres (180,016 SF)

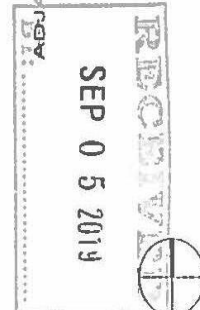
Building Coverage: 8,476 sf (max.)
 FAR: 0.085 (13,000 estimated maximum GSF for future building; 2,176 of existing building)
 Other Impervious: 40,954 sf (33,054 of driveways/parking; 7,900 sf of paved walks)
 Total Impervious: 49,430 sf 1.13 ac. 27.5% of total site area

Open Space: Minimum Required 15%
 Provided: 70% (2.89 ac.)

Parking Calculation
 Cultural Facility - largest assembly space (planned): 4,320 sf
 Minimum required: 108 (1 space/40 sf)
 Maximum allowed: 216 (1 space/20 sf)
 Provided: 108 spaces*

* Includes 65 paved spaces and 43 overflow spaces with alternative surface, estimated to be required only for occasional use

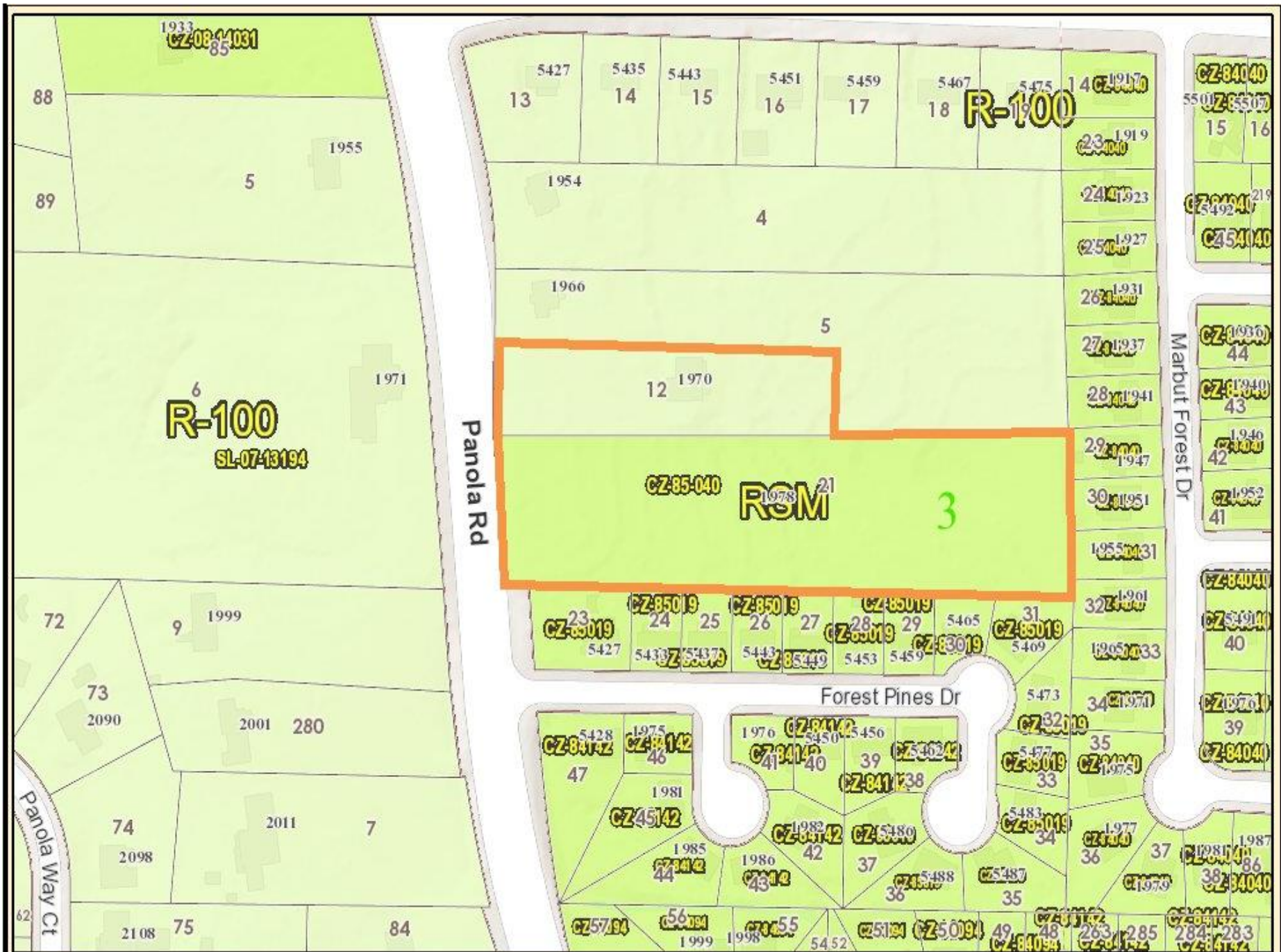
ADJACENT ZONING - RSM

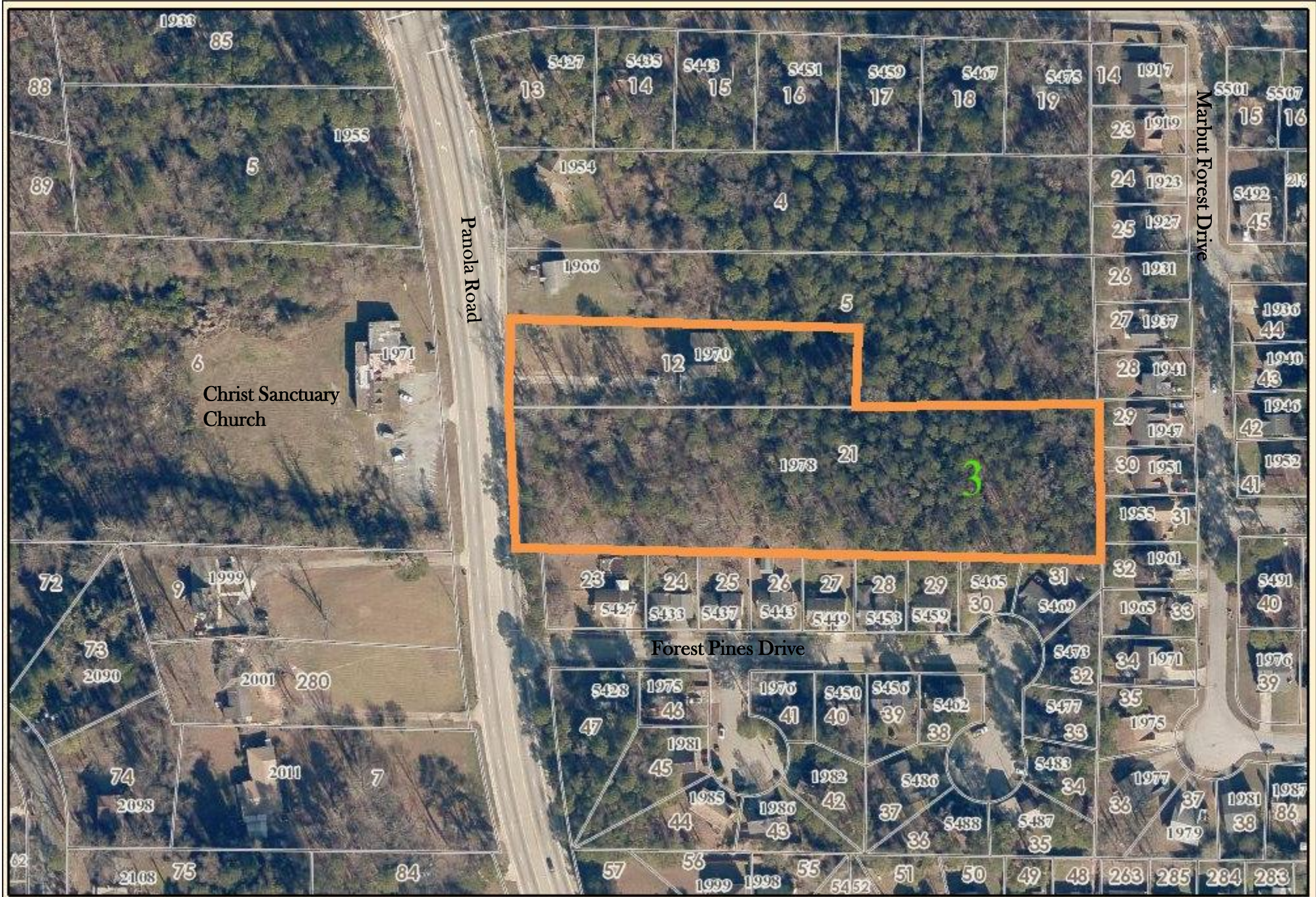




Character Images (Preliminary) Examples of One- to Two-Story Cultural/Civic Facilities

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