



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

**Planning Commission Hearing Date: September 9, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: September 20, 2021, 5:30 P.M.**

STAFF ANALYSIS

Case No.: Z-21-1245055 **Agenda #:** N2

Location/Address: 1762 and 1744 Panola Road, Stone Mountain, GA. **Commission District:** 5 **Super District:** 7

Parcel ID(s): 16-037-02-007, -008

Request: Rezone properties from R-100 (Residential Medium Lot-100) to C-1 (Local Commercial) to construct a neighborhood shopping center.

Property Owner(s): 2020 Partners, LLC

Applicant/Agent: Mastaq Moosa

Acreage: 1.38 acres

Existing Land Use: Undeveloped, wooded.

Surrounding Properties: North, Northeast, East, Southeast: Undeveloped, wooded (zoned R-100); South: a Dollar Store retail establishment (zoned C-1); Southwest, West, Northwest: Berean Christian Church (zoned C-1)

Comprehensive Plan: SUB (Suburban) Consistent Inconsistent

Proposed Building Square Ft.: 9,000 s.f.	Existing Building Square Feet: not applicable
Proposed Lot Coverage: 49%	Existing Lot Coverage: not applicable

Zoning History

Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. Per County records, this property has gone through a rezoning from R-100 (Single-Family Residential) District to C-1 (local Commercial) District to construct a convenience store with accessory fuel pumps and alcohol outlet. This request was withdrawn by the applicant at the March 25, 2021 Board of Commissioners meeting.

SITE ANALYSIS

The 1.38-acre project site is located on the northeast intersection of Panola Road and Young Road at 1744 and 1762 Panola Road in Stone Mountain, Georgia. The subject site has approximately 304 feet of frontage along Young Road and 347 feet of frontage along Panola Road. The property is currently vacant and heavily wooded.

PROJECT ANALYSIS

The proposed request is to construct a two-story 9,000 square foot retail building. The proposed plan appears to comply with all requirements of the *Zoning Ordinance* except for the front yard building setback along Young Road (50 feet required, 30 feet provided). However, the site is a triangle-shaped, double-frontage, corner lot which makes it difficult to comply with all building setback requirements. The *DeKalb County Zoning Ordinance* requires minimum 18 parking spaces for the proposed 9,000 square foot retail building, and the submitted site plan indicates 19 parking spaces (including two ADA parking spaces) are proposed.

Additionally, the site plan also shows an access drive around and behind the proposed building to facilitate safe and convenient ingress and egress within the site. The proposal also includes an option for a drive-through facility in the future. If a drive-through facility is proposed in the future, a Special Land Use Permit (SLUP) application shall be required to be submitted and approved by the Board of Commissioners.

Additional criteria applicable to the C-1 zoning of the subject property are shown in the table below:

STANDARD		C-1 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
LOT WIDTH		100 feet	304 feet (Young Road)	YES
LOT AREA		20,000 square feet	60,113 square feet	YES
YARD SETBACKS	FRONT	60 feet (Panola Road) 50 feet (Young Road)	60 feet 30 feet	YES. NO. Non-compliance will necessitate variances from the Board of Zoning Appeals.
	INTERIOR SIDE	20 feet	Side setbacks are not required since the property is triangularly shaped.	N/A.
	REAR	30 feet	30 feet	Yes
MIN. OPEN SPACE		10%	50%	YES

BUILDING MATERIALS	All building facades facing a public street shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Conceptual elevations were not provided.	N/A
TRANS. BUFFERS	50 ft buffer required along east property line which abuts R-100 zoning	50 feet	YES
HEIGHT	2 story/35ft.	2 story	YES
PARKING	Min: One (1) space for each five hundred (500) square feet of floor area. Max: One (1) space for each two hundred (200) square feet of floor area.	19 spaces (including two APA parking spaces)	YES
MAX LOT COVERAGE	80%	49%	YES
SIDEWALKS AND STREETSCAPING	6-ft. sidewalk and 10-ft landscape strip along Panola Road and Young Road, with street trees every 50 feet on center. Internal sidewalks required to connect the building to public sidewalks along Panola and Young Road.	There are sidewalks currently exist along Panola Road and Young Road. No landscape strips or street trees shown. No internal sidewalks shown on plan.	YES, for sidewalks. Undetermined for 10-ft wide landscape strip and street trees 50 feet on center. No internal sidewalks shown on plan. (Non-compliance will necessitate variances)
STREET LIGHTS AND PEDESTRIAN LIGHTS	Street lights along the existing roads shall be at 80 ft on center.	No street lights or pedestrian lights shown.	Undetermined, information not provided. (Non-compliance shall necessitate variances)

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, “Standards and factors governing review of proposed amendments to the official zoning map” states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

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

Based on the submitted information, the zoning proposal to allow a neighborhood shopping center at the intersection of a major arterial (Panola Road) and collector roads (Young Road) is consistent with the following policy [strategy] of the *DeKalb County 2021 Comprehensive Plan Update*: “The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).”

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

The zoning proposal to allow a neighborhood shopping center is appropriate at this major arterial/collector road intersection. This intersection serves as the node for Tier 2 of the Hidden Hills Overlay District, which encourages lower-density development in a mixed-use context more compatible with the adjacent single-family neighborhood. In addition, this zoning proposal is consistent with the C-1 commercial-zoned property to the west across Panola Road containing an institutional use (Berean Christian Church) and the commercial use (Family Dollar Store) across Young Road to the south. A 50-foot undisturbed, transitional buffer along the northeast property line abutting residential zoning/uses along with a recommended condition of zoning approval requiring that all lighting be installed whereas no direct light is cast upon or adversely affects adjacent properties, should mitigate some common adverse impacts to single-family residential uses to the east.

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

The subject property may have reasonable but limited economic use for single-family development, as currently zoned. The triangular shape of the property, its topography, and its frontage along both a major arterial (Panola) and collector (Young) road, may generate minimal market interest and could be a challenging endeavor. Moreover, similar challenges appear to exist for nonresidential development as well.

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

Based on the submitted information and site plan, it is not likely that the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties. This property is located on an intersection which serves as the node for Tier 2 of the Hidden Hills Overlay District, which encourages lower-density development in a mixed-use context more compatible with the adjacent single-family neighborhood.

In addition, this zoning proposal is consistent with the C-1 commercial-zoned property to the west across Panola Road containing an institutional use (Berean Christian Church) and the commercial use (Family Dollar Store) across Young Road to the south. A 50-foot undisturbed transitional buffer along the northeast property line abutting residential zoning/uses along with a recommended condition of zoning approval requiring that all lighting be installed whereas no direct light is cast upon or adversely affects adjacent properties, should mitigate some common adverse impacts to single-family residential uses to the east.

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:

It appears that the zoning proposal to allow neighborhood shopping center is appropriate at this intersection of a major arterial (Panola Road) and collector road (Young Road). As mentioned, this property is located on an intersection which serves as the node for Tier 2 of the Hidden Hills Overlay District, which encourages lower-density development in a mixed-use context more compatible with the adjacent single-family neighborhood.

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

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

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:

There will be no burdensome impacts on schools since the proposed request is for non-residential use. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

The Transportation Division requires the access point on Young Road must be right in/right out only and must be located father from the intersection of Young Road at Panola Road.

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

The proposed development is not expected to have unusual impacts on the natural environment.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the submitted information, the zoning proposal to allow a neighborhood shopping center at the intersection of a major arterial (Panola Road) and collector roads (Young Road) is consistent with the following policy [strategy] of the DeKalb County 2021 Comprehensive Plan Update: “The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. Small scale nonresidential development shall be limited to qualifying intersections (collector roadway and above).

Based on the submitted information and site plan, it is not likely that the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties. This property is located on an intersection which serves as the node for Tier 2 of the Hidden Hills Overlay District, which encourages lower-density development in a mixed-use context more compatible with the adjacent single-family neighborhood.

In addition, this zoning proposal is consistent with the C-1 commercial-zoned property to the west across Panola Road containing an institutional use (Berean Christian Church) and vacant land and the commercial use (Family Dollar Store) across Young Road to the south. A 50-foot undisturbed transitional buffer along the northeast property line abutting residential zoning/uses, along with a recommended condition of zoning approval requiring that all lighting be established so that no direct light is cast upon or adversely affects adjacent properties should provide mitigate some common adverse impacts to single-family residential uses to the east. Therefore, the Department of Planning and Sustainability recommends approval with the following conditions:

1. The proposed development shall be constructed in substantial conformance with the submitted site plan, dated November 3, 2020.
2. The following uses shall be prohibited within the shopping center:
 - a. Liquor Store
 - b. Gas station
 - c. Automobile emission testing facility
 - d. Thrift, consignment, or second-hand retailers
 - e. Small box discount retailers
 - f. Used appliance stores
 - g. Outdoor open sales and flea market
 - h. Adult entertainment establishment
 - i. Massage establishments
 - j. Sales and rentals of new and used automobiles, trucks, boats, and trailers, and recreational vehicles (new and used sales)
 - k. Automotive parts store
 - l. Automotive repair major or minor, and body and paint shop
 - m. Tire store (where the majority of the tires offered for sale are used tires)
 - n. Heavy truck and equipment repair and trade shop
 - o. Truck stop and terminal
 - p. Car wash and detailing services and self-service car wash and detailing
 - q. Blood collection center
 - r. Breeding kennel
 - s. Check cashing establishment to include automobile title loan and pay day loan establishment
 - t. Funeral home and crematory
 - u. Gold-buying establishment
 - v. Motel, extended stay hotels and motels
 - w. Night club
 - x. Pawn shop
 - y. Self-storage facility
 - z. Storage yard for damaged or confiscated vehicles
 - aa. Storage/salvage and junk yard
 - bb. Outdoor equipment and materials storage.
 - cc. Tattoo parlors, establishments
3. A Special Land Use Permit (SLUP) application must be submitted and approved by the Board of Commissioners, if a drive-through facility is proposed in the future.
4. All proposed lighting shall be properly shielded and directed away from all adjacent properties.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond
Chief Executive Officer

Andrew A. Baker, AICP
Director

APPLICATION TO AMEND OFFICIAL ZONING MAP
OF DEKALB COUNTY, GEORGIA

Z/CZ No. _____

Filing Fee: _____

Date Received: _____ Application No.: _____

Applicant: Mustaq Moosa E-Mail: mustaq@cityviewdb.com

Applicant Mailing Address: 1400 Indian Trail Lilburn Road, Norcross, GA

Applicant Phone: 404 704 6356 Fax: _____

Owner(s): 2020 Partners LLC E-Mail: mansoorqamruddin@gmail.com
(If more than one owner, attach as Exhibit "A")

Owner's Mailing Address: 1132 Gavinwood Pl, Decatur, GA 30033

Owner(s) Phone: 770 356 1321 Fax: _____

Address/Location of Subject Property: 1744 & 1762 Panola Road, Stone Mountain, GA

District(s): 16th Land Lot(s): 37 Block: _____ Parcel(s): 16 037 02 008 and 16 037 02 007

Acreage: 1.38 AC Commission District(s): _____

Present Zoning Category: R 100 Proposed Zoning Category: C-1

Present Land Use Category: _____

PLEASE READ THE FOLLOWING BEFORE SIGNING

This form must be completed in its entirety before the Planning Department accepts it. It must include the attachments and filing fees identified on the attachments. An application, which lacks any of the required attachments, shall be determined as incomplete and shall not be accepted.

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing;

- 1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and the Board of Commissioners, DeKalb County, 1300 Commerce Drive, Decatur, Ga. 30030.

Amin Muhammad
NOTARY

Mustaq
SIGNATURE OF APPLICANT / DATE

July 8, 2024
EXPIRATION DATE / SEAL Check One: Owner Agent

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

Completion of this form is required if the individual making the request is **not** the owner of the property.

DATE: Dec 21, 2020

CHECK TYPE OF APPLICATION:

- LAND USE PLAN
- REZONE
- MINOR MODIFICATION

TO WHOM IT MAY CONCERN:

(I) (WE), 2020 Partners LLC
(Name of owner(s))

being (owner)/(owners) of the property described below or attached hereby delegate authority to

Mustaq Moosa
(Name of Applicant or Agent Representing Owner)

to file an application on (my) ~~(our)~~ behalf



Aminul Mustaq Moosa
Notary Public

[Signature]
Owner (2020 Partners LLC signed by Manager)

Notary Public

Owner

Notary Public

Owner

Legal Description

All that tract or parcel of land lying and being in Land Lot 37 of the 16th Land District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a point at the northern most intersection of the southerly right-of-way line of Panola Road (variable r/w) and the mitered right-of-way line between Panola Road and Young Road (variable r/w), said point being the TRUE POINT OF BEGINNING;

thence along said right-of-way line of Panola Road, N 33°34'10" E a distance of 347.47 feet to a point, thence leaving said right-of-way line, S 63°42'43" E a distance of 53.59 feet to a point, thence S 23°36'17" E a distance of 255.28 feet to a point on a curve on said northerly right-of-way line of Young Road, said curve having a radius of 794.44 feet, thence along said right-of-way along the arc of a said curve a distance of 343.91 feet to a point, said arc subtended by a chord bearing S 71°25'26" W, a distance of 341.23 feet to a point on the mitered right-of-way line, thence along said mitered right-of-way line, N 18°08'10" W a distance of 29.66 feet to a point, thence N 11°17'40" W a distance of 49.62 feet to a point, and the TRUE POINT OF BEGINNING.

Said property contains 60,229 square feet or 1.38 acres, more or less.

A new legal description was created for the combination of the two tracts, and the record legal descriptions went to the centerline of road less and except the current right-of-ways. And, because the survey is on the grid north bearing base.

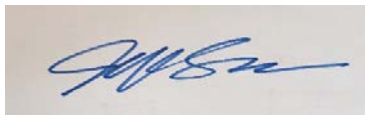
From: Jeffrey Smith
To: **Planning and Zoning
Department – Dekalb
County Ga.**

Intent Title: Letter of Impact on property – Rezoning
Location: 1762 & 1744 Panola Road and Young Road Corner

This letter is a description of the standards and factors governing review of proposed amendments to the official zoning map.

- A. The proposed zoning proposed on this site is in conformity with policy and intent of the comprehensive plan. The site location is better suited for this proposed use than any residential use.
- B. The proposed zoning use of this property is suitable to all of the neighboring land uses surrounding this site. This zoning use will not negatively affect any adjacent properties.
- C. The current zoned property is residential, and it would be more difficult to develop a residential home on this site without noise issues, vehicular lights along Panola road shining into 3 sides of the house, and screening from street lights on all sides. The triangular parcel is not typically a good use for a residential home on a street as busy as this location.
- D. The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- E. The existing conditions of this site truly affect the actual use of this site. This site is perfect for a commercial use, not residential because of the surrounding nature of the roads and sidewalks. The price point and shape of the land make it much more realistic to be developed by a commercial use, and would make it harder to support a residential use.
- F. The proposed rezoning of this site will not affect any historic buildings, sites, districts, or archaeological resources.
- G. The proposed rezoning of this site will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. This use will not create new traffic, only create a use for existing traffic to use as a commercial use.
- H. This proposed rezoning of this site will not adversely impact the environment or surrounding natural resources. All gas pumps will be installed per code with all required safety measure. All water runoff will be cleaned on site by bmp required by code, meaning all runoff will be cleaner with this development after it leaves the site.

Sincerely,



Jeffrey Smith (Representative for Cityview)

Attachments:

1. Application
2. Site Plan
3. Zoning Map
4. Land Use Plan Map
5. Aerial Photograph
6. Site Photographs
7. Department Comments

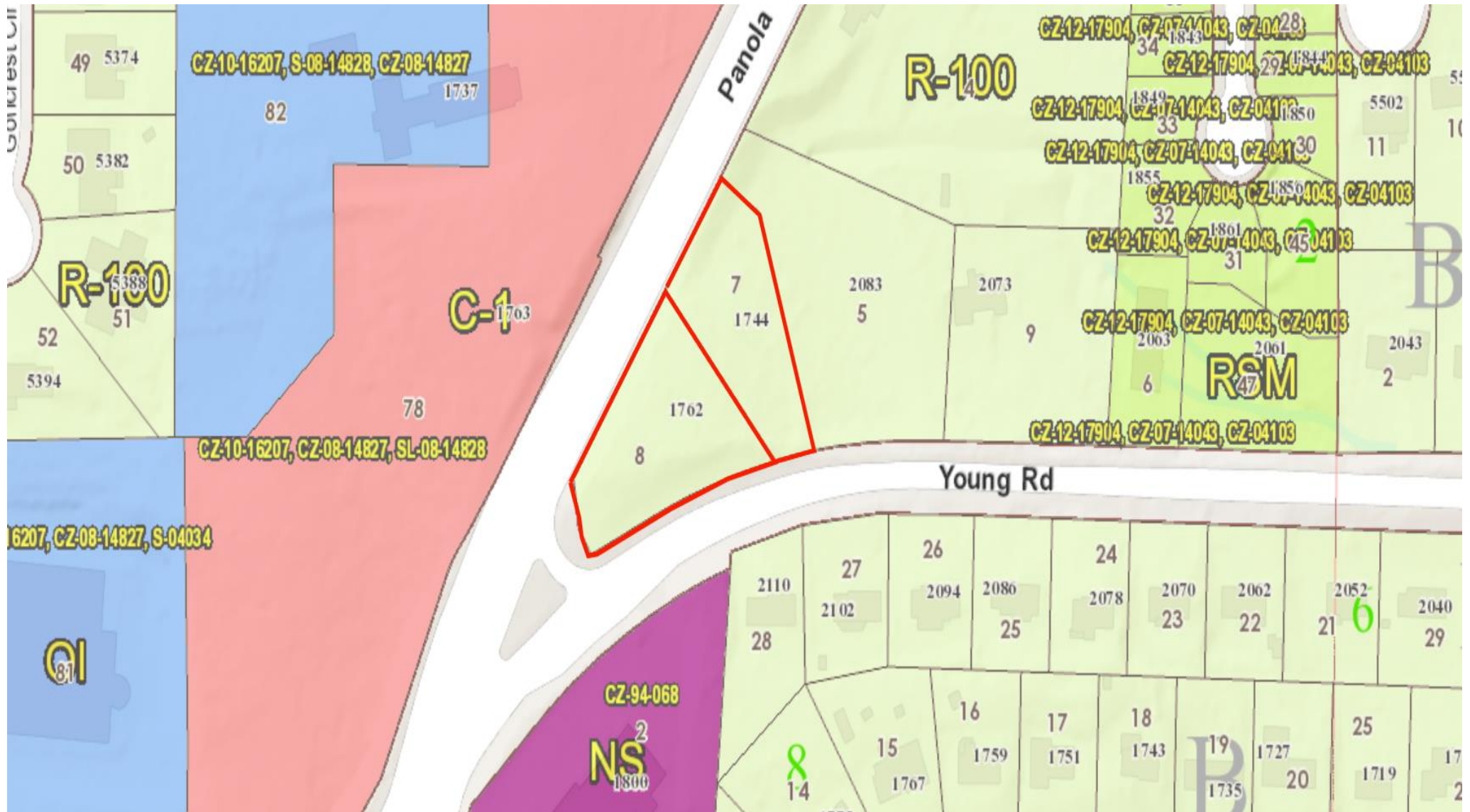
(I moved the check marks to the appropriate spots.)

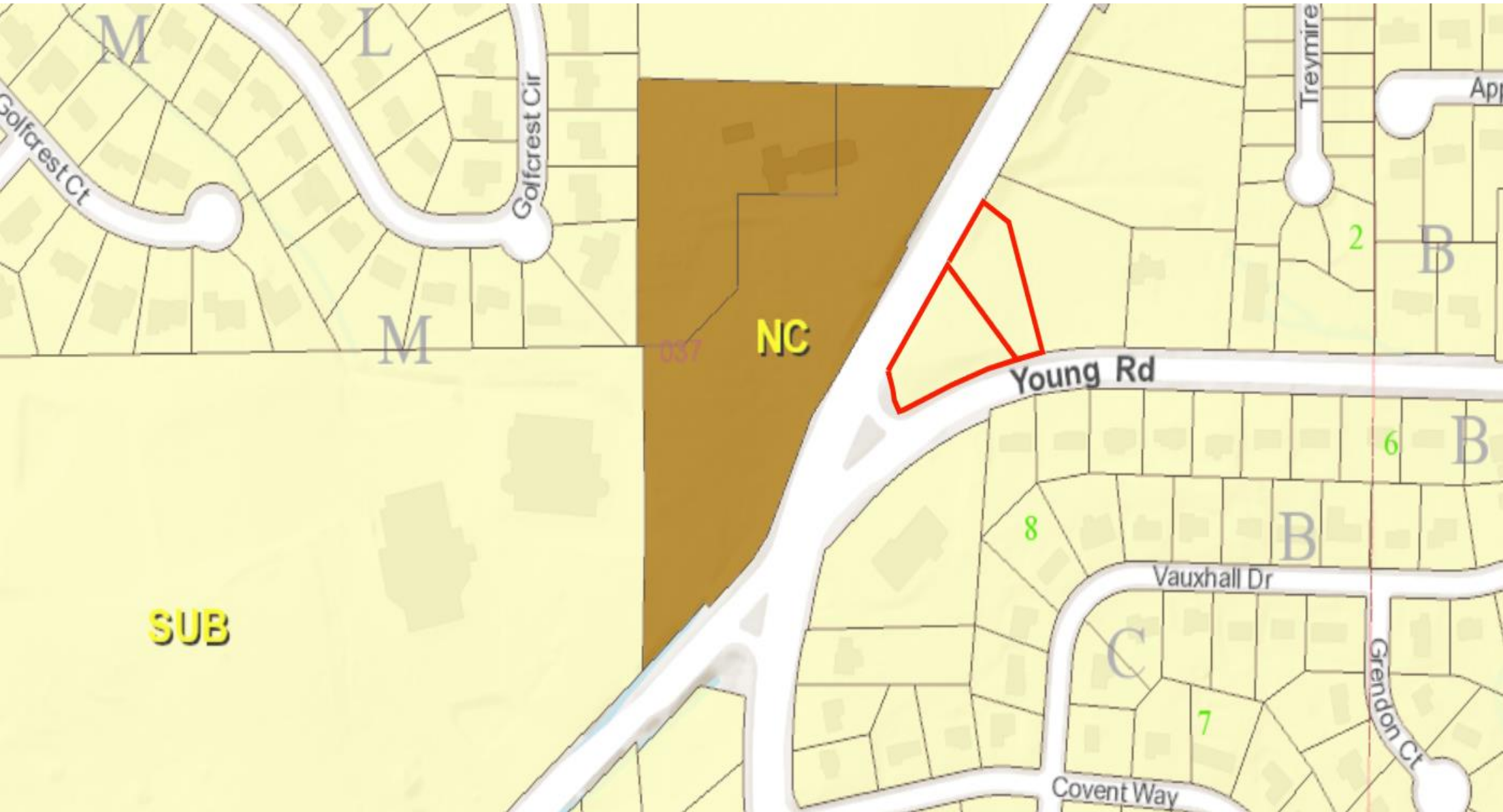
NEXT STEPS

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 or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- ✓ • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✓ • **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- ✓ • **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

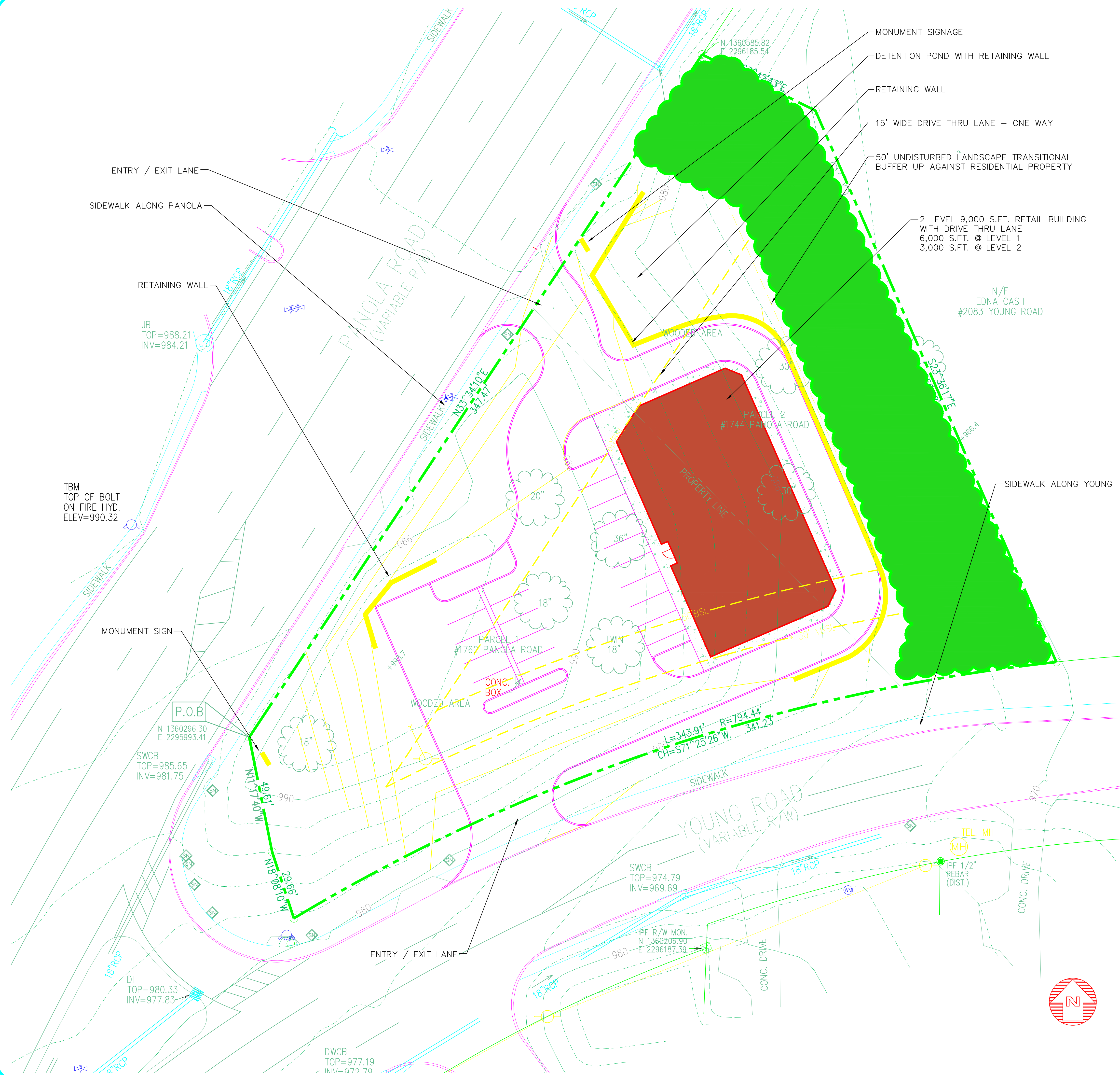
Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.







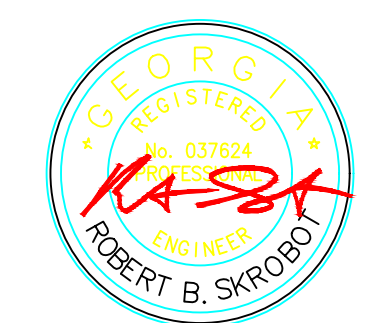




SITE SUMMARY TABLE

AREA	
TOTAL PROPERTY AREA:	1.30 AC
TRACT ONE:	0.72 AC
TRACT TWO:	0.58 AC
BUILDING AREA:	6,500 SF
IMPERVIOUS AREA:	0.63 AC (49%)
ZONING	
OVERLAY:	NONE
EXISTING PROPERTY ZONING:	R100
ADJACENT ZONING:	C3 (SOUTH ACROSS STREET), R100 (EAST) C1 (WEST ACROSS STREET)
PROPOSED ZONING	
PROPERTY ZONING:	C1
EXISTING ZONING BUILDING SETBACKS	
PANOLA RD FRONT YARD:	50' WITH R100
YOUNG RD FRONT YARD:	40' WITH R100
SIDE/REAR YARD:	10' WITH R100
C1 BUILDING SETBACKS	
PANOLA RD FRONT YARD:	60'
YOUNG RD FRONT YARD:	50'
REQUESTED VARIANCE TO YOUNG RD FRONTAGE:	30'
SIDE/REAR YARD:	30'
BUFFER / LANDSCAPE STRIPS	
PANOLA RD:	10' LANDSCAPE STRIP
YOUNG RD FRONT YARD:	10' LANDSCAPE STRIP
SIDE/REAR YARD:	50' CLASS C BUFFER AGAINST RESIDENTIAL
PARKING:	
MINIMUM (1 PER 500 SF):	9000 / 500 = 18 SPACES
PROPOSED:	19 (INCLUDING 2 HC SPACES)

CONCEPTUAL SITE PLAN
FOR:
1762 & 1744 PANOLA ROAD
 STONE MOUNTAIN, GA.
 DOUGLAS COUNTY, GA
 PARCELS: 16 037 02 008, 16 037 02 007



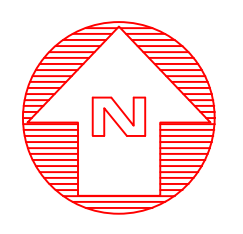
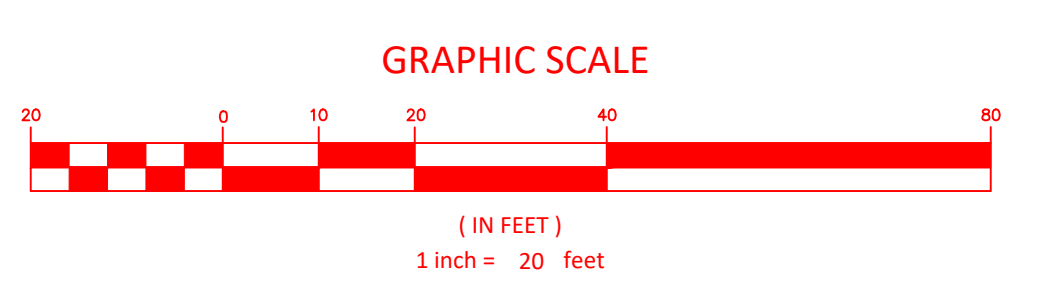
No.	Revision/Issue	Date

RASK
 CIVIL ENGINEERING
 409 ROSE LANE
 WOODSTOCK, GA 30188
 (404) 226-6795

OWNER/DEVELOPER:
 2020 PARTNERS LLC

CONTACT:

Project	Sheet
Date: 11/3/20	C0.0
Scale: 1"=20'	





CONCEPTUAL BUILDING VIEW
1744 and 1762 Panola Road, Stone Mountain, Dekalb County



MATERIAL LEGEND

1. GLASS STOREFRONT
2. ENTRANCE PIERS CLAD IN BRICK
3. FRONT AND SIDE FAÇADE CLAD IN BRICK
4. METAL CANOPY
5. METAL COPING
6. SPACE FOR SIGNAGE
7. LANDSCAPING AT THE BUILDING
8. OUTDOOR SEATING



CONCEPTUAL BUILDING VIEW
1744 and 1762 Panola Road, Stone Mountain, Dekalb County



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](mailto:jreid@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-12445055

Parcel I.D. #: 16 037 02 007, 16 037 02 008

Address: 1744 and 1762 Panola Road

Stone Mountain, Georgia

WATER:

Size of existing water main: 8" DI and 16" CI 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: Snapfinger Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 222 feet South of property

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

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

Will need sewer capacity approval and will likely require a sewer line extension to connect. -D. Taylor

Signature: [Handwritten Signature]

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (rmathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. . Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.



Board of Health

08/20/2021

To: Planning & Sustainability Department
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, tourist accommodation 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.



Board of Health

N.1 SLUP-21-1245054 2021-2900/18-149-02-011
2757 LaVista Road, Decatur, GA 30033 Acres: 1.3 District 02 Super District 06

- Please review general comments
- Research indicates onsite septic system installed on surrounding properties.

N.2 Z-21-12-1245055 2021-2901/16-637-02-007,16-037-02-008
1762 Panola Road, Stone Mountain, GA 30088 Acres: 1.38 District 05 Super District 07

- Please review general statements
- Research indicates onsite septic system installed on surrounding properties.

N.3 LP-21-124563 2021-2904/18-111-05-002,18-111-05-003
2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06

- Please review general comments
- Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

N.4 Z-21-1245064 2021-2905/18-111-05-002,18-111-05-003
2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06

- Please review general comments.
- Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

N-2



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-21-12445055 Parcel I.D. #: _____

Address: 1762 & 1744
Parula Rd
STA. MLEN, GA

Young Rd Adjacent Roadway (s): Major

(classification) (classification)

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

Reviewed and found nothing that would disrupt traffic flow

Signature: _____

NOTICE OF COMMUNITY MEETING

CityView Design Build shall be hosting a pre-submittal community meeting regarding application for a Special Land Use Permit to install fuel pumps and a canopy at the property located at:

3425 Moreland Ave, Conley, GA 30288

The request is to allow installation of fuel pumps and a canopy for the new Convenience Store to be built at the location.

The meeting shall be held virtually via Zoom on:

Wednesday, June 30, 2021, from 7:30 PM to 8:15 PM

Join Zoom Meeting

<https://us04web.zoom.us/j/76762897064?pwd=Mk1MRlFxdHUxNVpSL05jcWt6ZFh3QT09>

Meeting ID: 767 6289 7064

Passcode: bvPT5

Thank you

CityView Design Build Team