



## Legislation Text

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File #: 2019-4352, Version: 1

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**

**Application of Guyana Association of Georgia c/o Mr. Carl Lashley 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, at 1970 & 1978 Panola Road.**

**PETITION NO: N8. Z-19-1243514**

**PROPOSED USE:** Cultural Facility

**LOCATION:** 1970 & 1978 Panola Road

**PARCEL NO. :** 16-038-03-013 & 16-038-03-021

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of Guyana Association of Georgia c/o Mr. Carl Lashley 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. The property is located on the east side of Panola Road, approximately 350 feet south of Marbut Road, at 1970 and 1978 Panola Road in Lithonia, GA. The property has approximately 290 feet of frontage along Panola Road and contains 4.13 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: APPROVAL**

**PLANNING COMMISSION: APPROVAL with CONDITIONS**

**PLANNING STAFF: APPROVAL with CONDITIONS**

**STAFF ANALYSIS:** 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 “Approval with Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0.** V. Moore moved, L. Osler seconded for approval with Staff’s conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0.**