



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-1853 **Version:** 3 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 3/15/2018 **In control:** Board of Commissioners
On agenda: 6/26/2018 **Final action:** 6/26/2018
Title: COMMISSION DISTRICT(S): 5 & 7
Indexes:
Attachments: 1. 2018 06.26 Item 2018-1853, 2. N8 Z 18 22137 Recommended Conditions, 3. N8 Z 18 22137 Highland Asset Redan Panola Staff Report

Date	Ver.	Action By	Action	Result
6/26/2018	3	Board of Commissioners	approved per staff's conditions	Pass
5/22/2018	3	Board of Commissioners - Zoning Meeting	deferred	Pass
5/1/2018	3	Planning Commission		

Substitute

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT: Rezone - Highland Asset Redan Panola
COMMISSION DISTRICT(S): 5 & 7
PETITION NO: Z-18-22137

PROPOSED USE: Restaurant & General Commercial Uses

LOCATION: 1230, 1238, 1248 Panola Road & 5636 Redan Road

PARCEL NO.: 16-062-02-005, 16-062-02-027, 16-062-02-028, and 16-062-02-029

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

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

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

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

PLANNING COMMISSION VOTE: Approval with Conditions 6-1-0. M. Butts moved, J. West seconded for approval as recommended and conditioned by Staff. T. Snipes opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 10-0-1. The council wanted to know what uses other than Waffle House that would be part of the overall development. The Council also wanted the applicant to meet with the Greater Hidden Hill Civic Association and other community members to get input on the proposed development prior to the District 5 Community Council Meeting.