



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4352 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 9/24/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/21/2019 **Final action:** 11/21/2019
Title: 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.

Indexes:

Attachments: 1. N8 Recommended Conditions Z 19 1243514, 2. Staff Report N8 Guyana Association of Georgia Z 19 1243514

Date	Ver.	Action By	Action	Result
11/21/2019	1	Board of Commissioners - Zoning Meeting		
11/7/2019	1	Planning Commission	approved with conditions per staff recommendation	Pass

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.