



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2019-4353    **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:**  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
Application of Guyana Association of Georgia c/o Mr. Carl Lashley for a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office Institutional) District, at 1970 & 1978 Panola Road.

### Indexes:

**Attachments:** 1. N9 Recommended Conditions SLUP 19 1243515, 2. Staff Report N9 Guyana Association of Georgia SLUP 19 1243515

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 for a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office Institutional) District, at 1970 & 1978 Panola Road.**

**PETITION NO: N9. SLUP-19-1243515**

**PROPOSED USE:** Cultural Facility

**LOCATION:** 1970 & 1978 Panola Road

**PARCEL NO. :** 16-038-03-012 & 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 for a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office Institutional) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table. 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 cultural facility within an O-I (Office-Institutional) District 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 Panola Road (a four-lane major arterial), there should be no significant impact on traffic. The proposed cultural facility 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 8-0-0.** V. Moore moved, A. Atkins seconded for approval with Staff's conditions.

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