



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2021-2901    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 7/23/2021    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 9/30/2021    **Final action:**  
**Title:** COMMISSION DISTRICT(S): Commission District 05; Super District 07  
Application of Mustaq Moosa to rezone properties from R-100 (Single-Family Residential) District to C-1 (Local Commercial) District to construct a neighborhood shopping center, at 1762 Panola Road.

### Indexes:

**Attachments:** 1. Z-21-1245055 2021-2901 Recommended Conditions 1762 Panola Rd, 2. Z-21-1245055 Staff Report Sept. 2021 REVISED BOC 1762 Panola Rd., 3. Greater Hidden Hills CDC PC Letter

Date	Ver.	Action By	Action	Result
9/30/2021	1	Board of Commissioners - Zoning Meeting		
9/9/2021	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

### SUBJECT:

**COMMISSION DISTRICT(S):** Commission District 05; Super District 07

**Application of Mustaq Moosa to rezone properties from R-100 (Single-Family Residential) District to C-1 (Local Commercial) District to construct a neighborhood shopping center, at 1762 Panola Road.**

**PETITION NO:** N2. Z-21-1245055 (2021-2901)

**PROPOSED USE:** Neighborhood shopping center.

**LOCATION:** 1762 Panola Road, Stone Mountain, Georgia 30088.

**PARCEL NO. :** 16-037-02-007; 16-037-02-008

**INFO. CONTACT:** Jeremy McNeil, Sr. Planner

**PHONE NUMBER:** 404-371-2155

### PURPOSE:

Application of Mustaq Moosa to rezone properties from R-100 (Single-Family Residential) District to C-1 (Local Commercial) District to construct a neighborhood shopping center. The property is located on the northeast intersection of Panola Road and Young Road, at 1762 and 1744 Panola Road in Stone Mountain, Georgia. The property has approximately 304 feet of frontage along Young Road and 347 feet of frontage along Panola Road and contains 1.38 acres.

### RECOMMENDATION:

**COMMUNITY COUNCIL:** Approval with conditions.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** 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 Staff’s recommended conditions”:

**PLANNING COMMISSION VOTE: Approval with Conditions 7-1-1.** Gwendolyn McCoy moved, Lauren Blaszyk seconded for Approval with four (4) conditions, per Staff’s recommendation. Jana Johnson opposed; Edward Patton abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with conditions 6-4-0.** Approve with Frierson conditions, excluding blood banks.