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: with Frierson conditions, excluding blood banks.	Approval with conditions 6-4-0. Approve

Z-21-1245055 (2021-2901)

1762 Panola Road

Recommended Conditions

- 1. The proposed development shall be constructed in substantial conformance with the submitted site plan, dated November 3, 2020.
- 2. The following uses shall be prohibited within the shopping center:
 - a. Liquor Store
 - b. Gas station
 - c. Automobile emission testing facility
 - d. Thrift, consignment, or second-hand retailers
 - e. Small box discount retailers
 - f. Used appliance stores
 - g. Outdoor open sales and flea market
 - h. Adult entertainment establishment
 - i. Massage establishments
 - j. Sales and rentals of new and used automobiles, trucks, boats, and trailers, and recreational vehicles (new and used sales)
 - k. Automotive parts store
 - I. Automotive repair major or minor, and body and paint shop
 - m. Tire store (where the majority of the tires offered for sale are used tires)
 - n. Heavy truck and equipment repair and trade shop
 - o. Truck stop and terminal
 - p. Car wash and detailing services and self-service car wash and detailing
 - q. Blood collection center
 - r. Breeding kennel
 - s. Check cashing establishment to include automobile title loan and pay day loan establishment
 - t. Funeral home and crematory
 - u. Gold-buying establishment
 - v. Motel, extended stay hotels and motels
 - w. Night club
 - x. Pawn shop
 - y. Self-storage facility
 - z. Storage yard for damaged of confiscated vehicles
 - aa. Storage/salvage and junk yard
 - bb. Outdoor equipment and materials storage.
 - cc. Tattoo parlors, establishments
- A Special Land Use Permit (SLUP) application must be submitted and approved by the Board of Commissioners if a drive-through facility is proposed in the future.
- 4. All proposed lighting shall be properly shielded and directed away from all adjacent properties.

DeKalb County

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300 Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: September 9, 2021, 5:30 P.M. Board of Commissioners Hearing Date: September 20, 2021, 5:30 P.M.

STAFF ANALYSIS

Case No.: Z-21-1245055 Agenda #: N2

Location/Address: 1762 and 1744 Panola Road, Stone Commission District: 5 Super District: 7

Mountain, GA.

Parcel ID(s): 16-037-02-007, -008

Request: Rezone properties from R-100 (Residential Medium Lot-100) to C-1 (Local Commercial) to

construct a neighborhood shopping center.

Property Owner(s): 2020 Partners, LLC

Applicant/Agent: Mastaq Moosa

Acreage: 1.38 acres

Existing Land Use: Undeveloped, wooded.

Surrounding Properties: North, Northeast, East, Southeast: Undeveloped, wooded (zoned R-100); South: a Dollar

Store retail establishment (zoned C-1); Southwest, West, Northwest: Berean Christian

Church (zoned C-1)

Proposed Building Square Ft.: 9,000 s.f.	Existing Building Square Feet: not applicable
Proposed Lot Coverage: 49%	Existing Lot Coverage: not applicable

Zoning History

Based on DeKalb County records, it appears that the R-100 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. Per County records, this property has gone through a rezoning from R-100 (Single-Family Residential) District to C-1 (local Commercial) District to construct a convenience store with accessory fuel pumps and alcohol outlet. This request was withdrawn by the applicant at the March 25, 2021 Board of Commissioners meeting.

SITE ANALYSIS

The 1.38-acre project site is located on the northeast intersection of Panola Road and Young Road at 1744 and 1762 Panola Road in Stone Mountain, Georgia. The subject site has approximately 304 feet of frontage along Young Road and 347 feet of frontage along Panola Road. The property is currently vacant and heavily wooded.

PROJECT ANALYSIS

The proposed request is to construct a two-story 9,000 square foot retail building. The proposed plan appears to comply with all requirements of the *Zoning Ordinance* except for the front yard building setback along Young Road (50 feet required, 30 feet provided). However, the site is a triangle-shaped, double-frontage, corner lot which makes it difficult to comply with all building setback requirements. The *DeKalb County Zoning Ordinance* requires minimum 18 parking spaces for the proposed 9,000 square foot retail building, and the submitted site plan indicates 19 parking spaces (including two ADA parking spaces) are proposed.

Additionally, the site plan also shows an access drive around and behind the proposed building to facilitate safe and convenient ingress and egress within the site. The proposal also includes an option for a drive-through facility in the future. If a drive-through facility is proposed in the future, a Special Land Use Permit (SLUP) application shall be required to be submitted and approved by the Board of Commissioners.

Additional criteria applicable to the C-1 zoning of the subject property are shown in the table below:

	STANDARD	C-1 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
L	OT WIDTH	100 feet	304 feet (Young Road)	YES
L	OT AREA	20,000 square feet	60,113 square feet	YES
YARD SETBACKS	FRONT 60 feet (Panola Road)		60 feet	YES.
YARD S		50 feet (Young Road)	30 feet	NO. Non-compliance will necessitate variances from the Board of Zoning Appeals.
	INTERIOR SIDE	20 feet	Side setbacks are not required since the property is triangularly shaped.	N/A.
	REAR	30 feet	30 feet	Yes
N	лін. OPEN SPACE	10%	50%	YES

BUILDING MATERIALS	All building facades facing a public street shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Conceptual elevations were not provided.	N/A
TRANS. BUFFERS	50 ft buffer required along east property line which abuts R-100 zoning	along east property line which abuts R-	
HEIGHT	2 story/35ft.	2 story	YES
PARKING	Min: One (1) space for each five hundred (500) square feet of floor area. Max: One (1) space for each two hundred (200) square feet of floor area.	19 spaces (including two APA parking spaces)	YES
MAX LOT COVERAGE	80%	49%	YES
SIDEWALKS AND STREETSCAPING	6-ft. sidewalk and 10-ft landscape strip along Panola Road and Young Road, with street trees every 50 feet on center. Internal sidewalks required to connect the building to public sidewalks along Panola and Young Road.	There are sidewalks currently exist along Panola Road and Young Road. No landscape strips or street trees shown. No internal sidewalks shown on plan.	YES, for sidewalks. Undetermined for 10-ft wide landscape strip and street trees 50 feet on center. No internal sidewalks shown on plan. (Non-compliance will necessitate variances)
STREET LIGHTS AND PEDESTRIAN LIGHTS	Street lights along the existing roads shall be at 80 ft on center.	No street lights or pedestrian lights shown.	Undetermined, information not provided. (Non- compliance shall necessitate variances)

LAND USE AND ZONING ANALYSIS

Section 27-7.3.5 of the Zoning Ordinance, "Standards and factors governing review of proposed amendments to the official zoning map" states that the following standards and factors shall govern the review of all proposed amendments to the zoning maps.

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan:

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)."

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties:

The zoning proposal to allow a neighborhood shopping center is appropriate at this major arterial/collector road intersection. This intersection 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 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 installed whereas no direct light is cast upon or adversely affects adjacent properties, should mitigate some common adverse impacts to single-family residential uses to the east.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned:

The subject property may have reasonable but limited economic use for single-family development, as currently zoned. The triangular shape of the property, its topography, and its frontage along both a major arterial (Panola) and collector (Young) road, may generate minimal market interest and could be a challenging endeavor. Moreover, similar challenges appear to exist for nonresidential development as well.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property:

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 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 installed whereas no direct light is cast upon or adversely affects adjacent properties, should mitigate some common adverse impacts to single-family residential uses to the east.

E. Whether there are other existing or changing conditions affecting the use and development of the property, which give supporting grounds for either approval or disapproval of the zoning proposal:

It appears that the zoning proposal to allow neighborhood shopping center is appropriate at this intersection of a major arterial (Panola Road) and collector road (Young Road). As mentioned, 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.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources:

No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools:

There will be no burdensome impacts on schools since the proposed request is for non-residential use. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is available.

The Transportation Division requires the access point on Young Road must be right in/right out only and must be located father from the intersection of Young Road at Panola Road.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources: The proposed development is not expected to have unusual impacts on the natural environment.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

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.

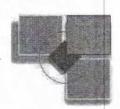
In addition, this zoning proposal is consistent with the C-1 commercial-zoned property to the west across Panola Road containing an institutional use (Berean Christian Church) and vacant land and the commercial use (Family Dollar Store) across Young Road to the south. A 50-foot undisturbed transitional 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 the following conditions:

- 1. The proposed development shall be constructed in substantial conformance with the submitted site plan, dated November 3, 2020.
- 2. The following uses shall be prohibited within the shopping center:
 - a. Liquor Store
 - b. Gas station
 - c. Automobile emission testing facility
 - d. Thrift, consignment, or second-hand retailers
 - e. Small box discount retailers
 - f. Used appliance stores
 - g. Outdoor open sales and flea market
 - h. Adult entertainment establishment
 - i. Massage establishments
 - j. Sales and rentals of new and used automobiles, trucks, boats, and trailers, and recreational vehicles (new and used sales)
 - k. Automotive parts store
 - I. Automotive repair major or minor, and body and paint shop
 - m. Tire store (where the majority of the tires offered for sale are used tires)
 - n. Heavy truck and equipment repair and trade shop
 - o. Truck stop and terminal
 - p. Car wash and detailing services and self-service car wash and detailing
 - g. Blood collection center
 - r. Breeding kennel
 - s. Check cashing establishment to include automobile title loan and pay day loan establishment
 - t. Funeral home and crematory
 - u. Gold-buying establishment
 - v. Motel, extended stay hotels and motels
 - w. Night club
 - x. Pawn shop
 - y. Self-storage facility
 - z. Storage yard for damaged of confiscated vehicles
 - aa. Storage/salvage and junk yard
 - bb. Outdoor equipment and materials storage.
 - cc. Tattoo parlors, establishments
- 3. A Special Land Use Permit (SLUP) application must be submitted and approved by the Board of Commissioners, if a drive-through facility is proposed in the future.
- 4. All proposed lighting shall be properly shielded and directed away from all adjacent properties.



DeKalb County Department of Planning & Sustainability

Michael L. Thurmond **Chief Executive Officer** Andrew A. Baker, AICP Director



APPLICATION TO AMEND OFFICIAL ZONING MAP OF DEKALB COUNTY, GEORGIA

				Z/CZ No
Date Received: App			Filing Fee:	
Applicant: Mus	taq ivioosa		E-Mail:_	mustaq@cityviewdb.com
Applicant Mailing Add	fress: 1400 Inc	dian Trail	Lilburn Road, No	orcross, GA
Applicant Phone:	404 704 6356		Fax:	
Owner(s): 202 (If more the	0 Partners LLC	************	*************************************	mansoorqamruddin@gmail.com
Owner's Mailing Add	.eee.		PI, Decatur, GA	30033
Owner(s) Phone:	770 356 1321		Fax:	
Address/Location of S	Subject Property: _		1762 Panola Ro	ad, Stone Mountain, GA
District(s): 16th	_ Land Lot(s):	37	Block:	16 037 02 008 and 16 037 02 0
Acreage: 1.38 AC		Comn	nission District(s): _	
Present Zoning Cate	gory: R 100		Proposed Zonin	g Category:C-1
	PLEASE RE ompleted in its enti g fees identified o	AD THE FO	the Planning Depa hments. An applica	artment accepts it. It must include the ation, which lacks any of the required
must be answered: Have you the application two years immediately If the answer is yes showing;	ant made \$250 or y preceding the filling, you must file a	est in Zonin more in car ng of this a disclosure	mpaign contribution pplication?	napter 36-67A, the following questions is to a local government official within Yes No overning authority of DeKalb County
2. The do	ition was made. lar amount and de	scription o	f each campaign co	ontribution made during the two years e date of each such contribution.
			ounty, 1300 Comm	filed and must be submitted to the erce Drive, Decatur, Ga. 30030. Mustag FAPPLICANT / DATE
TWY 9 , J	SEAL CL	PUBLICANT	UCheck One: Ow	,

330 West Ponce de Leon Avenue - Suttes 100-500 - Decatur, Georgia - 30030 [voice] 404.371.2155 - [Planning Fax) (404) 371-4556 [Development Fax] (404) 371-3007 Web Address http://www.dekalbcountyga.gov/planning Email Address: planninganddevelopment@dekalbcountyga.gov



404.371.2155 (o) 404.371.4556 (f) DeKalbCountyGa.gov Clark Harrison Building 330 W. Ponce de Leon Ave Decatur, GA 30030

Chief Executive Officer

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Michael Thurmond

Andrew A. Baker, AICP

REZONE APPLICATION AUTHORIZATION

 $\label{eq:completion} \textit{Completion of this form is required if the individual making the request is } \underline{\textit{not}} \textit{ the owner of the property.}$

DATE:Dec 21, 2020	
CHECK TYPE OF APPLICATION:	
() LAND USE PLAN	
(/) REZONE	
() MINOR MODIFICATION	
TO WHOM IT MAY CONCERN:	
(I) (WE),2020 P	artners LLC
	of owner(s))
to file an application on (my) # (out) behalf?	Agent Representing Owner) Owner (2020 Partners LL signed by Manager
Notary Public	Owner
Notary Public	Owner

Legal Description

All that tract or parcel of land lying and being in Land Lot 37 of the 16th Land District, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a point at the northern most intersection of the southerly right-of-way line of Panola Road (variable r/w) and the mitered right-of-way line between Panola Road and Young Road (variable r/w), said point being the TRUE POINT OF BEGINNING;

thence along said right-of-way line of Panola Road, N 33^34'10" E a distance of 347.47 feet to a point, thence leaving said right-of-way line, S 63^42'43" E a distance of 53.59 feet to a point, thence S 23^36'17" E a distance of 255.28 feet to a point on a curve on said northerly right-of-way line of Young Road, said curve having a radius of 794.44 feet, thence along said right-of-way along the arc of a said curve a distance of 343.91 feet to a point, said arc subtended by a chord bearing S 71^25'26" W, a distance of 341.23 feet to a point on the mitered right-of-way line, thence along said mitered right-of-way line, N 18^08'10" W a distance of 29.66 feet to a point, thence N 11^17'40" W a distance of 49.62 feet to a point, and the TRUE POINT OF BEGINNING.

Said property contains 60,229 square feet or 1.38 acres, more or less.

A new legal description was created for the combination of the two tracts, and the record legal descriptions went to the centerline of road less and except the current right-of-ways. And, because the survey is on the grid north bearing base.

From: Jeffrey Smith

To: Planning and Zoning
Department - Dekalb

County Ga.

Intent Title: Letter of Impact on property – Rezoning

Location: 1762 & 1744 Panola Road and Young Road Corner

This letter is a description of the standards and factors governing review of proposed amendments to the official zoning map.

- A. The proposed zoning proposed on this site is in conformity with policy and intent of the comprehensive plan. The site location is better suited for this proposed use than any residential use.
- B. The proposed zoning use of this property is suitable to all of the neighboring land uses surrounding this site. This zoning use will not negatively affect any adjacent properties.
- C. The current zoned property is residential, and it would be more difficult to develop a residential home on this site without noise issues, vehicular lights along Panola road shining into 3 sides of the house, and screening from street lights on all sides. The triangular parcel is not typically a good use for a residential home on a street as busy as this location.
- D. The proposed zoning will not adversely affect the existing use or usability of adjacent or nearby properties.
- E. The existing conditions of this site truly affect the actual use of this site. This site is perfect for a commercial use, not residential because of the surrounding nature of the roads and sidewalks. The price point and shape of the land make it much more realistic to be developed by a commercial use, and would make it harder to support a residential use.
- F. The proposed rezoning of this site will not affect any historic buildings, sites, districts, or archaeological resources.
- G. The proposed rezoning of this site will not cause excessive or burdensome us of existing streets, transportation facilities, utilities or schools. This use will not create new traffic, only create a use for existing traffic to use as a commercial use.
- H. This proposed rezoning of this site will not adversely impact the environment or surrounding natural resources. All gas pumps will be installed per code with all required safety measure. All water runoff will be cleaned on site by bmp required by code, meaning all runoff will be cleaner with this development after it leaves the site.

Sincerely,

Jeffrey Smith (Representative for Cityview)

Allen

Attachments:

- 1. Application
- 2. Site Plan
- 3. Zoning Map
- 4. Land Use Plan Map
- 5. Aerial Photograph
- 6. Site Photographs
- 7. Department Comments

(I moved the check marks to the appropriate spots.)

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:



- Land Disturbance Permit (Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)
- **Ø**
- **Building Permit** (New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)



- Certificate of Occupancy (Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)
- **Plat Approval** (Required if any parcel is being subdivided, re-parceled, or combined. Issued "administratively"; no public hearing required.)
- **Sketch Plat Approval** (Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)
- **Overlay Review** (Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)
- **Historic Preservation** (A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)



- Variance (Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)
- Minor Modification (Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)
- **Major Modification** (Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)



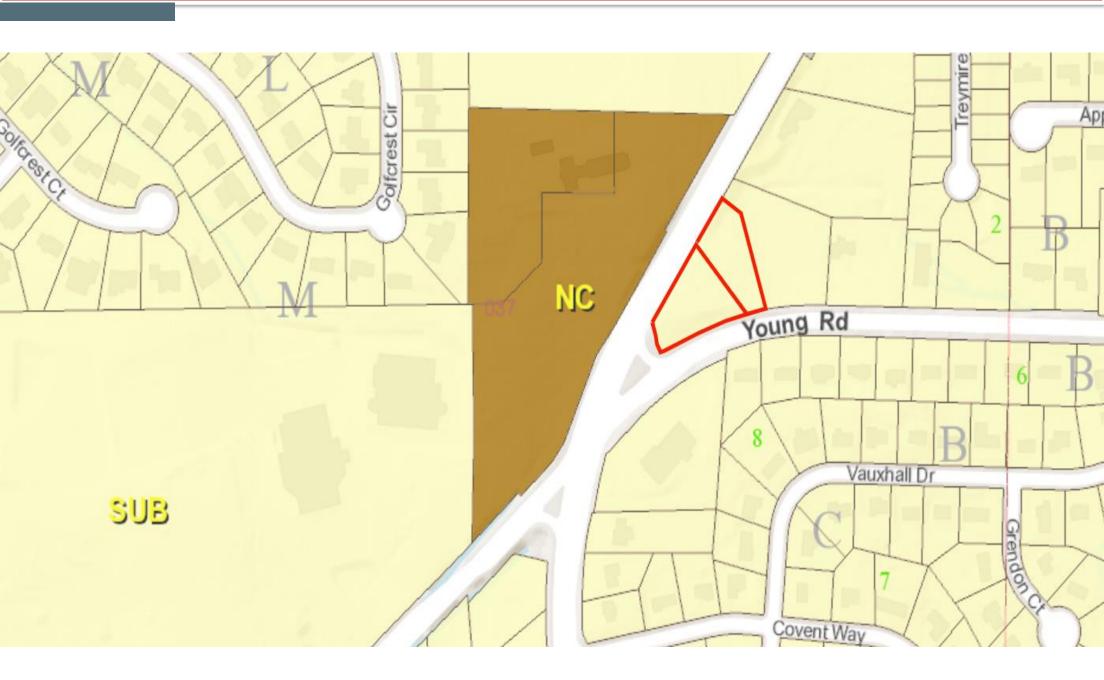
Business License (Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).



• Alcohol License (Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

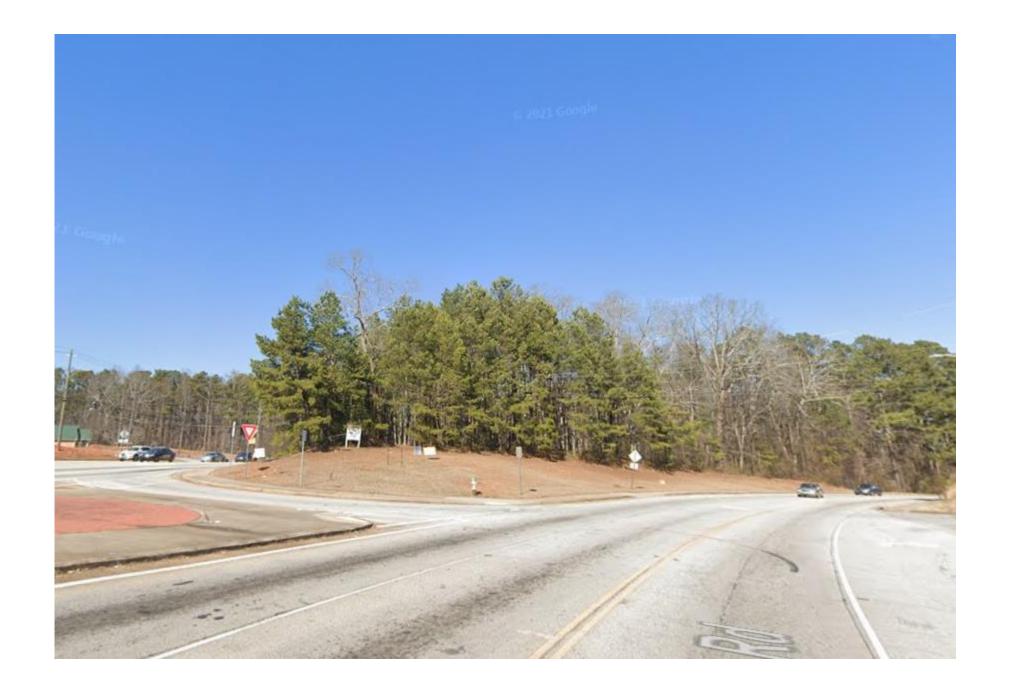


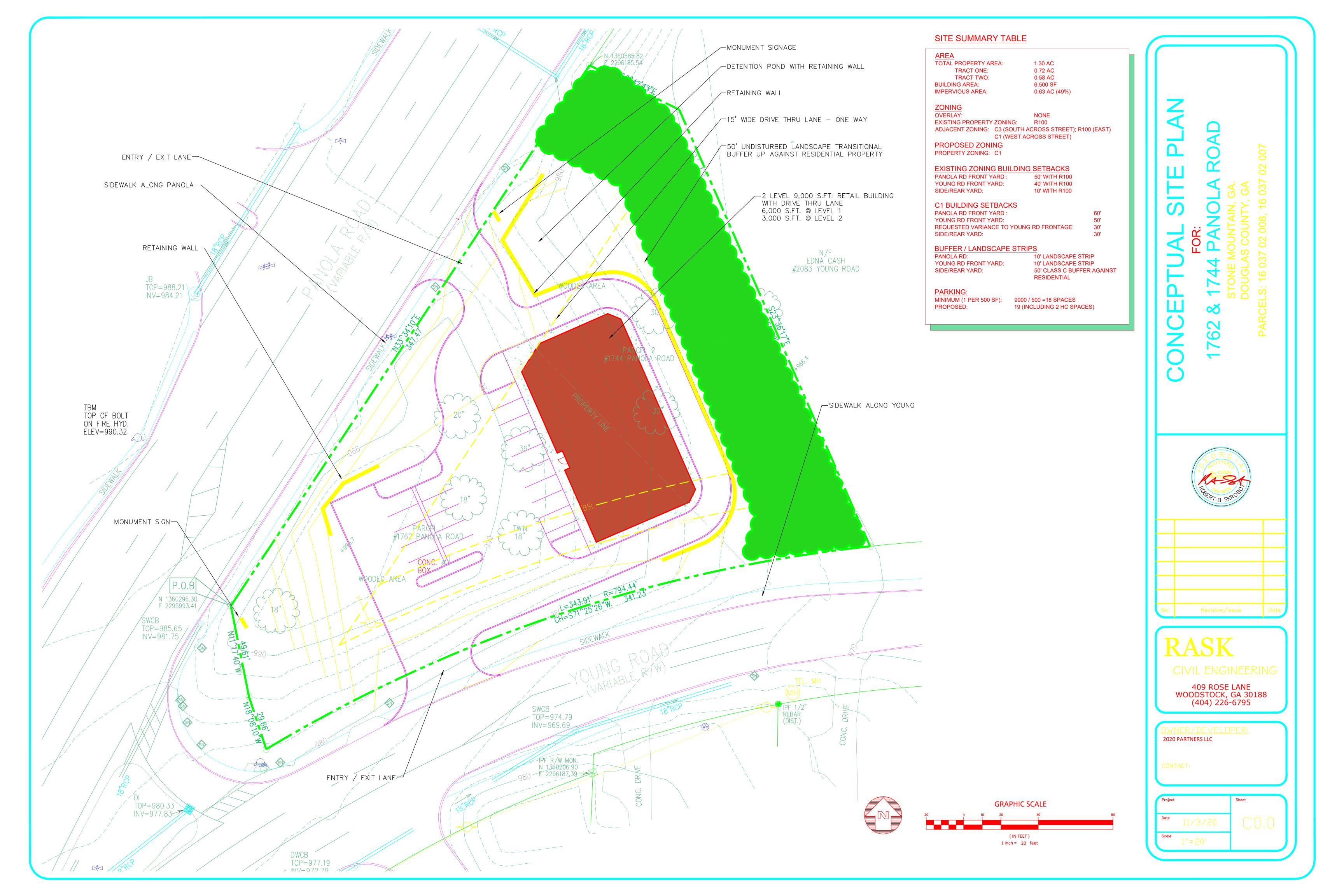


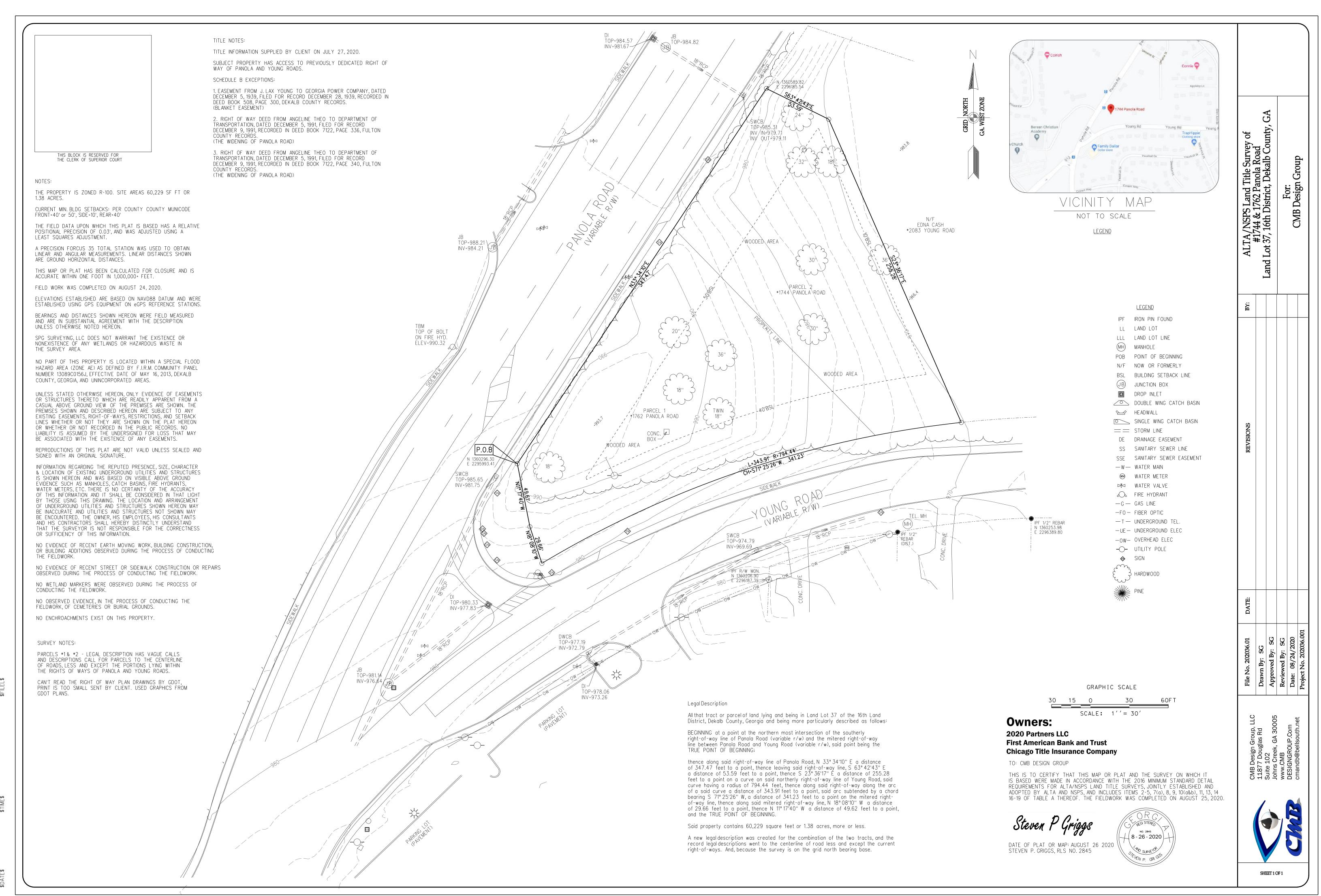
N.2 Z-21-1245055 Aerial View

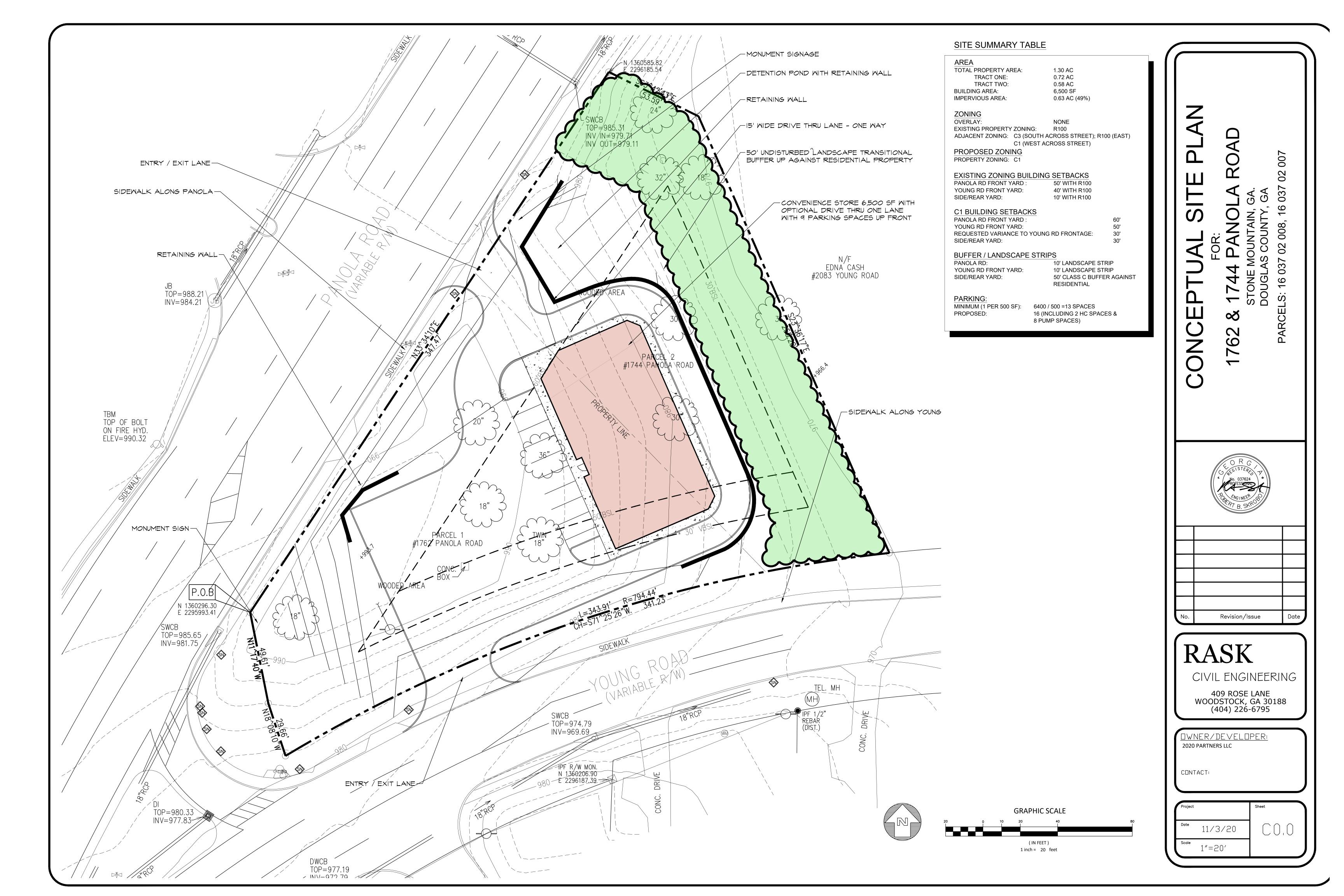


N.2 Z-21-1245055 Site Photo













MATERIAL LEGEND

- 1. GLASS STOREFRONT
- 2. ENTRANCE PIERS CLAD IN BRICK
- 3. FRONT AND SIDE FAÇADE CLAD IN BRICK
- 4. METAL CANOPY
- 5. METAL COPING
- 6. SPACE FOR SIGNAGE
- 7. LANDSCAPING AT THE BUILDING
- 8. OUTDOOR SEATING





DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

ase No.:Z-21-12445055
urcel I.D. #:16 037 02 007, 16 037 02 008
ddress: 1744 and 1762 Panola Road
Stone Mountain, Georgia
'ATER:
ze of existing water main: _8" DI and 16" CI Water Main (adequate/jnadequate)
stance from property to nearest main: Adjacent to Property
ze of line required, if inadequate: <u>N/A</u>
EWER:
utfall Servicing Project: Snapfinger Creek Basin
sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 222 feet South of proper
ater Treatment Facility: <u>Snapfinger Creek WTF</u> () adequate () inadequate
ewage Capacity; _*_ (MGPD) Current Flow: _21.77 (MGPD)
OMMENTS:
Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) ust be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.
Will need sewer capacity approval and will
likely require a sewer line extension to
connect D. Taylor
Signature: Carb

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (mathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.

Board of Health

08/20/2021

To: Planning & Sustainability DepartmentFrom: Ryan Cira, Environmental Health ManagerCc: Alan Gaines, Technical Services Manager

Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- · food service establishments
- · hotels and motels
- · commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation, tourist accommodation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

404.294.3700 • www.dekalbhealth.net

DEKALB COUNTY

Board of Health

N.1 SLUP-21-1245054 2021-2900/18-149-02-011

2757 LaVista Road, Decatur, GA 30033 Acres: 1.3 District 02 Super District 06

-Please review general comments

-Research indicates onsite septic system installed on surrounding properties.

N.2 Z-21-12-1245055 2021-2901/16-637-02-007,16-037-02-008

1762 Panola Road, Stone Mountain, GA 30088 Acres: 1.38 District 05 Super District 07

-Please review general statements

-Research indicates onsite septic system installed on surrounding properties.

N.3 LP-21-124563 2021-2904/18-111-05-002,18-111-05-003

2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06

-Please review general comments

-Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

N.4 Z-21-1245064 2021-2905/18-111-05-002,18-111-05-003

2784 North Druid Hills Road, Atlanta, GA 30329 Acre: 0.9 District 02 Super District 06

-Please review general comments.

-Research indicates onsite septic system installed on 10/04/1961 at 2783 North Druid Hills Road.

DeKalb County Board of Health 445 Winn Way – Box 987

Decatur, GA 30031 404.294.3700 • www.dekalbhealth.net





PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-21-12445055 Parcel I.D. #1	•
Address: 1767 & 1744 PANNA Ld	
STN. WIN, GA	
Young La Adjacent Road	Inav (s): Major
(classification)	(classification)
Capacity (TPD)	Capacity (TPD)
Latest Count (TPD) Hourly Capacity (VPH)	Latest Count (TPD) Hourly Capacity (VPH)
Peak Hour. Volume (VPH)Existing number of traffic lanes	Peak Hour, Volume (VPH) Existing number of traffic lanes
Existing right of way width Proposed number of traffic lanes	Existing right of way width Proposed number of traffic lanes
Proposed right of way width	Proposed right of way width
Please provide additional information relating to the following states	nent.
According to studies conducted by the Institute of Traffic Engineers generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 s factor. Based on the above formula, the square foot place of with approximately peak hour vehicle trip ends.	square feet of floor area, with an eight (8%) percent peak hou
Single Family residence, on the other hand, would generate ten (10) peak hour factor. Based on the above referenced formula, the a maximum of units per acres, and the given fact that the project vehicle trip end, and peak hour vehicle trip end would be general.	(Single Family Residential) District designation which allows at site is approximatelyacres in land areadaily
COMMENTS:	
Reviewed and four	nd nothing that
Comment of the state of the sta	

Signature: ___

NOTICE OF COMMUNITY MEETING

CityView Design Build shall be hosting a pre-submittal community meeting regarding application for a Special Land Use Permit to install fuel pumps and a canopy at the property located at:

3425 Moreland Ave, Conley, GA 30288

The request is to allow installation of fuel pumps and a canopy for the new Convenience Store to be built at the location.

The meeting shall be held virtually via Zoom on:

Wednesday, June 30, 2021, from 7:30 PM to 8:15 PM

Join Zoom Meeting

https://us04web.zoom.us/j/76762897064?pwd=Mk1MRIFxdHUxNVpSL05jcWt6ZFh3QT09

Meeting ID: 767 6289 7064

Passcode: bvPT5

Thank you

CityView Design Build Team



Sept. 7, 2021

Re: N2 Z-21-1245055

To the Planning Commission,

The Greater Hidden Hills Community enjoys development safeguards under the Hidden Hills Overlay Code, adopted in 2011. The developers requesting rezoning of 1744 and 1762 Panola Road, from R-100 to C-1, represent property that is adjacent to areas governed by our code. We have met with the property representatives twice and have had additional contact through email and public meetings. We ask the developers to include a list of prohibited uses so that the property meets the community's vision of development in this area.

The developers agree with some of the conditions, but as of our last meeting on Aug. 17, 2021, they want to reserve the right to build thrift stores (item #4), small box discount retailers (item #5), used appliance stores (item # 6), massage establishments (item #7), automotive parts stores (item #10), high-end car washes (item #11), check-cashing establishments (item #14), gold-buying establishments (item #16), self-storage facilities (item #20), and stores that sell vape pens and hookahs (item #23).

We are completely opposed to such businesses.

There are many types of businesses this community would welcome and support, but we do not need businesses that lower the quality of life or that are already dishearteningly prevalent in our area. If the commission is inclined to recommend approval of the zoning change, we ask that approval be contingent on this list of prohibited businesses. This is the exact list that we use in all of Tier Two of the Hidden Hill Overlay Code.

- 1. Liquor store
- 2. Gas station
- 3. Automobile emission testing facility
- 4. Thrift, consignment, or second-hand retailers
- 5. Small box discount retailers
- 6. Used appliance stores
- 7. Outdoor open sales and flea market
- 8. Adult entertainment establishment
- 9. Massage establishments

- 10. Sales and rentals of new and used automobiles, trucks, boats, and trailers, and recreational vehicles. new and used sales; Automotive parts store; Automotive repair, major or minor, and body and paint shop; Tire store where the majority of the tires offered for sale are used tires; Heavy truck and equipment repair and trade shop; Truck stop and terminal
- 11. Car wash and detailing services and self-service car wash and detailing
- 12. Blood collection center
- 13. Breeding kennel
- 14. Check cashing establishment to include automobile title loan and pay day loan establishment
- 15. Funeral home and crematory
- 16. Gold-buying establishment
- 17. Motel, extended stay hotels and motels
- 18. Night club
- 19. Pawn shop
- 20. Self-storage facility
- 21. Storage yard for damaged of confiscated vehicles; Storage/salvage and junk yard; Outdoor equipment and materials storage.
- 22. Tattoo parlors, establishments
- 23. Stores that sell vape pens, hookahs, or any materials or equipment for vaping or smoking.

The differences between our list and that of the Planning Staff are:

- #23 (vape pens, hookah shops) Please include this condition.
- The staff's recommendations to require a SLUP if a drive-through facility is proposed in the future and that lighting be property shielded and directed away from adjacent properties. These are wise recommendations, and we agree with them.

Our community has taken surveys of what businesses would be welcome. The survey results show that the community would welcome many types of businesses, particularly a coffee shop, restaurant, bakery, or juice/smoothie bar. We would welcome business services such as a law firm, accounting firm, or realtor office, medical services, health care services including health spas.

Here is a full list of businesses that we identify as unmet needs in the community and that we encourage to come:

- 1. Animal hospital, veterinary clinic, animal boarding, pet supply store, and animal grooming shop.
- 2. Art gallery and art supply store.
- 3. Bank, credit union and other similar financial institution.

- 4. Business and professional office use.
- 5. Educational uses as follows:
 - a. Child daycare center or facility.
 - b. Specialized non-degree school focusing on fine arts and culture, to include ballet, music, martial arts, and sports.
- 6. Fitness center and health center.
- 7. Recreational and/or cultural arts facility where such activities are wholly enclosed within a building.
- 8. Restaurant and late-night establishment.
- 9. Retail sales and wholesale establishment, excluding small box retail stores
- 10. Services, medical and health as follows:
 - a. Health service clinic.
 - b. Offices of health service practitioner.
 - c. Medical and dental laboratory.
 - d. Pharmacy and drugstore.
- 11. Services, personal, as follows:
 - a. Day spa, and similar personal service establishment.
 - b. Quick copy, photographic studio.

The Greater Hidden Hills Community is completely opposed to the rezoning request unless the conditions include the list of prohibited businesses and the additional recommendations of Planning Staff. We appreciate your attention to this request.

Regards,

Jan Costello

President GHHCDC

GHHCDC@gmail.com

JAN R Wstell