



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: November 07, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: November 21, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: Z-19-1243514 **Agenda #:** N.7

Location/Address: The east side of Panola Road, approximately 350 feet south of Marbut Road at 1970 and 1978 Panola Road, Lithonia, GA. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-038-03-012 & 16-038-03-021

Request: 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 16,000 square-foot cultural facility.

Property Owners: Guyana Association of Georgia, Inc.

Applicant/Agent: Guyana Association of Georgia, Inc.

Acreage: 4.132 Acres

Existing Land Use: Single Family Residence & Adjacent Wooded Lot

Surrounding Properties: North of the site is zoned R-100 (Residential Medium Lot) District and is developed with single-family detached residences. South of the site is zoned RSM (Small Lot Residential Mix) District and developed with single-family detached residences. Directly across from the site along the west side of Panola Road is an institutional use (Christ Sanctuary Church) on property zoned R-100. The west side of Panola Road is also developed with single-family detached residences zoned R-100.

Comprehensive Plan: Suburban (SUB) Consistent X

Proposed Total Sq. Feet: Up to 16,000 Square Feet	Existing Residential Sq. Footage: Approximately 2,563 Square Feet
Proposed Lot Coverage: 27.5%	Existing Lot Coverage: <35%



404.371.2155 (o)
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DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave.
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SEP 05 2019

BY:

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

Date Received: 09/05/19 Application No: 2-19-1243514

Applicant Name: Guyana Association of Georgia, Inc. Attn: Mr. Carl Lashley, President

Applicant E-Mail Address: cclashley@gmail.com

Applicant Mailing Address: PO Box 360744, Decatur, GA 30036

physical: 1970 Panola Road, Lithonia, GA 30058

Applicant Daytime Phone: 240-350-5879 Fax: _____

Owner Name: Guyana Association of Georgia, Inc. Attn: Mr. Carl Lashley, President
If more than one owner, attach list of owners.

Owner Mailing Address: PO Box 360744, Decatur, GA 30036

Owner Daytime Phone: 240-350-5879

Address of Subject Property: 1970 Panola Road and 1978 Panola Road, Lithonia GA 30058

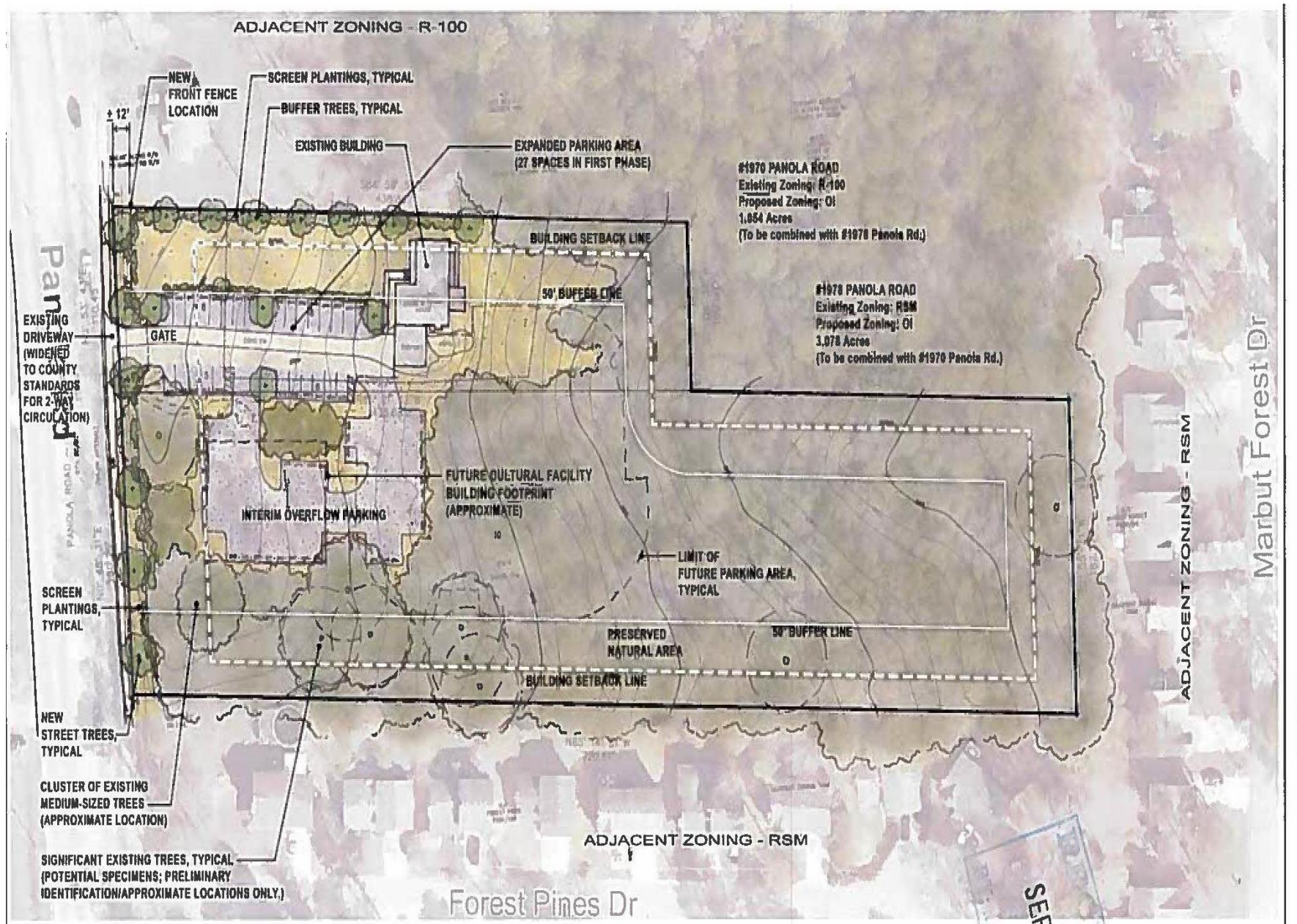
Parcel ID#: 1970 Panola: 16-038-03-012
1978 Panola: 16-038-03-021

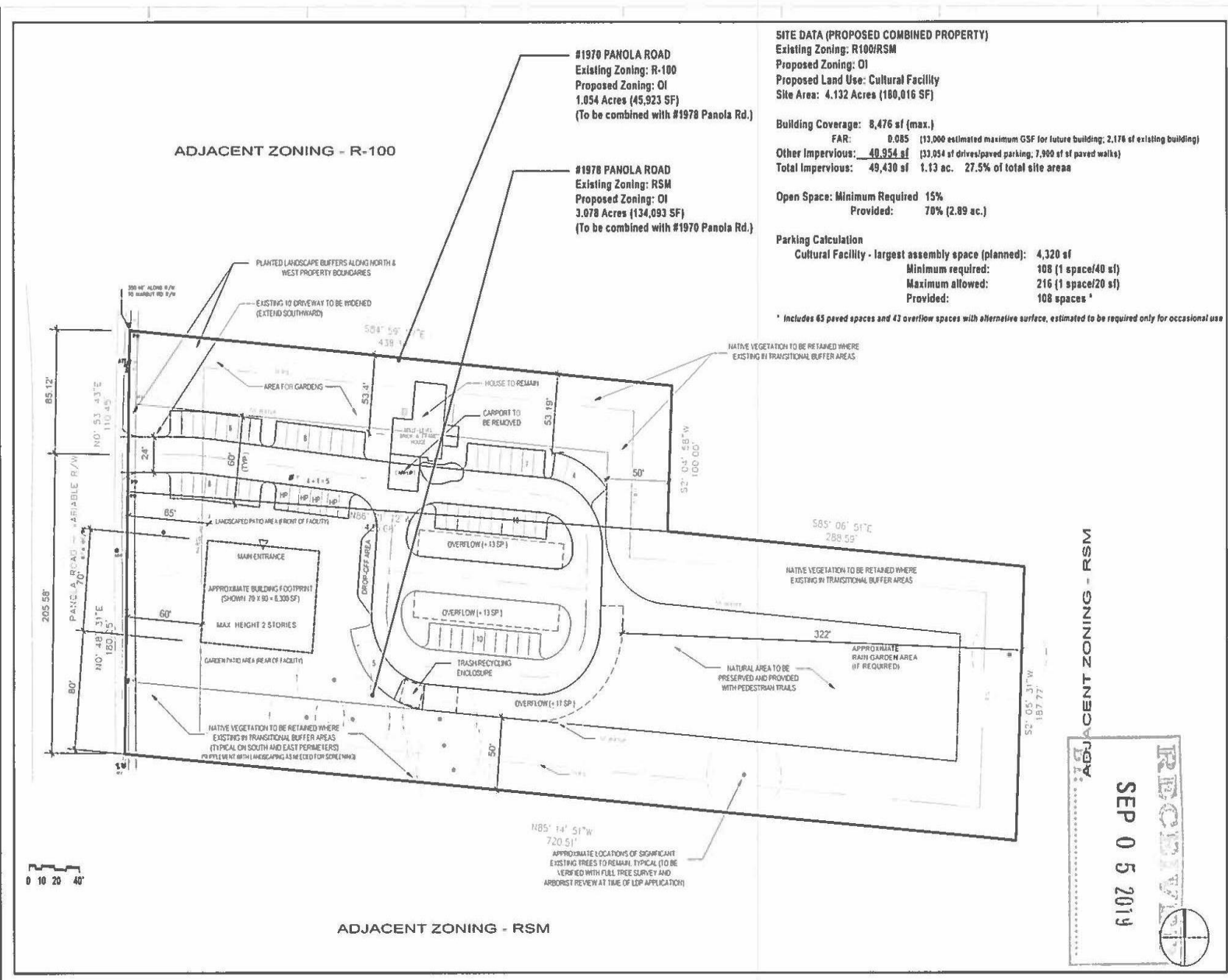
Acreage: 4.132 acres Commission District: 5

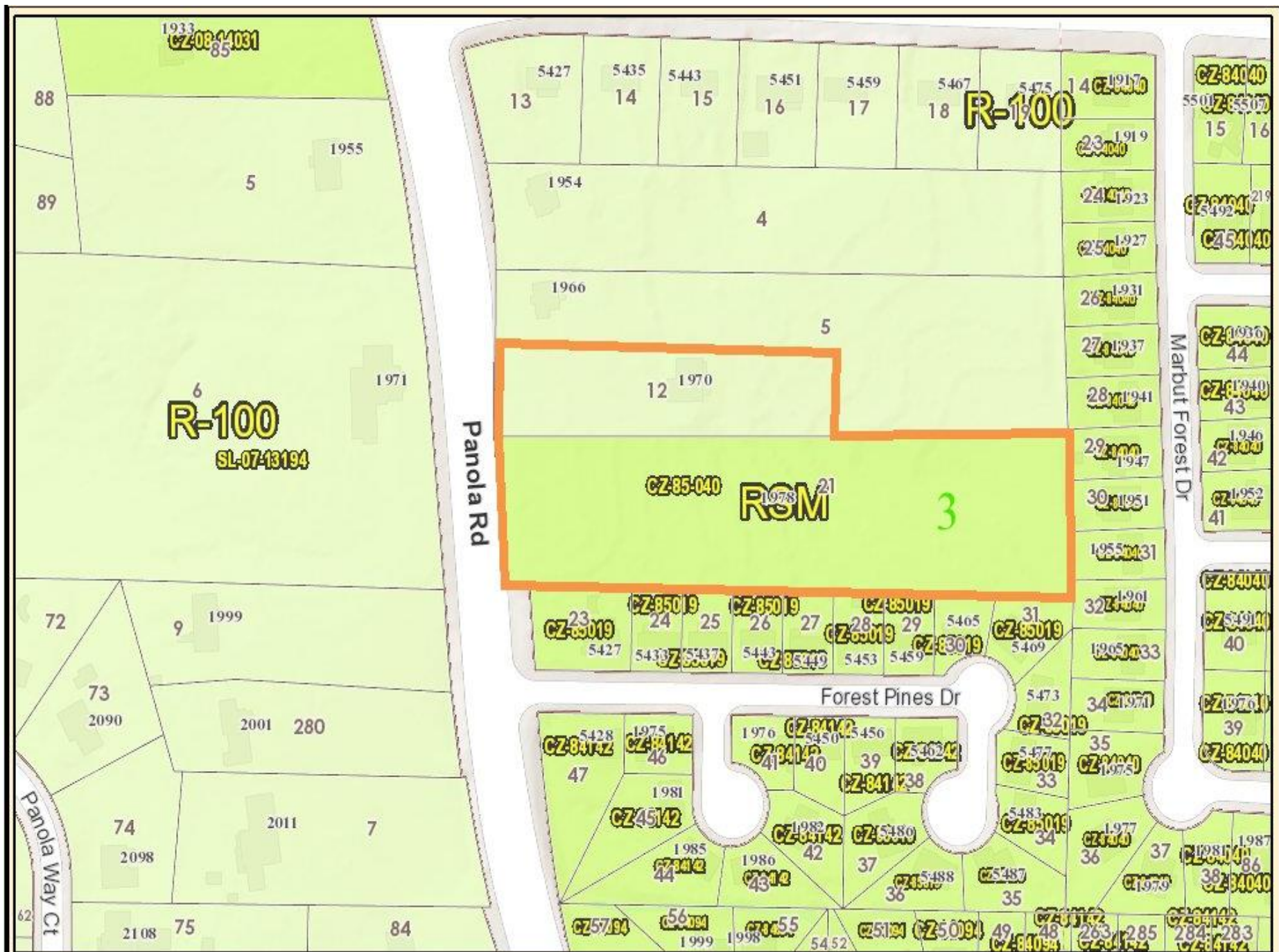
Present Zoning District: 1970: R-100
1978: RSM Proposed Zoning District: O-I

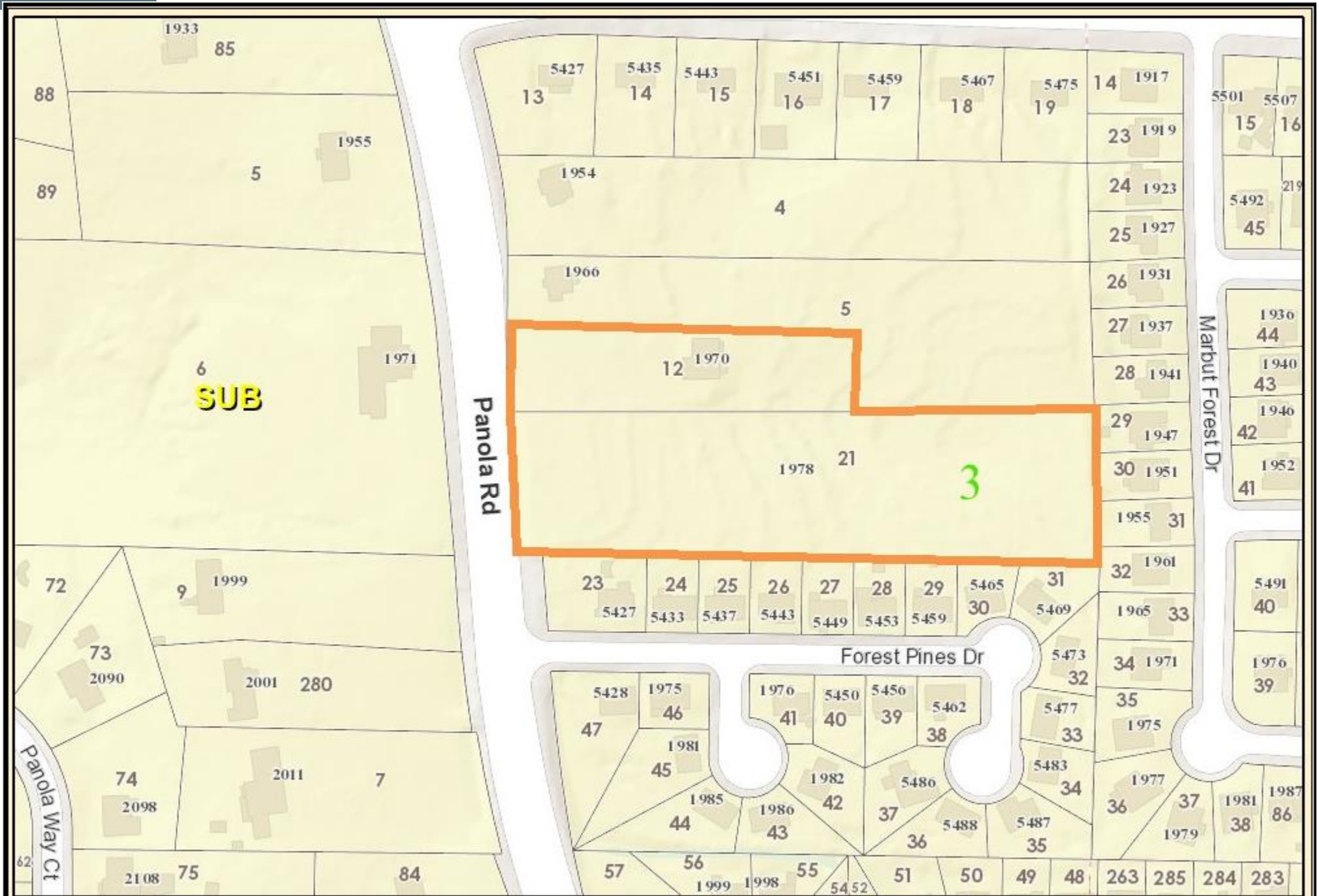
Present Land Use Designation: SUB Proposed Land Use Designation: SUB

(For Office Use) Filing Fee: _____













Property at 1970 Panola Road



Undeveloped adjacent property at 1978 Panola Road



Nearby Institutional Use (Christ Sanctuary Church) across from site at 1971 Panola Road



Adjacent single-family residence at 1966 Panola Road