



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

**(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto: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.:** SLUP-19-1243515 **Agenda #:** N.8

**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 request a Special Land Use Permit (SLUP) in an 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

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



DeKalb County  
GEORGIA

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SEP 05 2019

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: 09/05/19 Application No.: SLUP-19-1243513

APPLICANT NAME: Guyana Association of Georgia, Inc. Attn: Mr. Carl Lashley, President

Daytime Phone #: 240-350-5879 Fax #: SEP 05 2019

Mailing Address: PO Box 360744, Decatur, GA 30036

E-mail: cclashley@gmail.com

OWNER NAME: Guyana Association of Georgia, Inc. Attn: Mr. Carl Lashley, President (If more than one owner, attach contact information for each owner)

Daytime Phone #: 240-350-5879 Fax #:

Mailing Address: PO Box 360744, Decatur, GA 30036. [physical: 1970 Panola Road,

Lithonia, GA 30058] E-mail: cclashley@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1970 Panola Road and 1978 Panola Road,

Lithonia GA 30058, DeKalb County, GA,

District(s): 16th Land Lot(s): 38 Block(s): 03 Parcel(s): 012 and 021

Acreage or Square Feet: 4.132 ac Commission District(s): 5 Existing Zoning: 1970: R-100

1978: RSM  
Proposed: O-I

Proposed Special Land Use (SLUP): Cultural Facility

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

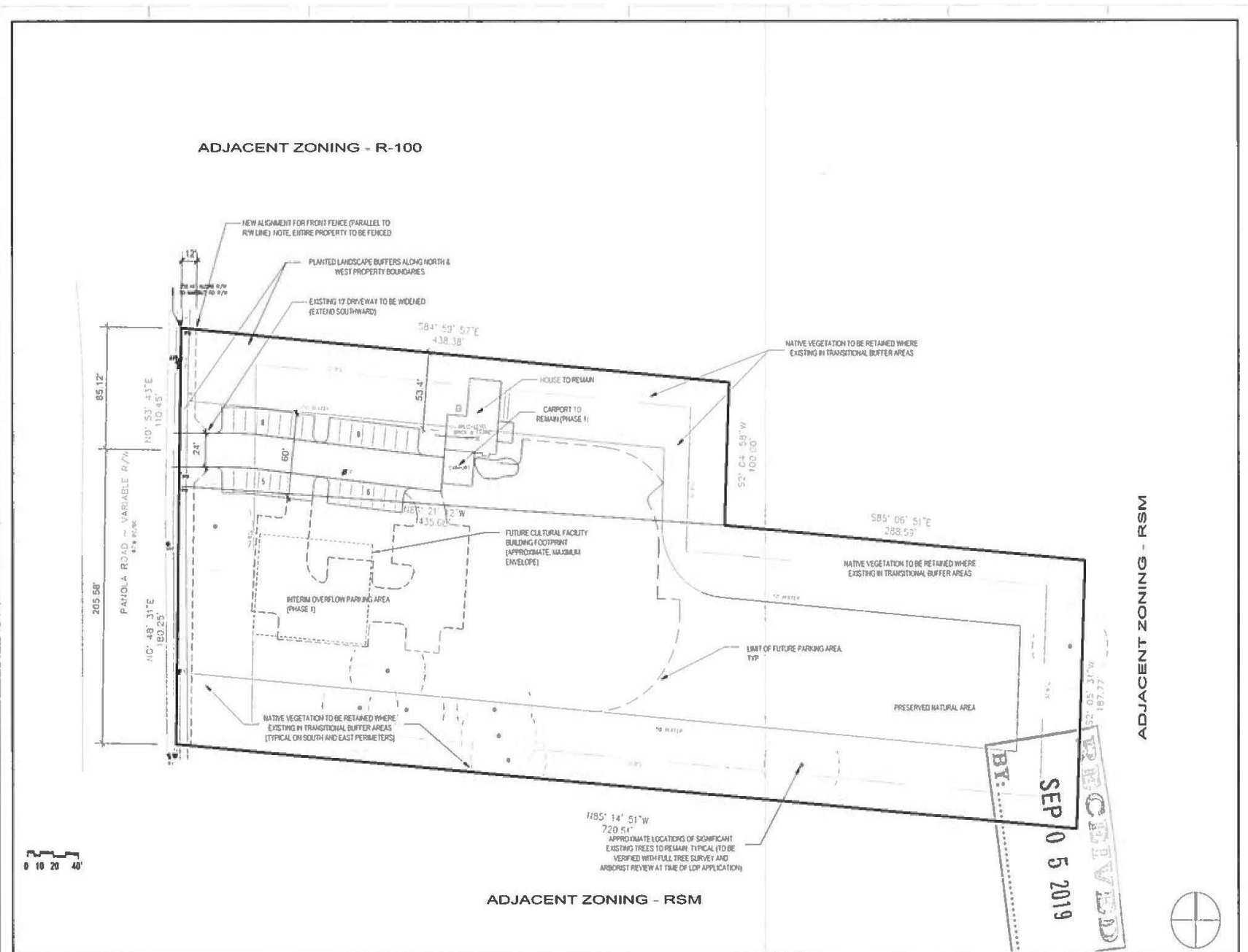
Owner: ☒ Agent:  Signature of Applicant: [Signature]  
(Check One)

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

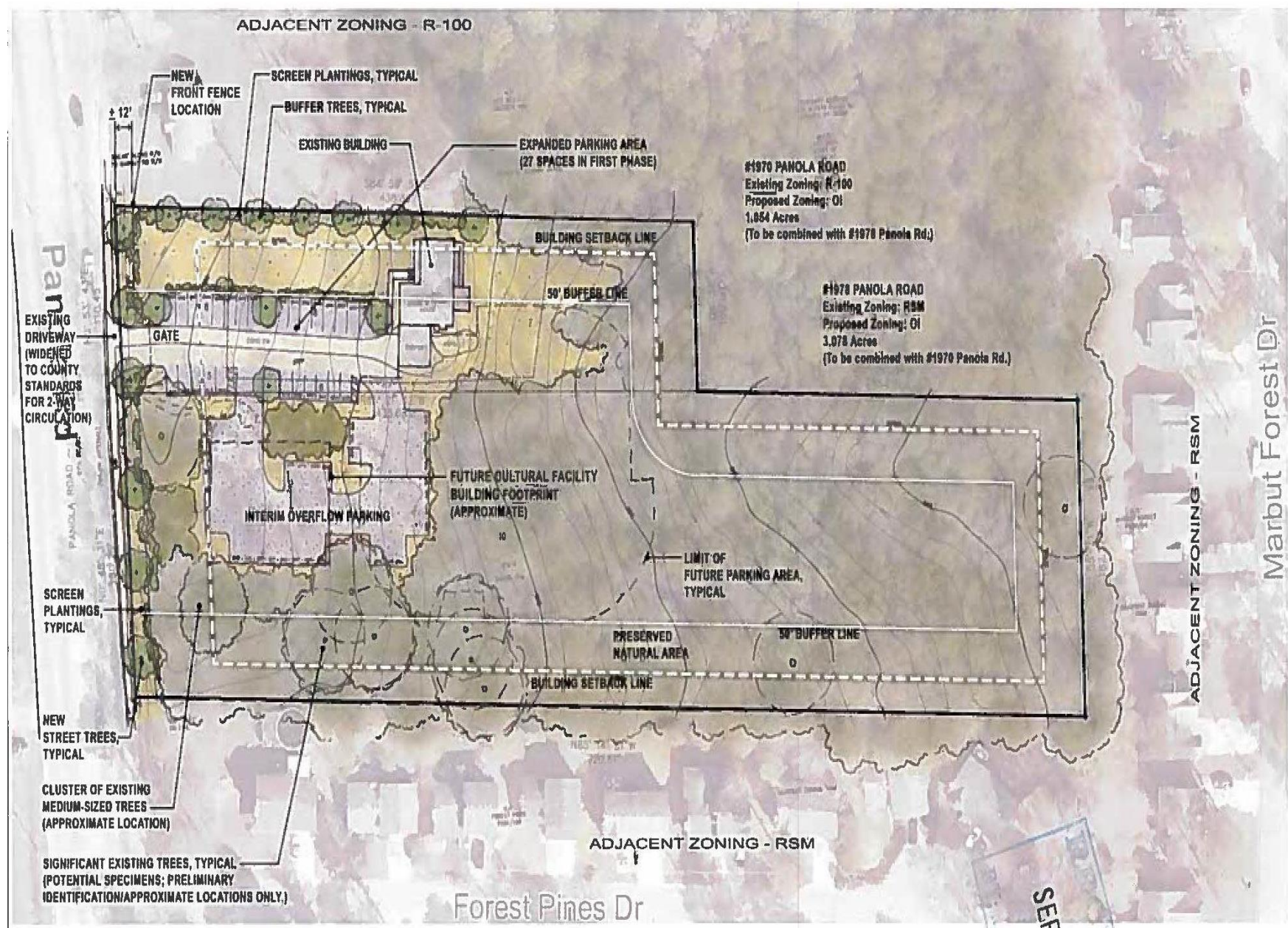
Notary Signature and Seal:

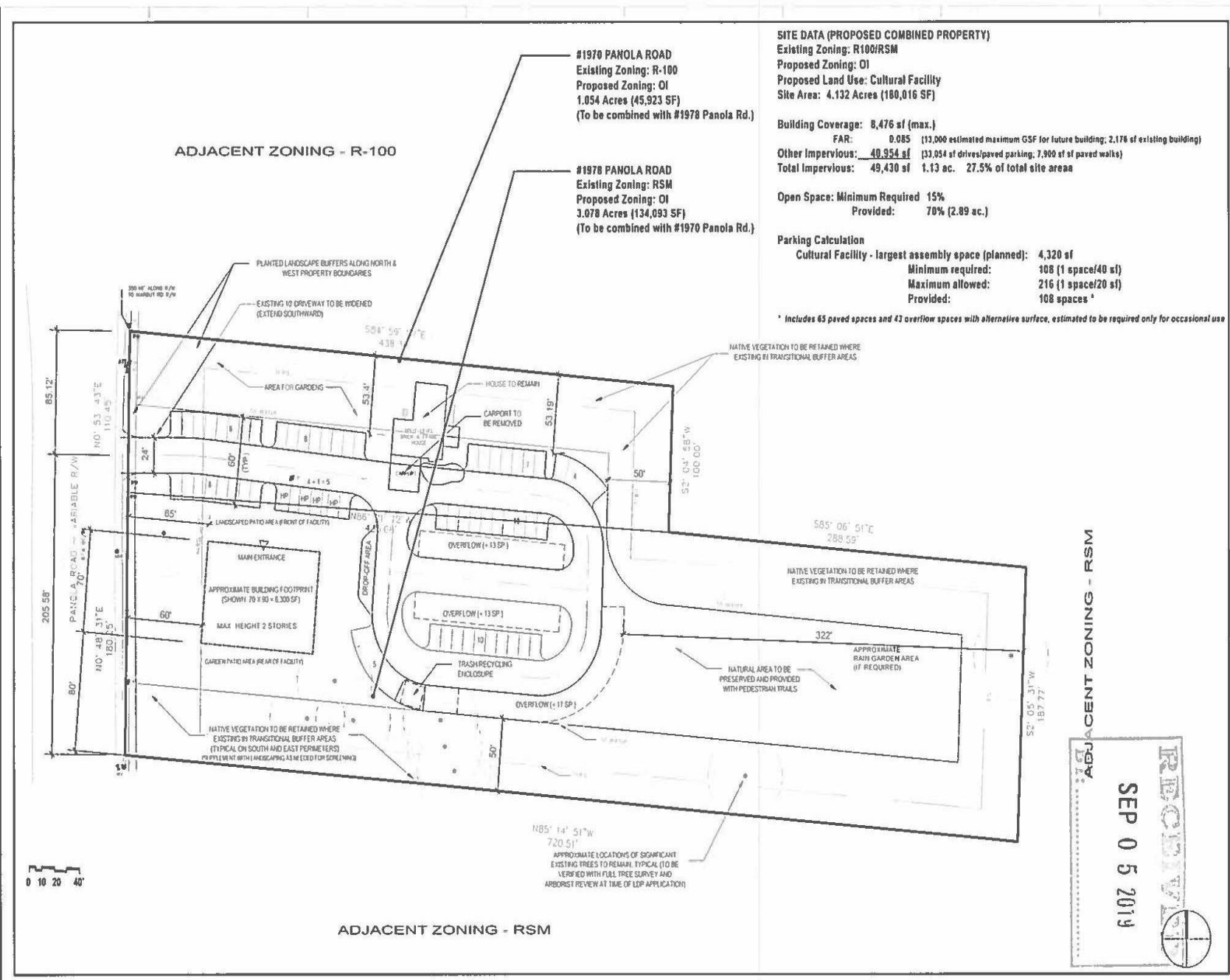
[Signature]  
CLAUD H. LONDON  
NOTARY PUBLIC  
DEKALB COUNTY, GEORGIA  
MY COMM. EXPIRES  
10/11/2019



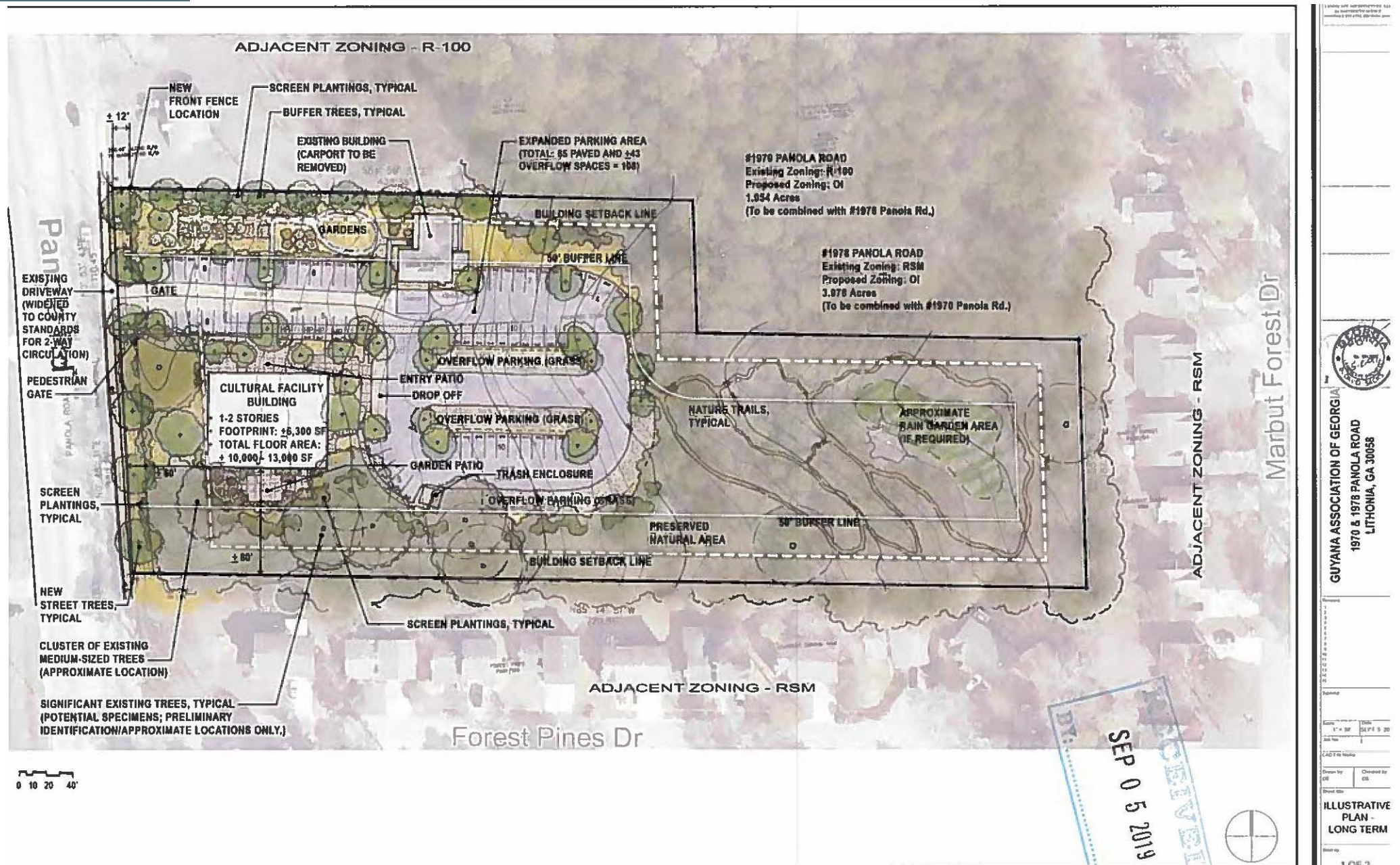




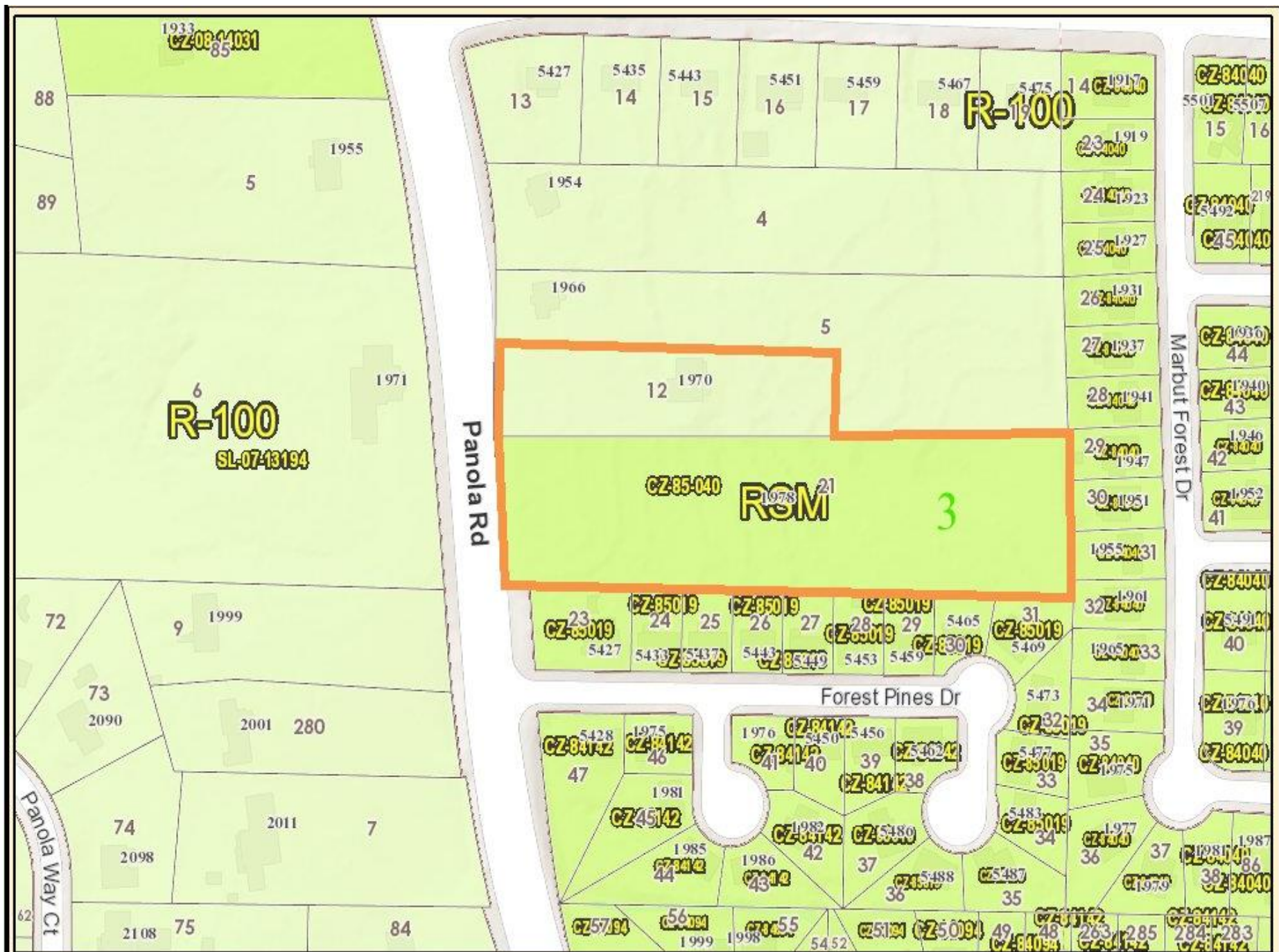




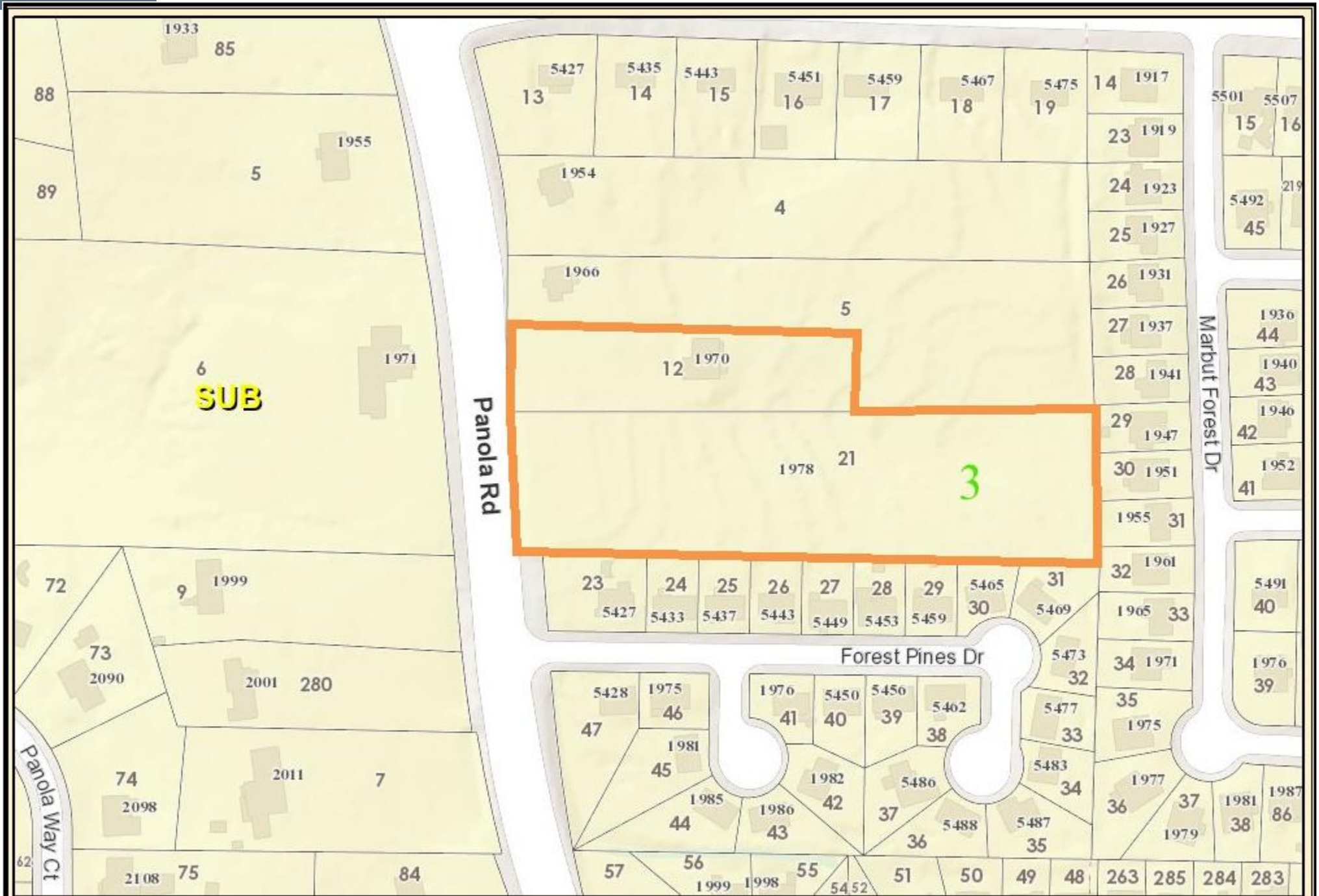




















Property at 1970 Panola Road



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