

REZONING APPLICATION**to Amend the Official Zoning Map of DeKalb County, Georgia**APPLICANT/OWNER: Reginald CraytonSubject Property Address: 4710 Mandy Wicker LaneCity: Stone Mountain State: GA Zip: 30088Parcel ID Number(s): 15 192 06 185Acreage: 6.64 Commission District(s): 5 Super District: 7Existing Zoning District(s): RSM Proposed Zoning District(s): R-85Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): _____ (if applicable)

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

☐

Owner

☒

Agent

Signature: Reginald CraytonDate: 7/2/26

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

REZONE APPLICATION FEES:**RE, RLG, R-100, R-85, R-75, R-60 MHP, RNC, RSM, MR-1, MR-2** **\$500.00****HR-1, HR-2, HR-3 MU-1, MU-2, MU-3, MU-4,** **\$750.00****MU-5 O-I, OD, OIT, NS, C-1, C-2, M, M-2**

**DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.**

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

☐ Yes ☒ No

***Notary seal not needed if answer is "No"**

If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030


Notary

 
Signature of Applicant Date

Check one: Owner ☐ Agent ☒

6-15-2029
Expiration Date/ Seal



AUTHORIZATION

The property owner(s) should complete this form or a similar signed and notarized form if the individual filing the application with the County is not the property owner.

Date: 06/27/2026

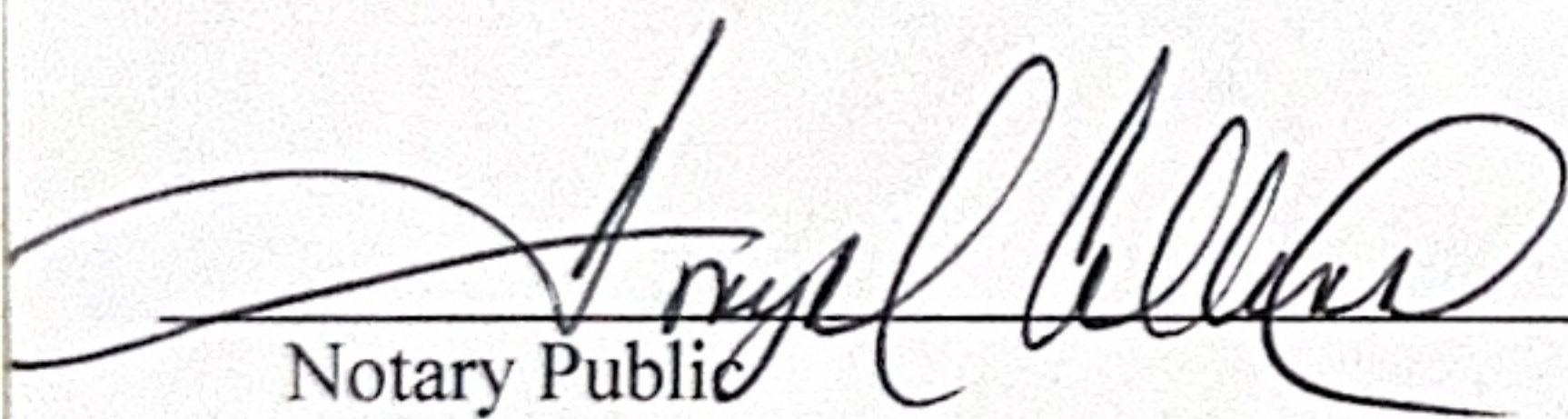
TO WHOM IT MAY CONCERN:

I/WE: Sikh Study Circle
Name of Owner(s)

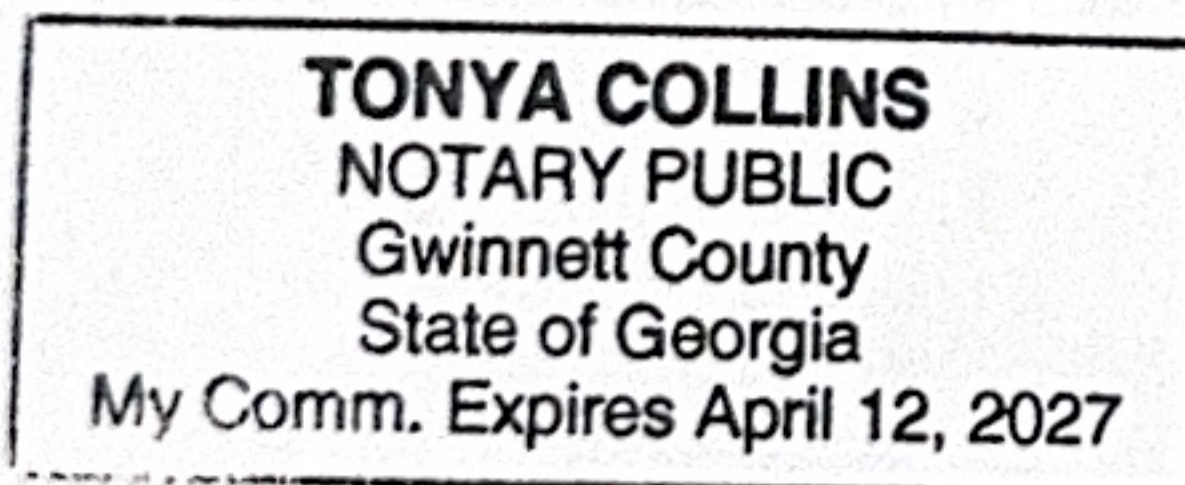
being owner(s) of the subject property described below or attached hereby delegate authority to:

Reginald Crayton
Name of Agent or Representative

to file an application on my/our behalf.


Notary Public

Sikh Study Circle Inc 
Owner



Date: 06/29/2026



7/24/2026

RE: Application to rezone 4710 Mandy Wicker Lane, Stone Mountain, GA 30088
Application for a Special Land Use Permit for 1821 South Hairston Rd & 4710 Mandy Wicker Lane, Stone Mountain, GA 30088

Dear Property Owner:

On behalf of the Applicant, we would like to invite you to attend a community meeting regarding the proposed **Expansion of the Existing Gurdwara Sahib Sikh Spiritual Center Campus** located at **1821 South Hairston Road, Stone Mountain, Georgia 30088**.

The purpose of this meeting is to present the proposed expansion plans, provide an overview of the project, answer questions, and receive comments from community leaders and neighboring property owners prior to the public hearing process.

The proposed project includes:

- Dekalb County application to rezone the property at 4710 Mandy Wicker Lane
- Dekalb County application for a Special Land Use Permit at 1821 South Hairston Rd and 4710 Mandy Wick Lane, Stone Mountain, GA 30088
- Expansion of the Existing Gurdwara Sahib Sikh Spiritual Center Campus;
- Additional off-street parking to better accommodate the needs of the congregation;
- Associated site improvements designed to enhance the functionality of the existing campus.

The Applicant values being a good neighbor and welcomes the opportunity to meet with the community, discuss the proposed improvements, and hear any questions or concerns.

Community Information Meeting

Date: Monday, August 10, 2026

Time: 6:00 PM

Location:

Gurdwara Sahib Sikh Spirtual Center Campus

1821 South Hairston Road

Stone Mountain, Georgia 30088

Your participation is encouraged and appreciated. We hope you will join us to learn more about the proposed project and provide your input.

To help us prepare for the meeting, please pre-register by scanning the QR code below or visiting the registration link. While registration is appreciated, all interested community members are welcome to attend.

https://docs.google.com/forms/d/e/1FAIpQLSdK_CeJi37Y7H5ha1vUv5UmnX_UNr0umyd5RLnzh0mdNDHhvw/viewform?usp=publish-editor



If you are unable to attend the meeting but would like additional information or wish to discuss the project, please contact:

Reginald Crayton (Civil Engineer)

[Redacted contact information]

[Redacted contact information]

Shonna Wilson (Permit Administrator)

[Redacted contact information]

[Redacted contact information]

Thank you for your time and consideration. We look forward to meeting with you and discussing the proposed **Expansion of the Existing Gurdwara Sahib Sikh Spirtual Center Campus.**

Sincerely,

Reginald Crayton

Applicant Representative

IMPACT ANALYSIS

Section 27-7.3.5 – Standards and Factors Governing Review of Proposed Amendments to the Official Zoning Map

Applicant: Reginald Crayton

Property Address: 4710 Mandy Wicker Lane, Stone Mountain, Georgia 30088

Parcel ID: 15 192 06 185

Requested Rezoning: RSM to R85

A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?

Yes. The proposed rezoning supports the orderly development of the property by allowing the expansion of the existing Sikh Study Circle campus onto an adjoining parcel under common ownership. The request promotes coordinated site planning and is compatible with the surrounding development pattern. The proposal also supports the continuation of an established institutional use that has previously been approved by DeKalb County.

B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?

Yes. The proposed use is a logical expansion of the existing Sikh Study Circle located on the adjoining R85-zoned property. The requested rezoning will create a consistent zoning classification between the two parcels and allow them to function as one unified religious campus.

C. Does the subject property have a reasonable economic use as currently zoned?

While the property has reasonable use under its current zoning classification, the requested rezoning provides a more appropriate use by allowing the property to function as part of the existing Sikh Study Circle campus. The proposal represents an efficient use of land under common ownership.

D. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby properties?

No. The proposed expansion is compatible with surrounding land uses and is not expected to adversely affect neighboring properties. The development will comply with applicable

County requirements for site design, parking, access, landscaping, buffering, stormwater management, and other development standards.

E. Are there 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?

Yes. The subject property is contiguous to the existing Sikh Study Circle campus and is under common ownership. The proposed rezoning, Special Land Use Permit, and future lot combination will allow both properties to function as one integrated campus while accommodating the congregation's continued growth through the expansion of the sanctuary, proposed gymnasium, expanded parking, and proposed soccer field.

F. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?

No. Based on the information currently available, the proposed development is not anticipated to adversely affect any known historic buildings, historic districts, or archaeological resources.

G. Will the zoning proposal result in a use which would or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

No. The proposal expands an existing place of worship rather than introducing a new land use. Access and infrastructure currently serve the existing campus, and all improvements will be reviewed during the applicable development permitting process to ensure compliance with County standards.

H. Will the zoning proposal adversely impact the environment or surrounding natural resources?

No. The proposed development will comply with all applicable environmental regulations, including stormwater management, erosion and sedimentation control, tree protection, and other County development requirements.

LETTER OF APPLICATION

Concurrent Rezoning (RSM to R85) and Special Land Use Permit

Sikh Study Circle Campus Expansion
4710 Mandy Wicker Lane
Stone Mountain, Georgia 30088

Applicant Information

Applicant	Reginald Crayton
Property Address	4710 Mandy Wicker Lane Stone Mountain, GA 30088
Parcel ID	15 192 06 185
Acreage	6.64 Acres
Existing Zoning	RSM
Requested Zoning	R85
Future Land Use	SUB (Suburban)
Proposed Use	Worship Temple (Sikh Study Circle Campus Expansion)

Proposed Zoning Classification

The Applicant requests that the subject property be rezoned from **RSM** (Residential Suburban Mixed) to **R85** (Single-Family Residential). The requested zoning will establish consistency with the adjoining property at **1821 South Hairston Road**, currently developed as the existing Gurdwara Sahib Sikh Spiritual Center, consisting of exactly 6.64 acres.

Reason for the Rezoning Request

The rezoning is requested to facilitate the expansion of the existing Sikh Study Circle campus. Concurrent approval of a Special Land Use Permit will authorize the expansion of the existing place of worship. Following approval, the Applicant intends to combine the two adjoining parcels into one unified place of worship.

Existing and Proposed Use of the Property

The adjoining properties at **1821 South Hairston Road** and **4710 Mandy Wicker Lane** are under common ownership. The existing campus is located on the **R85-zoned parcel**. The subject property will be incorporated into the campus to accommodate an expanded sanctuary, a proposed gymnasium, expanded parking, a proposed soccer field, and related site improvements supporting worship, education, fellowship, recreation, and community outreach.

Characteristics of the Proposed Development

The proposed campus expansion includes an addition to the existing place of worship and associated site improvements. For architectural purposes, the existing worship facility is

identified as the 'Second Floor' while the proposed addition extends over portions of the new 'First Floor'.

Architectural Building Statistics

Description	Square Feet
Existing Building Footprint (Second Floor)	11,708
Proposed Addition Footprint	20,545
Total Building Footprint	32,253
Total First Floor Area	16,304
Total Second Floor Area	22,264
Total Combined Building Area	38,568
Total Building Addition	26,860

The proposed expansion has been designed to accommodate the continued growth of the congregation by providing additional worship space, educational facilities, fellowship areas, administrative offices, a proposed gymnasium, expanded parking, a proposed soccer field, and supporting infrastructure while maintaining compatibility with the adjoining property.

Request for Approval

The Applicant respectfully requests approval of the requested Rezoning from RSM to R85 and the accompanying Special Land Use Permit to allow the orderly expansion of the Sikh Study Circle campus. The Applicant appreciates the consideration of this application.

Respectfully submitted,

Reginald Crayton
Applicant

STATEMENT OF CURRENT ZONING CLASSIFICATION

Proposed Expansion of the Existing Gurdwara Sahib Sikh Spiritual Center Campus

Property Address	4710 Mandy Wicker Lane, Stone Mountain, GA 30088
Parcel ID	15 192 06 185
Acreage	6.64 Acres
Current Zoning Classification	RSM (Residential Small Lot Mix)
Requested Zoning Classification	R-85
Existing Land Use Designation	SUB

The subject property located at 4710 Mandy Wicker Lane, Stone Mountain, Georgia 30088, identified as Parcel ID 15 192 06 185, consists of approximately 6.64 acres and is currently classified within the RSM (Residential Small Lot Mix) Zoning District.

The Applicant is requesting rezoning of the subject property from RSM to R-85 in conjunction with a Special Land Use Permit to support the Proposed Expansion of the Existing Gurdwara Sahib Sikh Spiritual Center Campus.

Respectfully Submitted,

Reginald Crayton
Applicant Representative

STATEMENT OF PROPOSED USE OF PROPERTY

Proposed Expansion of the Existing Gurdwara Sahib Sikh Spiritual Center Campus

Subject Property	4710 Mandy Wicker Lane, Stone Mountain, GA 30088
Parcel ID	15 192 06 185
Acreage	6.64 Acres
Requested Zoning	R-85
Proposed Use	Expansion and support of the existing religious campus

The subject property located at 4710 Mandy Wicker Lane is proposed to be incorporated into the adjoining Gurdwara Sahib Sikh Spiritual Center Campus, located at 1821 South Hairston Road, as part of the overall expansion of the existing religious campus.

The proposed use of the subject property will support the existing place of worship and campus through the development of additional off-street parking, a proposed soccer field, and associated site improvements, including access and internal circulation, landscaping and buffering, and supporting infrastructure.

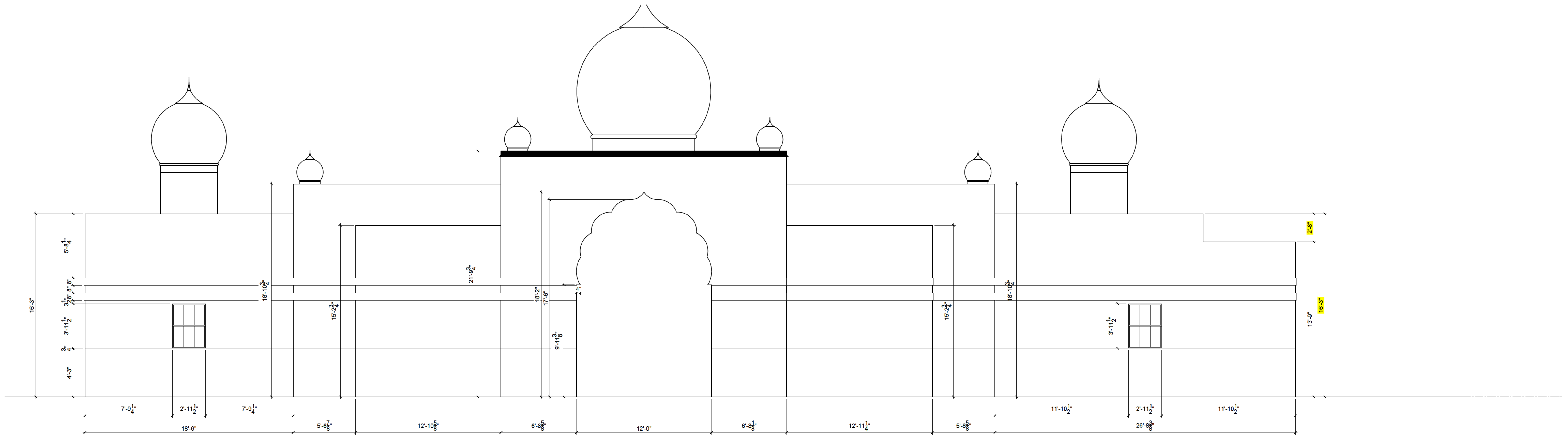
The overall campus expansion also includes improvements to the existing religious facility at 1821 South Hairston Road, including expansion of the sanctuary and a proposed gymnasium. Upon completion of the proposed improvements, the expanded building is anticipated to contain approximately 38,568 square feet of total floor area.

The properties at 1821 South Hairston Road and 4710 Mandy Wicker Lane are under common ownership and are intended to be combined to function as one unified religious campus. The proposed use of 4710 Mandy Wicker Lane is therefore intended as an extension of and support for the existing Gurdwara Sahib Sikh Spiritual Center Campus rather than as an independent development.

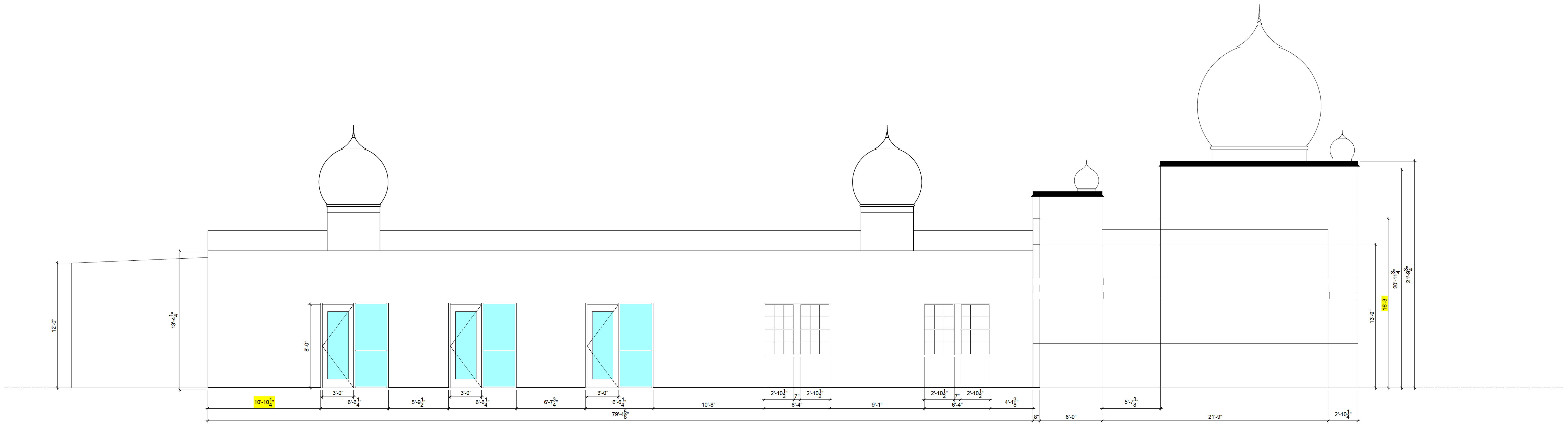
The requested rezoning from RSM to R-85, together with the requested Special Land Use Permit for a place of worship, will facilitate the proposed campus expansion and establish zoning and land-use consistency between the adjoining properties.

Respectfully Submitted,

Reginald Crayton
Applicant Representative



1 EXISTING FRONT ELEVATION
A-2.0 SCALE: 1/8" = 1'-0"



2 EXISTING RIGHT ELEVATION
A-2.0 SCALE: 1/8" = 1'-0"

E-SEAL AND SIGNATURE
E-SEALED: 0/0/0

KWON ARCHITECTURE
MIKE KWON, RA
ARCHITECT@KWONBOUTLOOK.COM

BY

REVISION DESCRIPTION

DATE

#

SHEET DESCRIPTION:
EXISTING ELEVATIONS

LOCATION:
GURUDWARA SAHIB - SIKH STUDY CIRCLE
1821 S. HAIRSTON RD.
STONE MOUNTAIN, GA 30088

CHECKED BY:
MK

DRAWN BY:
MK

ARCHITECTURE

SHEET
A-2.0

ORIGINAL ISSUE DATE:
0/0/0

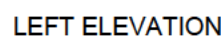
NOT RELEASED FOR CONSTRUCTION



NOT RELEASED FOR CONSTRUCTION



A-2.1 SCALE: 1/8" = 1'-0"



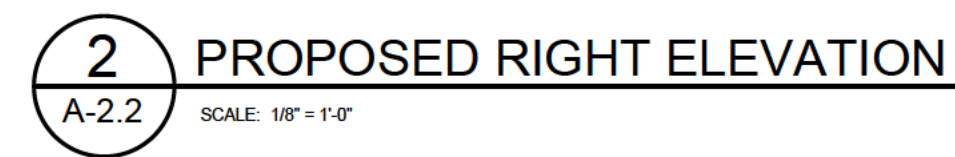
2 PROPOSED LEFT ELEVATION
A-2.1 SCALE: 1/8" = 1'-0"

A-2.1 SCALE: 1/8" = 1'-0"

ORIGINAL ISSUE DATE
0/0/0

LOCATION: GURUDWARA SAHIB - SIKH STUDY CIRCLE
1821 S. HAIRSTON RD
STONE MOUNTAIN, GA 30088

NOT RELEASED FOR CONSTRUCTION

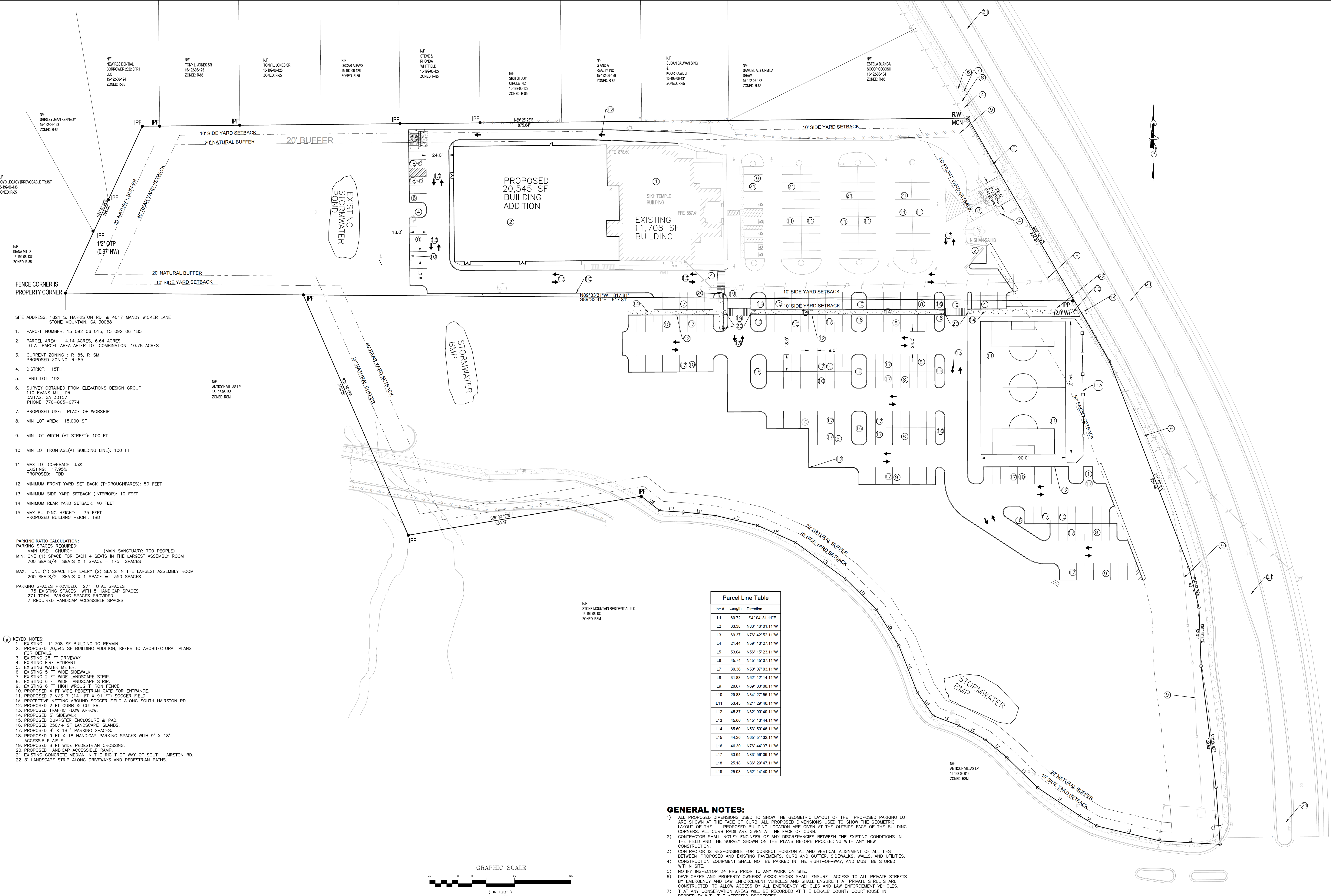


ARCHITECTURE

SHEET
SHEET#

ORIGINAL ISSUE DATE:
0/0/0

NOT RELEASED FOR CONSTRUCTION



- SITE ADDRESS: 1821 S. HARRISTON RD. & 4017 MANDY WICKER LANE
STONE MOUNTAIN, GA 30088
1. PARCEL NUMBER: 15 092 06 015, 15 092 06 185
 2. PARCEL AREA: 4.14 ACRES, 6.64 ACRES
TOTAL PARCEL AREA AFTER LOT COMBINATION: 10.78 ACRES
 3. CURRENT ZONING: R-B5, R-SM
PROPOSED ZONING: R-B5
 4. DISTRICT: 15TH
 5. LAND LOT: 192
 6. SURVEY OBTAINED FROM ELEVATIONS DESIGN GROUP
110 EVANS MILL DR
DALLAS, GA 30157
PHONE: 770-865-6774
 7. PROPOSED USE: PLACE OF WORSHIP
 8. MIN LOT AREA: 15,000 SF
 9. MIN LOT WIDTH (AT STREET): 100 FT
 10. MIN LOT FRONTAGE(AT BUILDING LINE): 100 FT
 11. MAX LOT COVERAGE: 35%
EXISTING: 17.95%
PROPOSED: TBD
 12. MINIMUM FRONT YARD SET BACK (THOROUGHFARES): 50 FEET
 13. MINIMUM SIDE YARD SETBACK (INTERIOR): 10 FEET
 14. MINIMUM REAR YARD SETBACK: 40 FEET
 15. MAX BUILDING HEIGHT: 35 FEET
PROPOSED BUILDING HEIGHT: TBD

PARKING RATIO CALCULATION:
PARKING SPACES REQUIRED:
MAIN USE: CHURCH (MAIN SANCTUARY: 700 PEOPLE)
MIN: ONE (1) SPACE FOR EACH 4 SEATS IN THE LARGEST ASSEMBLY ROOM
700 SEATS/4 SEATS X 1 SPACE = 175 SPACES
MAX: ONE (1) SPACE FOR EVERY (2) SEATS IN THE LARGEST ASSEMBLY ROOM
200 SEATS/2 SEATS X 1 SPACE = 300 SPACES
PARKING SPACES PROVIDED: 271 TOTAL SPACES
75 EXISTING SPACES WITH 5 HANDICAP SPACES
271 TOTAL PARKING SPACES PROVIDED
7 REQUIRED HANDICAP ACCESSIBLE SPACES

- KEY NOTES:
1. EXISTING 11,708 SF BUILDING TO REMAIN.
 2. PROPOSED 20,545 SF BUILDING ADDITION, REFER TO ARCHITECTURAL PLANS FOR DETAILS.
 3. EXISTING 28 FT DRIVEWAY.
 4. EXISTING FIRE HYDRANT.
 5. EXISTING WATER METER.
 6. EXISTING 5 FT WIDE SIDEWALK.
 7. EXISTING 2 FT WIDE LANDSCAPE STRIP.
 8. EXISTING 6 FT WIDE LANDSCAPE STRIP.
 9. EXISTING 6 FT HIGH WROUGHT IRON FENCE.
 10. PROPOSED 4 FT WIDE PEDESTRIAN GATE FOR ENTRANCE.
 11. PROPOSED 7 1/2' X 7 (141 FT X 91 FT) SOCCER FIELD.
 - 11A. PROTECTIVE NETTING AROUND SOCCER FIELD ALONG SOUTH HAIRSTON RD.
 12. PROPOSED 2 FT CURB & GUTTER.
 13. PROPOSED TRAFFIC FLOW ARROW.
 14. PROPOSED 5' SIDEWALK.
 15. PROPOSED DUMPSTER ENCLOSURE & PAD.
 16. PROPOSED 250'-x-5' LANDSCAPE ISLANDS.
 17. PROPOSED 9' X 18' PARKING SPACES.
 18. PROPOSED 9' X 18' HANDICAP PARKING SPACES WITH 9' X 18' ACCESSIBLE ASLE.
 19. PROPOSED 8 FT WIDE PEDESTRIAN CROSSING.
 20. PROPOSED HANDICAP ACCESSIBLE RAMP.
 21. EXISTING CONCRETE MEDIAN IN THE RIGHT OF WAY OF SOUTH HAIRSTON RD.
 22. 3' LANDSCAPE STRIP ALONG DRIVEWAYS AND PEDESTRIAN PATHS.

Parcel Line Table		
Line #	Length	Direction
L1	60.72	S4° 04' 31.11"E
L2	63.38	N86° 46' 01.11"W
L3	69.37	N76° 42' 52.11"W
L4	21.44	N59° 10' 27.11"W
L5	53.04	N56° 15' 23.11"W
L6	45.74	N45° 45' 07.11"W
L7	30.36	N50° 07' 03.11"W
L8	31.83	N62° 12' 14.11"W
L9	28.67	N69° 03' 00.11"W
L10	29.83	N34° 27' 55.11"W
L11	53.45	N21° 29' 46.11"W
L12	45.37	N32° 00' 49.11"W
L13	45.66	N45° 13' 44.11"W
L14	65.60	N53° 50' 46.11"W
L15	44.26	N65° 51' 32.11"W
L16	46.30	N76° 44' 37.11"W
L17	33.64	N83° 56' 09.11"W
L18	25.18	N86° 29' 47.11"W
L19	25.03	N52° 14' 40.11"W

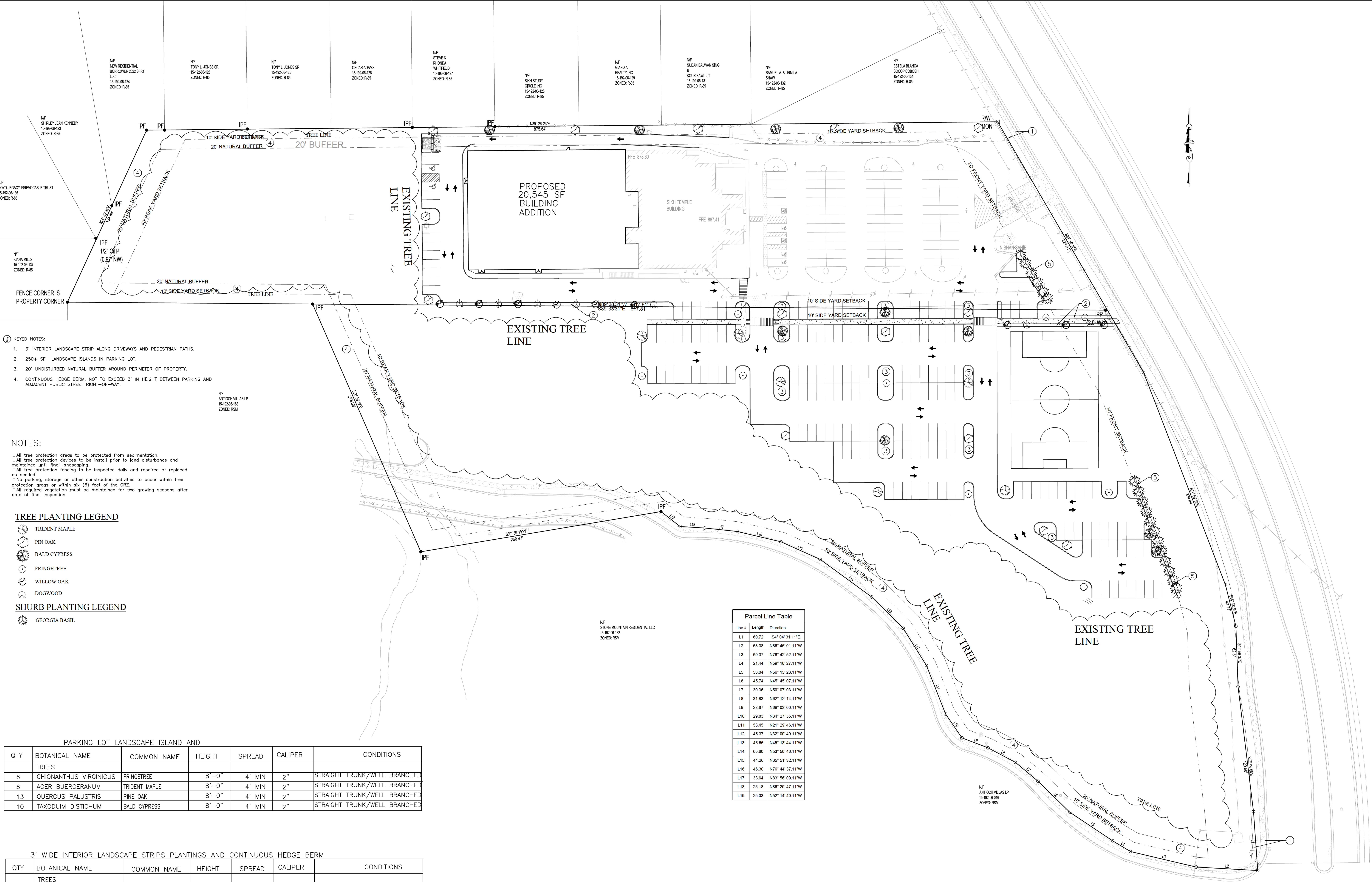
- GENERAL NOTES:
- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADI ARE GIVEN AT THE FACE OF CURB.
 - 2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES. CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN THE RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.
 - 4) NOTIFY INSPECTOR 24 HRS PRIOR TO ANY WORK ON SITE.
 - 5) DEVELOPERS AND PROPERTY OWNERS' ASSOCIATIONS SHALL ENSURE ACCESS TO ALL PRIVATE STREETS BY EMERGENCY AND LAW ENFORCEMENT VEHICLES AND SHALL ENSURE THAT PRIVATE STREETS ARE CONSTRUCTED TO ALLOW ACCESS BY ALL EMERGENCY VEHICLES AND LAW ENFORCEMENT VEHICLES.
 - 6) THAT ANY CONSERVATION AREAS WILL BE RECORDED AT THE DEKALB COUNTY COURTHOUSE IN PERPETUITY WITH THE AFFECTED PROPERTIES.

REV.	DESCRIPTION:	DATE:	REV.	DESCRIPTION:	DATE:

CONCEPTUAL SITE PLAN



SCALE: 1" =30'		DATE: 7/13/2026	
SHEET NO. C.1	GURDWARA SAHIB SIKH SPIRITUAL CENTER		
	CAMPUS EXPANSION		
	1821 SOUTH HAIRSTON ROAD		
	STONE MOUNTAIN, GA 30088		



- # KEYED NOTES:
- 3' INTERIOR LANDSCAPE STRIP ALONG DRIVEWAYS AND PEDESTRIAN PATHS.
 - 250+ SF LANDSCAPE ISLANDS IN PARKING LOT.
 - 20' UNDISTURBED NATURAL BUFFER AROUND PERIMETER OF PROPERTY.
 - CONTINUOUS HEDGE BERM, NOT TO EXCEED 3' IN HEIGHT BETWEEN PARKING AND ADJACENT PUBLIC STREET RIGHT-OF-WAY.

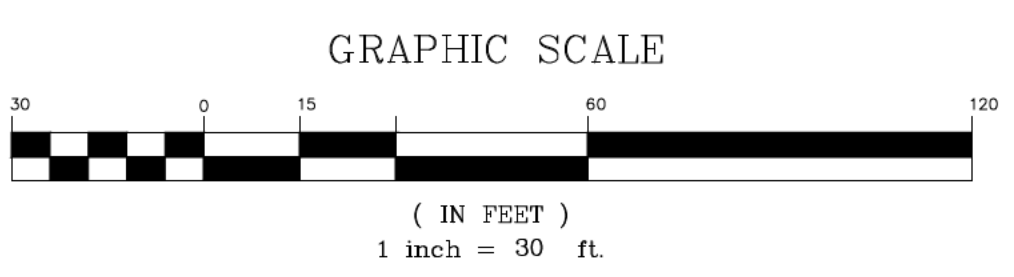
NOTES:

- All tree protection areas to be protected from sedimentation.
- All tree protection devices to be installed prior to land disturbance and maintained until final landscaping.
- All tree protection fencing to be inspected daily and repaired or replaced as needed.
- No parking, storage or other construction activities to occur within tree protection areas or within six (6) feet of the CRZ.
- All required vegetation must be maintained for two growing seasons after date of final inspection.

- TREE PLANTING LEGEND
- TRIDENT MAPLE
 - PIN OAK
 - BALD CYPRESS
 - FRINGETREE
 - WILLOW OAK
 - DOGWOOD
- SHURB PLANTING LEGEND
- GEORGIA BASIL

PARKING LOT LANDSCAPE ISLAND AND						
QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITIONS
TREES						
6	CHIONANTHUS VIRGINICUS	FRINGETREE	8'-0"	4' MIN	2"	STRAIGHT TRUNK/WELL BRANCHED
6	ACER BUERGERANUM	TRIDENT MAPLE	8'-0"	4' MIN	2"	STRAIGHT TRUNK/WELL BRANCHED
13	QUERCUS PALUSTRIS	PINE OAK	8'-0"	4' MIN	2"	STRAIGHT TRUNK/WELL BRANCHED
10	TAXODIUM DISTICHUM	BALD CYPRESS	8'-0"	4' MIN	2"	STRAIGHT TRUNK/WELL BRANCHED

3' WIDE INTERIOR LANDSCAPE STRIPS PLANTINGS AND CONTINUOUS HEDGE BERM						
QTY	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	CONDITIONS
TREES						
9	CORNUS SPP.	DOGWOOD	7'-0"	4' MIN	2"	STRAIGHT TRUNK/WELL BRANCHED
9	QUERCUS PHELLOS	WILLOW OAK	7'-0"	4' MIN	2"	STRAIGHT TRUNK/WELL BRANCHED
SHRUBS						
18	clinopodium georgianum	GEORGIA BASIL	18"	18"	3 GAL	FULL/WELL FORMED



Parcel Line Table		
Line #	Length	Direction
L1	60.72	S4° 04' 31.11"E
L2	63.38	N86° 46' 01.11"W
L3	69.37	N76° 42' 52.11"W
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L7	30.36	N50° 07' 03.11"W
L8	31.83	N62° 12' 14.11"W
L9	28.67	N69° 03' 00.11"W
L10	29.83	N34° 27' 55.11"W
L11	53.45	N21° 29' 46.11"W
L12	45.37	N32° 00' 49.11"W
L13	45.66	N45° 13' 44.11"W
L14	65.60	N53° 50' 46.11"W
L15	44.26	N65° 51' 32.11"W
L16	46.30	N76° 44' 37.11"W
L17	33.64	N83° 56' 09.11"W
L18	25.18	N86° 29' 47.11"W
L19	25.03	N52° 14' 40.11"W

REV.	DESCRIPTION:	DATE:	REV.	DESCRIPTION:	DATE:

LANDSCAPING PLAN

SCALE: 1" = 30'

DATE: 7/13/2026

SHEET NO. C.2

GURDWARA SAHIB SIKH SPIRITUAL CENTER
CAMPUS EXPANSION
1821 SOUTH HAIRSTON ROAD
STONE MOUNTAIN, GA 30088

REV.	DATE	DESCRIPTION

BOUNDARY RETRACEMENT AND
TOPOGRAPHIC SURVEY FOR:
SIKH STUDY CIRCLE INC.
LAND LOT 192, 15th DISTRICT,
DEKALB COUNTY, GEORGIA



GSWCC LEVEL II #
0000035425

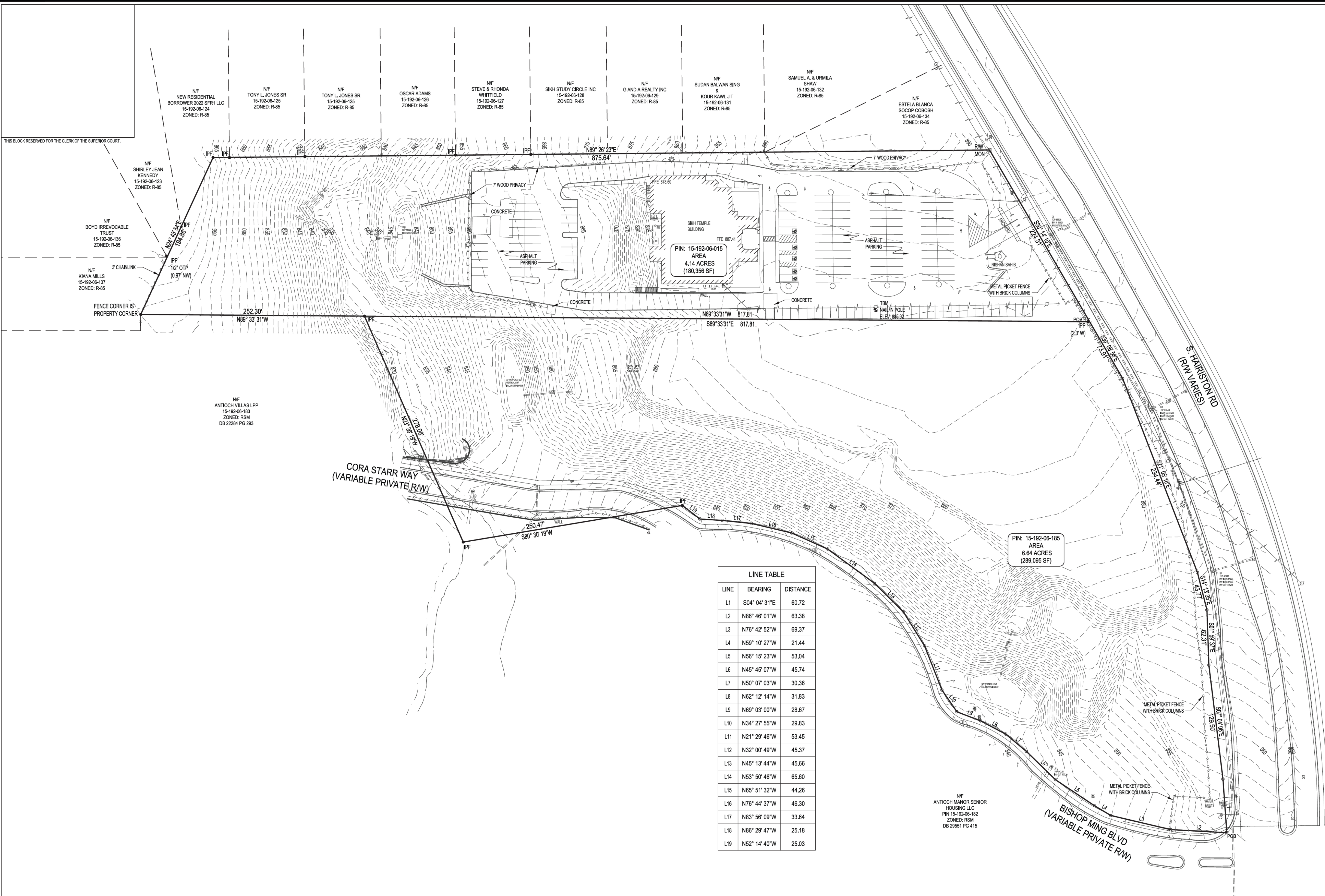
TITLE

BOUNDARY
RETRACEMENT
SURVEY

SHEET

1

(NAD-83 GA WEST ZONE)
NORTH



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN 1 FOOT IN 284,694.

SURVEY EQUIPMENT NOTES:

- HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.
- THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A CHCONAV B3 GPS BASE AND ROVER. THE TECHNIQUE USED WAS CORRECTED MEASUREMENTS FROM NETWORK CORRECTED RTK PROVIDED BY GPS. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE 0.07 FT. HORIZONTAL AND 0.13 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 100% OF THE SURVEY WAS PERFORMED USING THE GPS EQUIPMENT AND TECHNIQUES LISTED ABOVE.

LEGEND:

- IPF - IRON PIN FOUND (1/2" REBAR UNLESS NOTED OTHERWISE)
- IPP - IRON PIN PLACED (1/2" REBAR WITH PLASTIC CAP UNLESS NOTED OTHERWISE)
- OTP - OPEN TOP PIPE
- R/W MON - RIGHT OF WAY MONUMENT
- RCOP - REINFORCED CONCRETE PIPE
- HDPE - HIGH DENSITY POLYETHYLENE
- CMP - CORRUGATED METAL PIPE
- DEFLECTION POINT
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- WATER VALVE

NOTES:

- ALL MATTERS OF TITLE ARE EXCEPTED, THIS SURVEY WAS PREPARED WITHOUT A COMPLETE TITLE SEARCH.

JOEL M. HART GA R.L.S. #2884



PROJECT INFORMATION
FILE: 25-587
DATE: 11/15/2025
SCALE: 1" = 50'

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MAJOR MODIFICATION, & LAND USE AMENDMENTS

(Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: Reginald Crayton Phone: 404-428-3445

Email: rcrayton@sergallc.com Commission District(s): 5

Property Address: 4710 Mandy Wicker Lane & 1821 S. Hairston Road, Stn Mtn 30083

Tax Parcel ID: 15 192 06 185 & 15 192 06 015 Acreage: 6.64

Existing Use: Place of worship. Proposed Use: Expansion of the campus.

Supplemental Regs: _____ Overlay District: NO

☒ Rezoning: Existing Zoning: RSM & R-85 Proposed Zoning: R-85

DRI: N/A Square Footage/Number of Units: N/A

Rezoning Request: Combine the 2 lots & rezone 4710 to R-85.

☐ Land Use Amendment - Existing Land Use: SUB Proposed Land Use: N/A ☐ Consistent ☐ Inconsistent

Land Use Amendment Request: N/A

☒ Special Land Use Permit Special Land Use Permit Article Number(s) 27- 7.4.6

Special Land Use Request(s): Expansion of place of worship.

PCH/CCI: Use both of these links to search & identify other "Personal Care Homes" (PCH) and/or "Child Care Institution" (CCI) [Child Care Distance Measuring Tool](#) and [PCH-CLA Distance Measuring Tool](#) Select both of those types on the left-hand side and then click "search".

☐ Major Modification: Existing Zoning Conditions: CZ-07-14037, CZ-93020, SLUP-04004

Major Modification Request: By rezoning the subject site, existing conditions will be removed.

Condition(s) to be modified (if applicable): N/A

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting Deadline w/15-day notification: August 10, 2026

Calendar Dates: CC: 10.12.2026 (Zoom) PC: 11.05.2026 (Zoom) BOC: 11.19.2026 (In-Person)

- ☒ Letter of Intent ☒ Impact Analysis ☒ Owner Authorization(s) ☒ Campaign Disclosure
☒ Public Notice, Signs ☐ Tree Survey, Conservation (if applicable)

Submittal Format: ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

*Density	*Frontage	*Sidewalks	*Density Bonuses	*Street Width
*Fencing/Walls	*Mix of Uses	*Landscape Strips	*Building Height	*Open Space
*Parking - Auto	*Parking – Bicycle	*Building Separation	*Lot Size	*Screening
*Pedestrian Plan	*Streetscapes	*Enhanced Open Space	*Garages	*Building Orientation
*Perimeter Landscapes	*Setbacks: front, sides, side corner, rear	*Building Materials: Roof, Fenestration, Façade Design		

☒ Possible Variances: Variances may be sought. Particularly the ROW along the northern portion of the existing building. ROW is within a 50-foot buffer required by Section 4.2.42 (A).

Comments: COMMUNITY NOTICES MUST BE SENT OUT NO LATER THAN 7/25/2026 & MEETING HELD NO LATER THAN 8/10/2026 TO QUALIFY FOR THE NOVEMBER ZONING CYCLE. NOT MEETING THOSE DEADLINES WILL PUSH YOUR APPLICATION OUT TO JANUARY 2027.

Applicant shall meet Supplemental Regulations in 4.2.42 A-G Places of Worship. Because the expansion will likely qualify as a Major redevelopment (8.1.6) of lot 1821, the existing ROW may require a variance to remain. While 1821 obtained a SLUP to operate as a place of worship, with no proposed renovations, the ROW was likely able to remain determined legally nonconforming. The proposed building expansion will have to meet requirements of the R-85 zoning district outline in Section 2.2.1 dimensional requirements. Additionally, the applicant will have to show compliance with parking ratios in section 6.1.4, parking regulations in 6.1.3., & parking area landscaping in 6.1.10. Staff discussed the possibility of an additional ingress/egress given the amount of anticipated parking spaces. The applicant should outline activities and operations that will take place within the new building.

Planner: Andrea Folgherait, Sr. Planner Date: 7/2/26