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

SUBJECT:

COMMISSION DISTRICT(S): 5 and 7

Application of Reginald Crayton for a Special Land Use Permit (SLUP) to allow the expansion of an existing place of worship in the R-85 (Residential Medium Lot-85) zoning district, 4710 Mandy Wicker Lane; 1821 S. Hairston Road.

PETITION NO: N9-2026-1268 SLUP-26-1248272

PROPOSED USE: Expansion of an existing place of worship.

LOCATION: 4710 Mandy Wicker Lane; 1821 S. Hairston Road, Stone Mountain, GA 30088

PARCEL NO. : 15 192 06 185; 15 192 06 015

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Reginald Crayton for a Special Land Use Permit (SLUP) to allow the expansion of an existing place of worship in the R-85 (Residential Medium Lot-85) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Oct. 2026) Deferral.

PLANNING COMMISSION: (Nov. 5, 2026) Approval with Conditions.

PLANNING STAFF: (November 2026) Approval with Conditions_revised 11.10.2026.

STAFF ANALYSIS: The September 11, 2026, County maps designate the site Suburban (SUB). The pre-application form identifies no overlay; the maps show the Hidden Hills Overlay across South Hairston Road, not on the subject campus. R-85 is identified as an appropriate Suburban district in the 2050 Unified Plan executive summary. The plan supports neighborhood protection, compatible development, pedestrian connections and preservation of natural areas. An expansion of this established institution can be consistent with those policies when its scale, access, screening and drainage protect neighboring residences; the designation alone does not establish site-plan compliance. Based on the criteria in Section 27-7.4.6, Staff recommends ***"Approval with the attached conditions"*** of SLUP-26-1248272, contingent on approval of companion rezoning Z-26-1248271. The established campus, combined site area and demonstrated conceptual parking capacity support the use, while enforceable conditions address the unresolved building envelope, operating demand, access and drainage details. This recommendation does not grant a variance or authorize construction inconsistent with the ordinance.

PLANNING COMMISSION VOTE: (November 5, 2026) Approval with Conditions 5-0-0. Motion was made by Commissioner Costello, seconded by Commissioner Patton for approval with three (3) conditions, per Staff rec, with 2 added conditions: 1) The Applicant must obtain a written agreement with Antioch for ingress/egress for their festival days for the year; and 2) Include data from the GIS pictures in their tree survey of the property after purchase before they cut down the trees along the southern part of the property. Commissioner Zou was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Oct. 2026) Deferral (7-1-0) to allow the applicant to have an additional community meeting and traffic study.

SLUP-26-1248272 (2026-1268) Recommended Conditions
4710 Mandy Wicker Lane; 1821 S. Hairston Road
November 2026

1. This SLUP authorizes expansion of the place of worship on parcels 15 192 06 185 and 15 192 06 015, contingent on approval of Z-26-1248271. Record a County-approved combination plat before any permit relying on unified-campus setbacks, access or parking.

2. A landscaped buffer at least 20 feet wide shall be retained or established along the rezoning parcel's exterior boundaries adjoining residentially zoned property. Existing vegetation shall be retained and supplemented to provide the screening required by Section 4.2.42(C). New buildings and structures shall meet Section 4.2.42(A); the buffer shall not be substituted for the required building setback. Any authorized utility or drainage crossing shall be identified on the approved development plans and restored with compatible planting.

3. Before issuance of a land disturbance permit, the applicant shall obtain approval of a stormwater management plan addressing the reported northwest-boundary flooding, applicable floodplain and drainage constraints, detention, water quality and downstream effects. Any required frontage dedication and improvements shall be shown on the approved development plans following County confirmation of the affected public street frontage

DEKALB COUNTY GOVERNMENT
Government Services Center
178 Sams Street, Decatur, GA 30030
(404) 371-2155
Public Hearings, Agendas & Minutes

Planning Commission Hearing Date: November 5, 2026
Board of Commissioners Hearing Date: November 19, 2026

STAFF ANALYSIS

CASE NO.:	**SLUP-26-1248272**	**File ID #: 2026-1268**
Address:	4710 Mandy Wicker Lane; 1821 South Hairston Road, Stone Mountain 30088	Commission Districts: 5 and 7
Parcel ID(s):	15 192 06 185 and 15 192 06 015	
Request:	Special Land Use Permit to expand the existing Sikh Study Circle place of worship in R-85, contingent on companion rezoning Z-26-1248271.	
Property Owner(s):	Sikh Study Circle, Inc.	
Applicant/Agent:	Reginald Crayton, South Engineering Resources	
Acreage:	10.78 acres combined (6.64 acres plus 4.14 acres, per survey).	
Existing Land Use:	Existing temple and parking at 1821 South Hairston Road; adjoining open/wooded expansion parcel.	
Surrounding Properties:	**North:** single-family homes. **South:** senior/multifamily housing. **East:** South Hairston Road and single-family homes. **West:** single-family and multifamily residential development.	
Adjacent Zoning:	**North:** R-85. **South:** RSM. **West:** R-85/RSM. **East:** residential Hidden Hills Overlay across South Hairston Road; underlying district to be confirmed.	
Comprehensive Plan:	Suburban (SUB) — Consistent with conditions	

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

BACKGROUND

Reginald Crayton, on behalf of Sikh Study Circle, Inc., requests expansion of the existing Gurdwara Sahib Sikh Spiritual Center across two adjoining parcels. The 4.14-acre temple parcel is R-85; the 6.64-acre expansion parcel is RSM and is the subject of companion rezoning Z-26-1248271. The survey supports 10.78 acres combined, notwithstanding inconsistent acreage descriptions in the earlier application. The SLUP is required for the place-of-worship use in the residential district, not because of an overlay.

STAFF ANALYSIS

Land use and current proposal:

The September 11, 2026 County maps designate the site Suburban (SUB). The pre-application form identifies no overlay; the maps show the Hidden Hills Overlay across South Hairston Road, not on the subject campus. R-85 is identified as an appropriate Suburban district in the 2050 Unified Plan executive summary. The plan supports neighborhood protection, compatible development, pedestrian connections and preservation of natural areas. An expansion of this established institution can be consistent with those policies when its scale, access, screening and drainage protect neighboring residences; the designation alone does not establish site-plan compliance.

The plan labels an existing 11,708-square-foot building, a proposed 26,540-square-foot building, 218 total parking spaces, stormwater facilities, perimeter planting and a garden/walking trail. The building labels total 38,248 square feet.

Setbacks and parcel combination

Section 4.2.42 requires buildings and structures to be at least 50 feet from residentially zoned property; parking and drives require a 20-foot separation from property lines with a six-foot fence or sufficient vegetation providing visual screening. The use also requires at least three acres, 100 feet of public-street frontage, and a thoroughfare or arterial location.

Building scale and height

The September 23rd elevations show a broad, articulated building with parapets labeled up to 40 feet and domes extending higher. Table 2.2 establishes a 35-foot main-building limit; Section 5.2.5(A) measures non-single-family building height from average finished grade to the prescribed roof reference. Section 5.2.5(E)(2)(a) exempts domes and cupolas, so their height alone is not a basis for finding a violation. A certified grade/roof calculation must resolve the main building's compliance. The new building's position south of the existing temple and required exterior setbacks provide separation. C.1 reports 33.58 percent lot coverage against a 35 percent maximum.

Parking and operations

C.1 proposes 218 total spaces, including seven accessible spaces, and uses 700 sanctuary seats. The floor plan instead identifies a 5,255-square-foot sanctuary for 789 people and a 5,236-square-foot langar hall for 748 people; these are room labels, not a verified operating attendance schedule. No fixed seating is shown. Table 6.2 therefore points to the assembly-without-fixed-seating ratio: one space per 40 square feet minimum and one per 20 square feet maximum in the largest assembly room. Using the sanctuary and Section 6.1.2(A) rounding gives 131–262 spaces, within which 218 falls. This calculation does not resolve simultaneous independent events, other separately classified uses or actual peak parking demand. The operating plan must address overlapping activities, deliveries, outdoor use and peak-event parking without assuming the two room capacities are either always additive or always the same attendees.

Access and service review

Traffic Engineering reported no concerns at the time of review, without completed traffic-volume calculations. Transportation comments address Mandy Wicker Lane as a local road, calling for right-of-way of 27.5 feet from centerline or enough to contain public infrastructure, whichever is greater, a five-foot landscape strip, five-foot sidewalk and pedestrian-scale lighting. The updated plan instead depicts access from South Hairston Road. Water and Sewer identifies an adjacent eight-inch ductile-iron water main and a sewer distance of about 300 feet, but leaves service-adequacy boxes unchecked. The form lists Upper Snapfinger Creek and facility-level capacity/flow figures, which do not establish a project-specific allocation or connection approval. Public Health requires review of proposed food-service operations before construction. Fire access, fire flow and final utility service remain development-review matters.

Stormwater and neighborhood protection

Land Development calls for full stormwater design for an expansion over 5,000 square feet and identifies flooding at the northwest property line. Roads and Drainage reports approximately 0.7 percent of the rezoning property within the 100-year floodplain, requires detention and Chapter 14 compliance, and reports no existing flood impacts. These differing observations warrant site-specific drainage verification rather than a finding that the site

is unconstrained. The proposed basins are conceptual and do not establish adequate storage or safe downstream discharge. The conceptual plan includes perimeter planting, parking islands, a dumpster enclosure and pedestrian crossings. Final plans should secure continuous screening, safe accessible routes and shielded lighting. The renovated building includes classrooms and rooms labeled for priests. Section 9.1.3 includes religious education, schools, social gathering rooms, food service, recreation, child care and clergy residential uses within the place-of-worship definition when accessory to that use. Their presence is therefore not, by itself, evidence that another SLUP is needed; the applicant must confirm their accessory function and operating scope.

At the November 5, 2026, Planning Commission hearing, concerns were raised regarding prior tree removal on the southern parcel, identified as parcel 15 192 06 185. Subsequent public correspondence included historical aerial imagery and questioned whether the clearing had received required County approvals. The applicant should address the timing, extent, and authorization of this activity and provide any supporting documentation. Staff has not independently established whether a violation occurred. Any determination of compliance or required corrective action should be addressed through the appropriate County review and enforcement processes. Based on the information currently available, these concerns do not change staff's recommendation of approval with conditions. Staff's environmental analysis and recommended buffer, screening, and stormwater controls remain applicable; approval of the rezoning would not resolve or waive any applicable requirements associated with prior clearing.

FINDINGS OF FACT

The following grouped findings address all criteria under Section 27-7.4.6 of the DeKalb County Zoning Ordinance.

1. Site Design and Ordinance Compliance - Criteria A I K and M

The 10.78-acre campus provides a reasonable basis for the proposed expansion, parking and landscaped areas (A), subject to a combined plat and verified setbacks. The proposed dumpster enclosure supports refuse service, but its screening and truck access require final detailing (I). Building articulation and separation can mitigate massing; main-building height and potential shadow impacts remain subject to the required calculation and compliant envelope (K). Section 4.2.42 compliance must be demonstrated rather than inferred from ordinary residential yard labels (M).

2. Compatibility and Operational Impacts - Criteria B F J and N

An established religious use provides a compatible context for expansion, but more assembly space increases potential noise, traffic, lighting and service impacts (B and F). A documented operating/parking plan, screening and control of outdoor amplification address those effects. The record does not support a special time-limited permit for this continuing institution (J). The applicant identifies congregation growth and community service as the need; the meeting sign-in sheet establishes participation, not neighborhood endorsement.

3. Access and Public Facilities - Criteria C D and E

Existing utility infrastructure and Traffic Engineering's lack of current concerns favor feasibility (C and D), but the supplied utility form is not a capacity commitment. The plan shows one existing 28-foot South Hairston driveway and internal crossings; emergency circulation, accessible routes and the frontage-comment discrepancy require confirmation (E). Stormwater design must reconcile the northwest flooding observation with the Roads and Drainage report. Conditions require approvals before the expansion proceeds.

4. Zoning Policy and Cultural Resources - Criteria G H and L

The place of worship is eligible for SLUP consideration in R-85, subject to companion rezoning and supplemental standards (G). Coordinated expansion can advance Suburban compatibility and connectivity policies when appropriately buffered and served (H). No known affected historic or archaeological resource is identified in the supplied material; the record contains no formal resource survey (L).

RECOMMENDATION

Based on the criteria in Section 27-7.4.6, Staff recommends ***"Approval with the conditions listed below"*** of SLUP-26-1248272, contingent on approval of companion rezoning Z-26-1248271. The established campus, combined site area and demonstrated conceptual parking capacity support the use, while enforceable conditions address the unresolved building envelope, operating demand, access and drainage details. This recommendation does not grant a variance or authorize construction inconsistent with the ordinance.

CONDITIONS

Proposed conditions for staff review and adoption with the associated case decision:

1. This SLUP authorizes expansion of the place of worship on parcels 15 192 06 185 and 15 192 06 015, contingent on approval of Z-26-1248271. Record a County-approved combination plat before any permit relying on unified-campus setbacks, access or parking.

2. A landscaped buffer at least 20 feet wide shall be retained or established along the rezoning parcel's exterior boundaries adjoining residentially zoned property. Existing vegetation shall be retained and supplemented to provide the screening required by Section 4.2.42(C). New buildings and structures shall meet Section 4.2.42(A); the buffer shall not be substituted for the required building setback. Any authorized utility or drainage crossing shall be identified on the approved development plans and restored with compatible planting.

3. Before issuance of a land disturbance permit, the applicant shall obtain approval of a stormwater-management plan addressing the reported northwest-boundary flooding, applicable floodplain and drainage constraints, detention, water quality and downstream effects. Any required frontage dedication and improvements shall be shown on the approved development plans following County confirmation of the affected public street frontage

DeKalb County
GEORGIA

404-371-2155 (o)
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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments November 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:
Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2&N3. LP-26-1248188 (2026-1099) & Z-26-1248190 (2026-1100) 5561 – 5567 Memorial Drive:
Memorial Drive is classified as a Major Arterial, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights.

N4. Z-26-1248243 (2026-1263) 3430 N Druid Hills Road:
Willivee Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. Z-26-1248278 (2026-1264) 5370, 5378, & 5384 Flat Shoals Parkway:
Flat shoals Parkway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N6. SLUP-26-1248279 (2026-1265) 4271 Bowman Industrial Court:
Bowan Industrial Court is classified as a local roadway. Please refer to the Bouldercrest OVD Tier 4. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N7. SLUP-26-1248280 (2026-1266) 2001 River Road:
River Road is classified as a Minor Arterial. Please refer to the Bouldercrest OVD Tier 5 Corridor 1. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N8&N9. Z-26-1248271 (2026-1267) & SLUP-26-1248272 (2026-1268) 4710 Mandy Wicker Lane:
Mandy Wicker Lane is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. It requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. It requires a 5-foot landscape strip with a 5-foot sidewalk. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov

N10&N11. SLUP-26-1248268 (2026-1269) & SLUP-26-1248269 (2026-1270) 2510 Bouldercrest Road:
Bouldercrest Road is classified as Major Arterials. Please refer to the Bouldercrest OVD Tier 1. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: It requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. It requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

Monday, September 14, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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 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.

9/14/2026

N1-2026-1260 TA-26-1248245
Amendment
Text Amendment. See general comments

N2-2026-1261 TA-26-1248257
Amendment
Text Amendment. See general comments

N3-2026-1262 TA-26-1248277
Amendment
Text Amendment. See general comments

N4-2026-1263 Z-26-1248243
3430 N. Druid Hills Road, Decatur, GA 30033
See general comments.

N5-2026-1264 Z-26-1248278
5370, 5378, 5384 Flat Shoals Parkway
See general comments.

N6-2026-1265 SLUP-26-1248279
4271 Bowman Industrial Court, Conley, Ga 30288
SLUP. See general comments.

N7-2026-1266 SLUP-26-1248280
2001 River Road, Ellenwood, GA 30294
SLUP. See general comments.

N8-2026-1267 Z-26-1248271
4710 Mandy Wicker Lane, Stone Mountain, GA 30088
See general comments.

N9-2026-1268 SLUP-26-1248272
4710 Mandy Wicker Lane; 1821 S Hairston Road, Stone Mountain, GA 30088
SLUP. See general comments

N10-2026-1269 SLUP-26-1248268

2510 Bouldercrest Road, Atlanta, Ga 30316

SLUP. See general comments.

N11-2026-1270 SLUP-26-1248269

2510 Bouldercrest Road, Atlanta, Ga 30316

SLUP. See general comments.

DEPARTMENT OF PLANNING &SUSTAINABILITY

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

CASE #: Z-26-1248271 (2026-1267) and SLUP-26-1248272 (2026-1268)

ADDRESS/PARCEL ID: 15 192 06 185; 15 192 06 015 - 4710 Mandy Wicker Lane; 1821 S. Hairston Rd, Stn Mtn 30088

- **Transportation/Access/Row:** _____

- **Stormwater Management:** Depending on the expansion a full stormwater design will be needed if over 5000 sqft

- **Flood Hazard Area/Wetlands:** Theres flooding on northwest side of the property at the property line

- **Landscaping/Tree Preservation:** _____

- **Tributary Buffer:** _____

- **Fire Safety:** _____

_____

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – ROADS & DRAINAGE - ZONING COMMENTS FORM

CASE #: Z-26-1248271 (2026-1267) and SLUP-26-1248272 (2026-1268)

ADDRESS/PARCEL: 15 192 06 185 - 4710 Mandy Wicker Lane, Stn Mountain 30088

Drainage Basin: Snapfinger Creek

Upstream Drainage Area: N/A

Percentage of Property in 100-Year Floodplain: 0.7%

Impact on property (flood, erosion, sedimentation) under existing zoning: No impact of flood, erosion and sedimentation on property has been reported under existing zoning.

Required detention facility(s): Yes

COMMENTS: The rezoning application if approved, will not impact existing roads and drainage infrastructures. Compliance with Chapter 14 of DeKalb County code relating to stormwater management and water quality will be required under a land development permit application.

Akin Akinsola

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

CASE #: Z-26-1248271 (2026-1267) and SLUP-26-1248272 (2026-1268)

ADDRESS: 15 192 06 185; 15 192 06 015 - 4710 Mandy Wicker Ln; 1821 S. Hairston Rd

WATER

Size of existing water main: 8" DI **adequate:** ☐ **inadequate:** ☐

Distance of property to nearest main: adjacent **Size of line required, if inadequate:** _____

SEWER

Outfall Servicing Project: Upper Snapfinger Creek

Is sewer adjacent to property? **Yes** ☐ **No** ☑ **If no, distance to the nearest line:** 300 '

Water Treatment Facility: Snapfinger WTP

Sewage Capacity: 36 **(MGPD)** **Current Flow:** 28 **(MGPD)**

COMMENTS: The rezoning application if approved, will not impact existing roads and drainage infrastructures.

Yola Lewis

Signature

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO ANDREA FOLGHERAIT akfolgherait@dekalbcountyga.gov **AND/OR LASONDRA HILL** lahill@dekalbcountyga.gov

PUBLIC WORKS – TRAFFIC ENGINEERING - ZONING COMMENTS FORM

CASE #: Z-26-1248271 (2026-1267) & SLUP-26-1248272 (2026-1268)

ADDRESS/PARCEL: 15 192 06 185; 15 192 06 015 - 4710 Mandy Wicker Ln; 1821 S. Hairston Rd.

ADJACENT ROADWAY(S): _____

CLASSIFICATION:

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Capacity (TPD): _____

Latest Count (TPD): _____

Hourly Capacity (VPH): _____

Peak Hour Volume (VPH): _____

Existing number of traffic lanes: _____

Proposed number of traffic lanes: _____

Proposed right-of-way width: _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and_____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns at this time.

Jerry Whit
Signature

SPECIAL LAND USE PERMIT (SLUP) APPLICATION

to Amend the Official Zoning Map of DeKalb County, Georgia

APPLICANT/OWNER: Reginald Crayton

Subject Property Address: 1821 South Hairston Rd & 4710 Mandy Wicker Lane

City: Snellville State: GA Zip: 30039

Parcel ID Number(s): 15 192 06 015, 15 192 06 185

Acreage: Approx 11.05 4.14 & 6.64 Commission District(s): 5 & 7 Super District: 7

Existing Zoning District(s): R-85, RSM Proposed Zoning District(s): R-85

Existing 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 Crayton

July 20, 2026
Date

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

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:

$400.00

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

DeKalb County
GEORGIA

404.371.2155 (o)
DeKalbCountyGa.gov

Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Authorization

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

06/27/2026
Date

TO WHOM IT MAY CONCERN:

I/We Sikh Study Circle Inc
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Reginald Crayton
Name of Agent or Representative(s)

to file an application on my/our behalf.

Notary Public

Sikh Study Circle Inc 06/29/2026
Owner Date

TONYA COLLINS
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires April 12, 2027

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 contribution to a local government official within two years immediately preceding the filling of this application?

Yes: _____ No: X *

***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 the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Johnnie Camp
Notary

Signature of Applicant /Date 6/26/25

Check one: Owner ☐ Agent ☑

6-15-2029
Expiration Date/ Seal

JOHNNIE CAMP NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 15, 2029

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 Spirtual 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 Spirtual 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]

[redacted]

Shonna Wilson (Permit Administrator)

[redacted]

[redacted]

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

Meeting Sign-In

Community Outreach Log Expansion of the Existing Gurudwara Sikh Study Circle Campus

Monday, August 10, 2026 • 6:00 PM

1821 South Hairston Road • Stone Mountain, GA 30088

Name	Organization	Email	Phone	Signature	Comments
Reginald Croyton	SER	[redacted]			
Shonna Wilson	Trinity Development & Permits				
ANTHONY COCHRAN	SER				
JAN COSTELLO	Greater Hi			cil.com	Jan Costello
Balwinder Singh	SCCI				
Syrinder S. Thapa	SSCI				
Gurdial Singh					
Narinder Kau	SSCI				

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

IMPACT ANALYSIS

Special Land Use Permit (SLUP)

Section 27-7.4.6 – Standards and Factors

Applicant: Reginald Crayton

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

Parcel ID: 15 192 06 185

Project Description: Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus

Introduction

The Applicant respectfully submits this Impact Analysis in support of the requested **Special Land Use Permit (SLUP)** for the property located at **4710 Mandy Wicker Lane, Stone Mountain, Georgia 30088**. The proposed project consists of the **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** through the construction of additional worship and support facilities, expanded parking, a proposed gymnasium, a proposed soccer field, and related site improvements. Upon approval of the requested applications, the Applicant intends to combine the adjoining properties located at **1821 South Hairston Road** and **4710 Mandy Wicker Lane** into one unified religious campus under common ownership.

A. Is the size of the site adequate for the use contemplated and is adequate land area available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

Yes. The subject property consists of approximately **6.64 acres**, providing adequate area to accommodate the **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** . The site is capable of supporting the proposed building addition, expanded parking, proposed soccer field, required setbacks, landscaping, buffering, open space, and other site improvements. Compliance with all applicable zoning and development standards will be verified during the land development and permitting process.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use is compatible with adjacent and nearby properties because it represents the **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** , rather than the establishment of a new place of worship. The adjoining property has long operated as a religious institution, and the proposed expansion will provide additional worship space, a proposed gymnasium, expanded parking, and a proposed soccer field. The use is not expected to generate smoke, odor, dust, or vibration, and any traffic associated with the expansion will be evaluated through the County's development review process.

C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

Yes. Existing public infrastructure and utility services are available to serve the **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** . Any additional utility improvements identified during the development review process will be completed in accordance with applicable County requirements.

D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

Yes. The existing roadway network currently serves the **Gurdwara Sahib Sikh Spiritual Center Campus** . The proposed expansion is a continuation of an established use, and any transportation improvements or traffic-related requirements identified during County review will be addressed through the permitting process.

E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

Yes. Existing and proposed access points are designed to provide safe and efficient ingress and egress for vehicles and pedestrians. Internal circulation improvements associated with the **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** will provide safe traffic flow and emergency access in accordance with applicable County and Fire Rescue requirements.

F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

No. The Sikh Study Circle has operated as an established place of worship, and the proposed expansion will continue those activities. Religious services, educational programs, cultural events, and community activities will continue to be conducted in a manner that is respectful of surrounding properties and compatible with the existing neighborhood.

G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

Yes. Upon approval of the requested Rezoning and Special Land Use Permit, the **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** will comply with the applicable provisions of the DeKalb County Zoning Ordinance governing places of worship and associated site development requirements.

H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the Comprehensive Plan?

The proposed use advances the intent of the Comprehensive Plan by supporting the **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** on adjoining property under common ownership. The proposal promotes coordinated site planning, efficient land utilization, and continued investment in an established community institution while enhancing the services provided to the congregation and surrounding community.

I. Is there adequate provision of refuse and service areas?

Yes. Refuse collection and service areas will be incorporated into the design of the **Expanded Sikh Study Circle Campus** and will comply with all applicable County regulations, including required screening where applicable.

J. Should the length of time for which the SLUP is granted be limited in duration?

No. The requested Special Land Use Permit is intended to provide permanent authorization for the continued operation and **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** . A time limitation is not requested because the use is intended to remain a permanent community institution.

K. Is the size, scale and massing of proposed buildings appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?

Yes. The proposed building addition has been designed as a cohesive extension of the **Gurdwara Sahib Sikh Spiritual Center Campus** and is appropriate for the size of the subject property. The project is not anticipated to create adverse shadow impacts or adversely affect adjacent properties due to its scale or building height.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

No. Based on the information available at the time of this application, the proposed expansion is not anticipated to adversely affect any known historic buildings, historic districts, archaeological resources, or culturally significant sites.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such Special Land Use Permit?

Yes. The **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** has been planned to comply with the applicable supplemental regulations governing places of worship and will be subject to final engineering, architectural review, and compliance with all applicable County development standards during the permitting process.

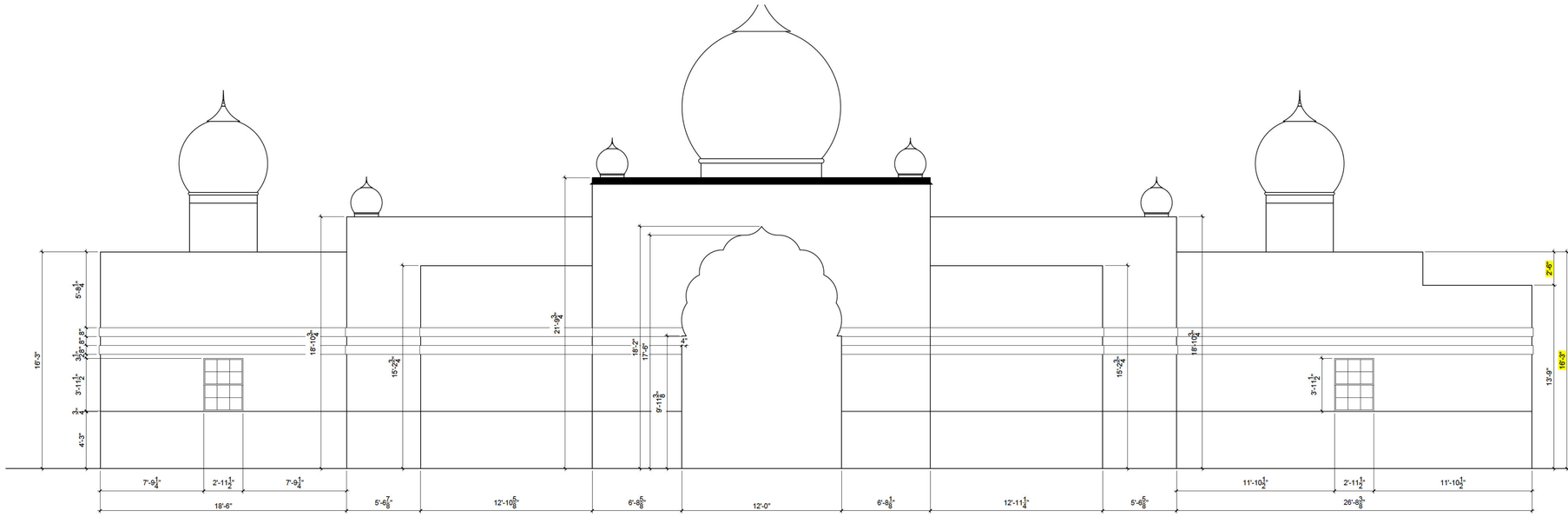
N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process?

Yes. The **Expansion of the Gurdwara Sahib Sikh Spiritual Center Campus** enhances an established community institution by providing additional worship space, educational facilities, recreational amenities, and support services necessary to accommodate the continued growth of the congregation. The expanded campus will continue to serve the religious, educational, cultural, and community needs of current and future members while maintaining compatibility with surrounding development.

Respectfully Submitted,

Reginald Crayton

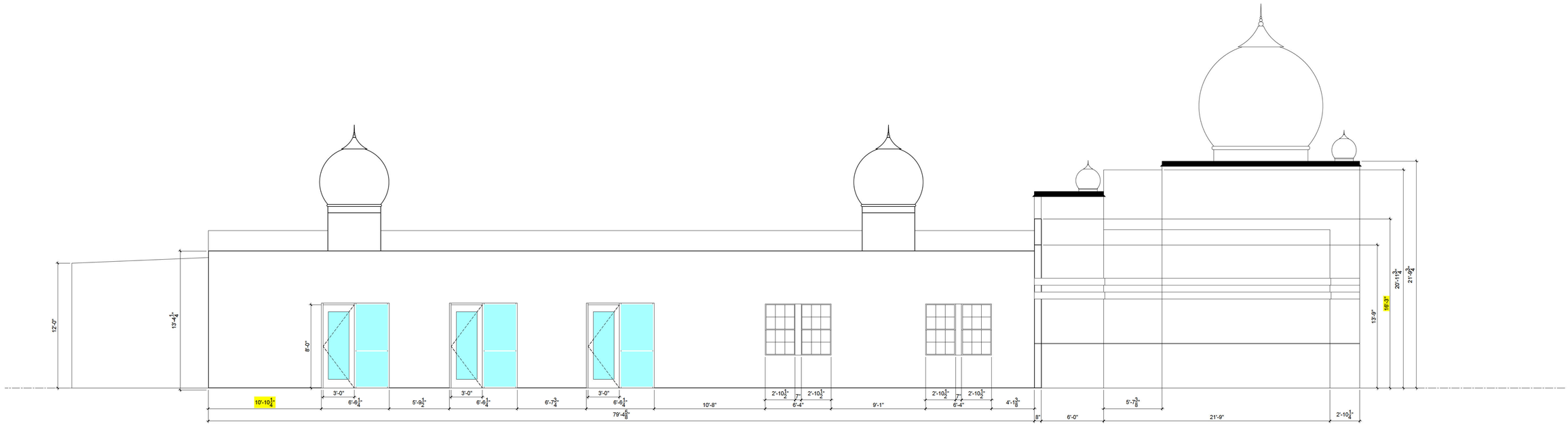
Applicant



1
A-2.0

EXISTING FRONT ELEVATION

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



2
A-2.0

EXISTING RIGHT ELEVATION

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

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

KWON ARCHITECTURE
MIKE KWON, RA
ARCHITECTKWON@OUTLOOK.COM

#	DATE	REVISION DESCRIPTION	BY

SHEET DESCRIPTION:
EXISTING ELEVATIONS

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

CHECKED BY:
MK

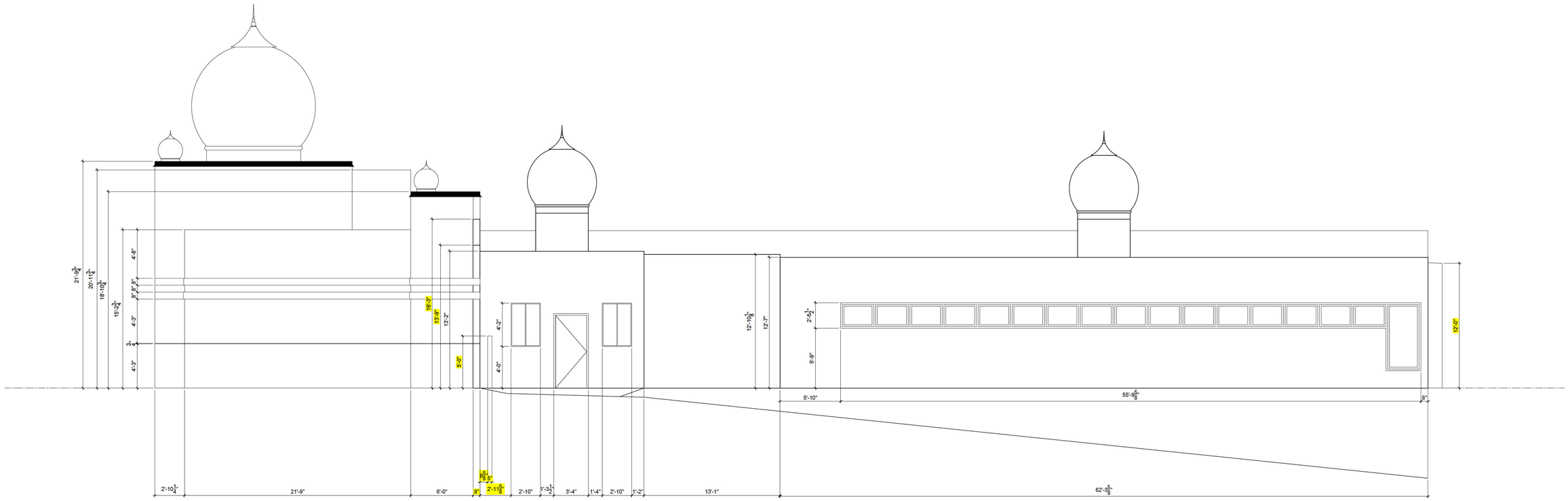
DRAWN BY:
MK

ARCHITECTURE

SHEET
A-2.0

ORIGINAL ISSUE DATE:
0/0/0

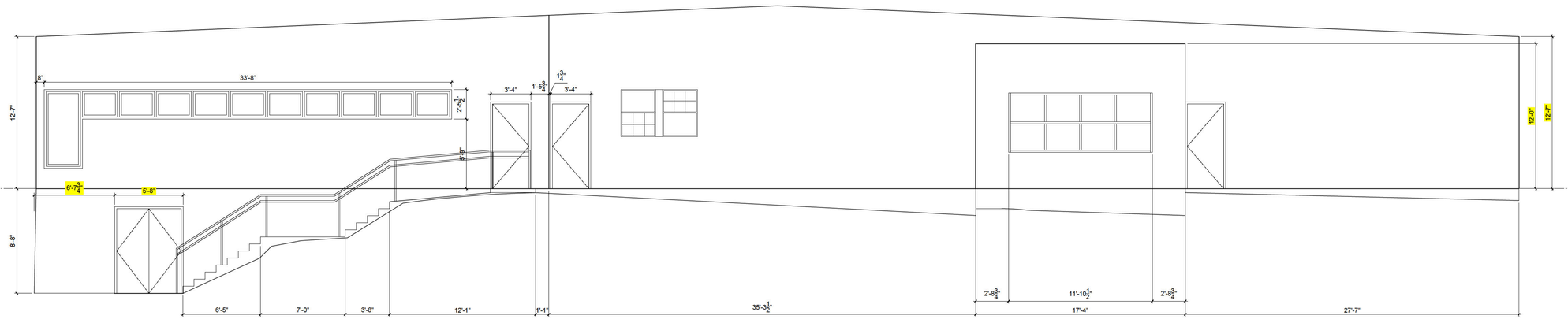
NOT RELEASED FOR CONSTRUCTION



1
A-2.1

EXISTING LEFT ELEVATION

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



2
A-2.0

EXISTING REAR ELEVATION

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

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

KWON ARCHITECTURE
MIKE KWON, RA
ARCHITECTKWON@OUTLOOK.COM

#	DATE	REVISION DESCRIPTION	BY

SHEET DESCRIPTION:
EXISTING ELEVATIONS

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

CHECKED BY:
MK

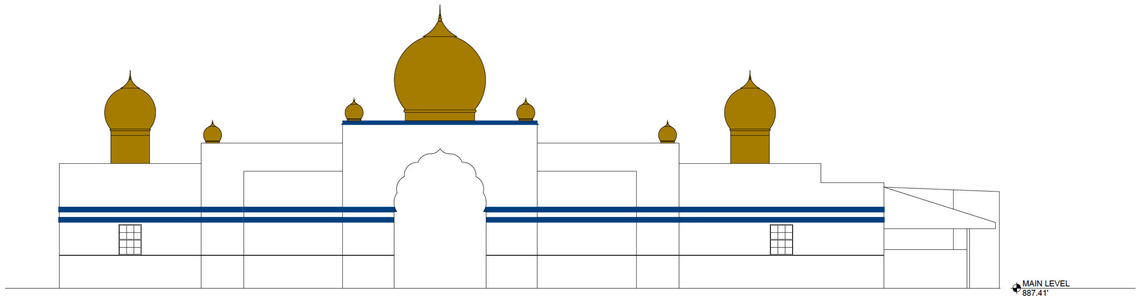
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MK

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ARCHITECTURE

SHEET
A-2.1

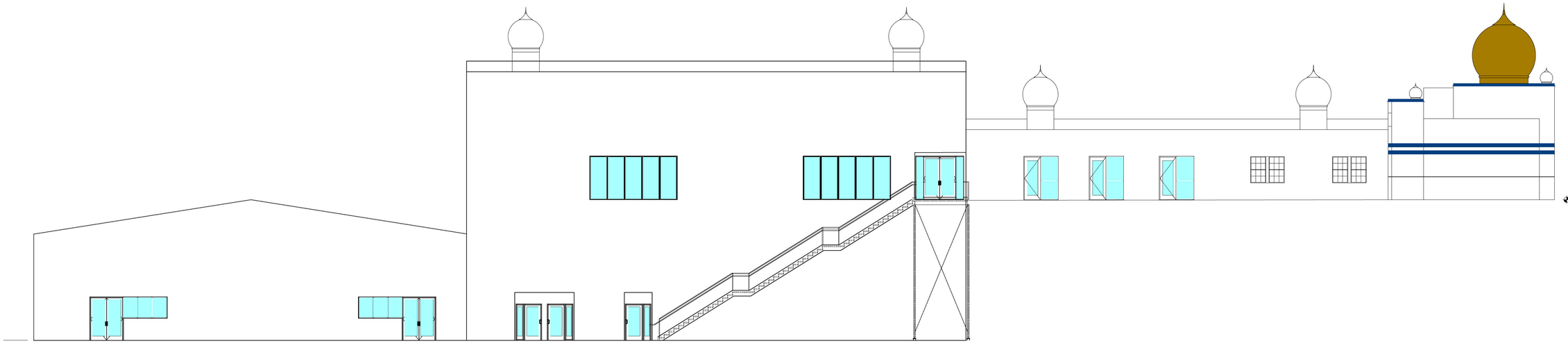
ORIGINAL ISSUE DATE:
0/0/0



1 A-2.1 PROPOSED FRONT ELEVATION

FRONT ELEVATION

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



LEFT ELEVATION

2 A-2.1 PROPOSED LEFT ELEVATION

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

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

KWON ARCHITECTURE
MIKE KWON, RA
ARCHITECTKWON@OUTLOOK.COM

#	DATE	REVISION DESCRIPTION	BY

SHEET DESCRIPTION:
SHEET-NAME-1
SHEET-NAME-2

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

CHECKED BY: MK

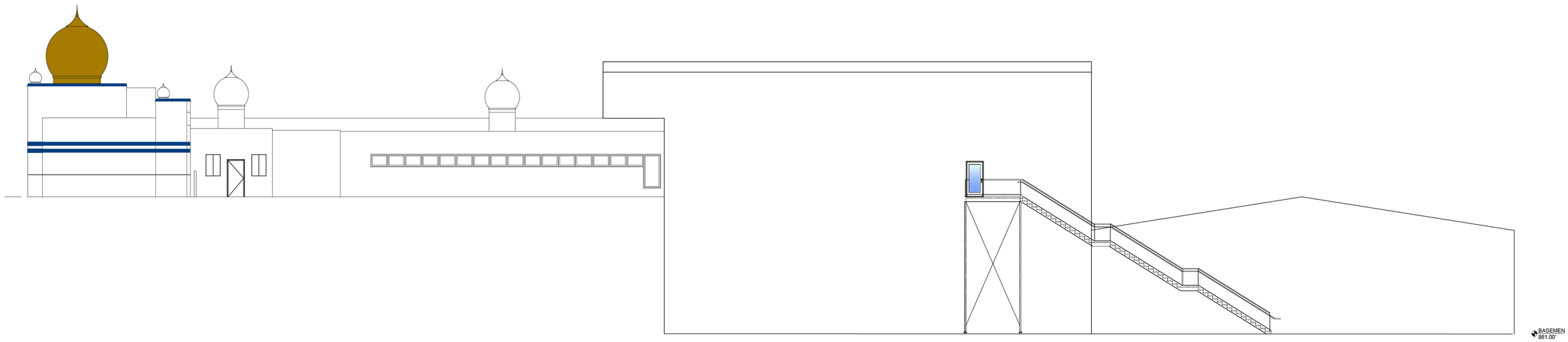
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ARCHITECTURE

SHEET SHEET#

ORIGINAL ISSUE DATE: 0/0/0

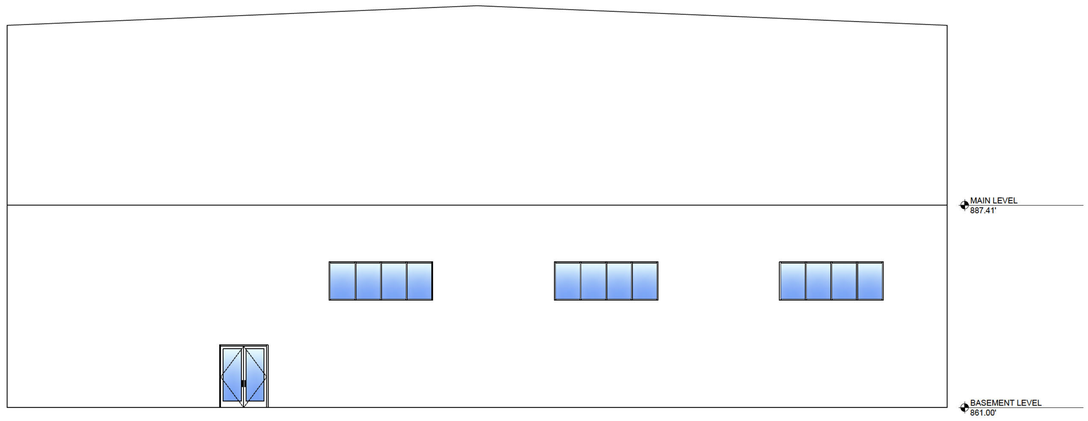
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RIGHT ELEVATION

1 A-2.2 PROPOSED RIGHT ELEVATION

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



REAR ELEVATION

2 A-2.2 PROPOSED RIGHT ELEVATION

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

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

KWON ARCHITECTURE
MIKE KWON, RA
ARCHITECTKWON@OUTLOOK.COM

#	DATE	REVISION DESCRIPTION	BY

SHEET DESCRIPTION:
SHEET-NAME-1
SHEET-NAME-2

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

CHECKED BY: MK

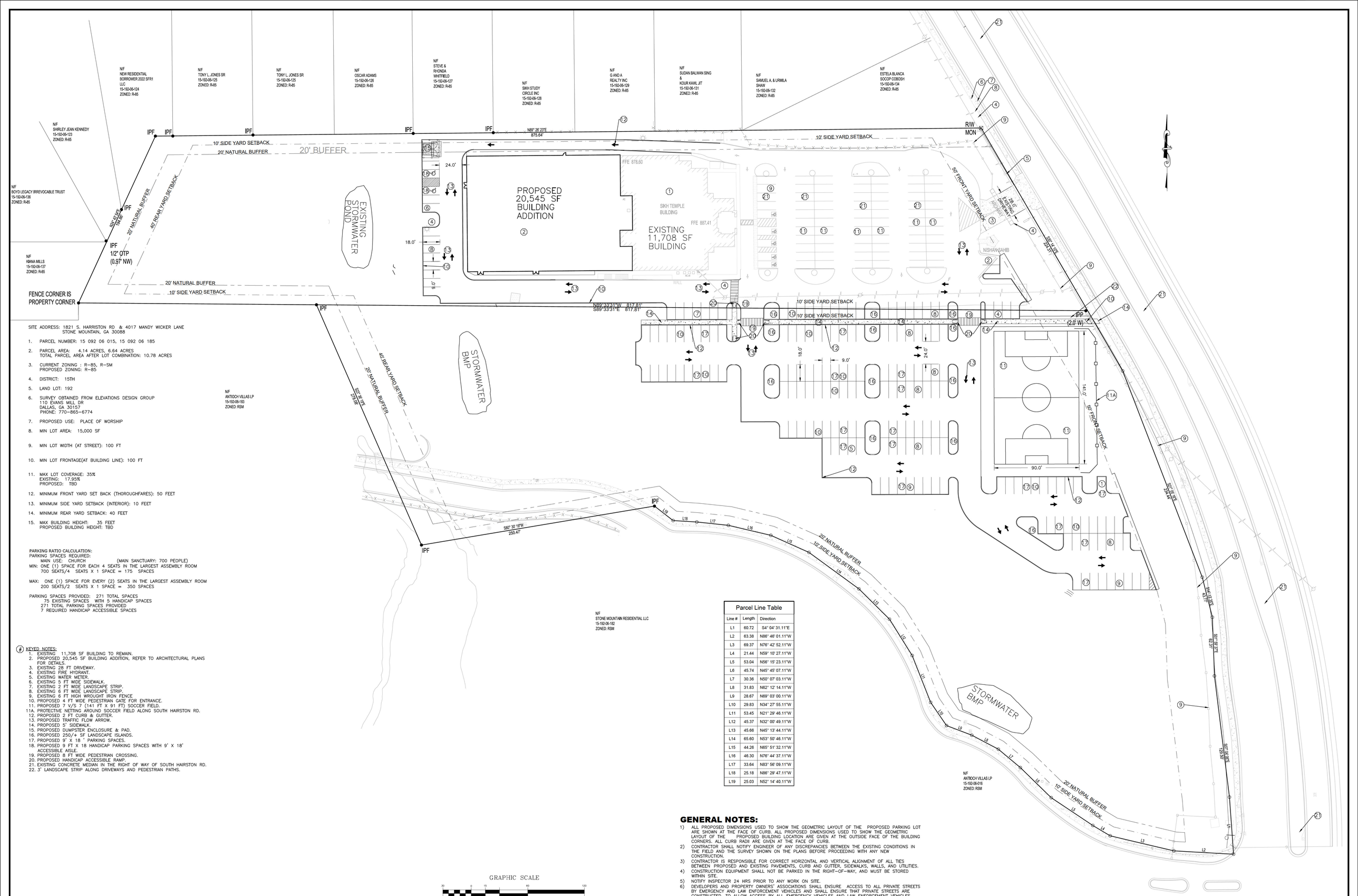
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ARCHITECTURE

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-85, R-SM
   PROPOSED ZONING: R-85
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 = 350 SPACES

PARKING SPACES PROVIDED: 271 TOTAL SPACES
75 EXISTING SPACES WITH 5 HANDICAP SPACES
271 TOTAL PARKING SPACES PROVIDED
7 REQUIRED HANDICAP ACCESSIBLE SPACES

(#) KEYED 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 V/S 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/+ SF LANDSCAPE ISLANDS.
17. PROPOSED 9' X 18 ' PARKING SPACES.
18. PROPOSED 9 FT X 18 HANDICAP PARKING SPACES WITH 9' X 18' ACCESSIBLE AISLE.
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

GRAPHIC SCALE
30 0 15 60 120
(IN FEET)
1 inch = 30 ft.

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 RADII 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.
4) CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN THE RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.
5) NOTIFY INSPECTOR 24 HRS PRIOR TO ANY WORK ON SITE.
6) 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.
7) 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

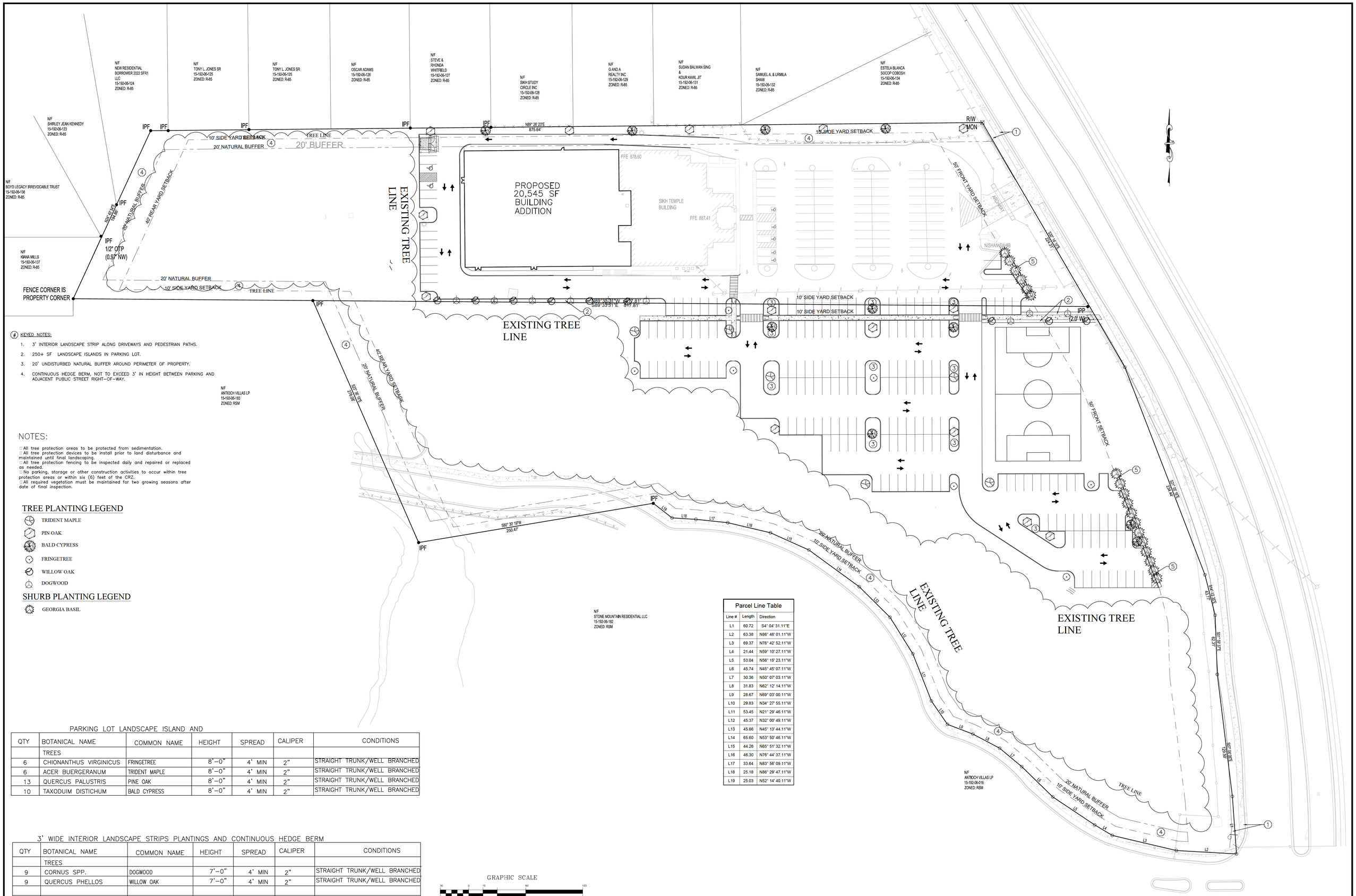
SOUTH ENGINEERING RESOURCES

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:

1. 3' INTERIOR LANDSCAPE STRIP ALONG DRIVEWAYS AND PEDESTRIAN PATHS.
2. 250+ SF LANDSCAPE ISLANDS IN PARKING LOT.
3. 20' UNDISTURBED NATURAL BUFFER AROUND PERIMETER OF PROPERTY.
4. 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 install 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

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	N82° 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

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	TAXODUIM 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

GRAPHIC SCALE

30 0 15 60 120

(IN FEET)
1 inch = 30 ft.

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

LANDSCAPING PLAN

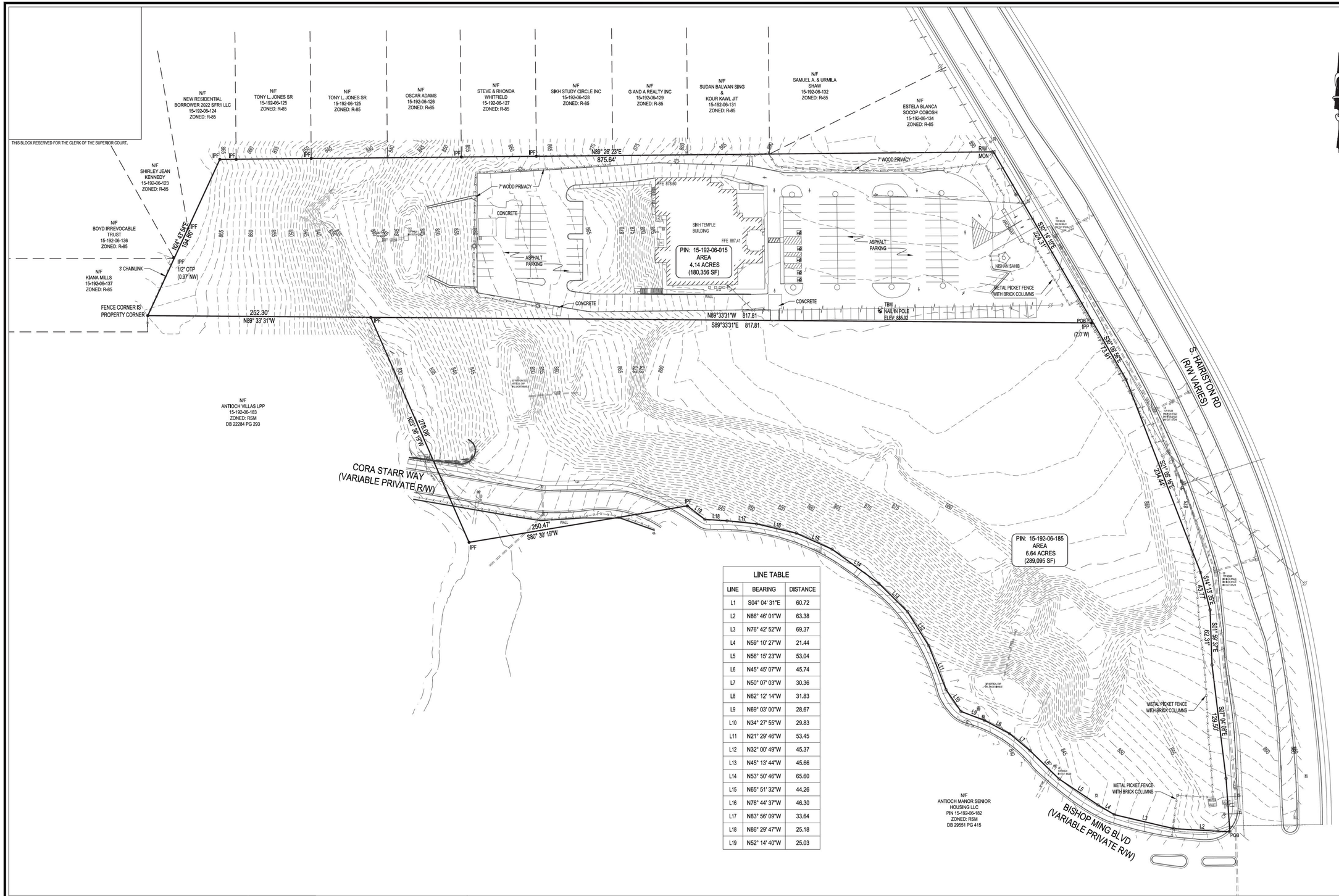
SOUTH ENGINEERING RESOURCES

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S04° 04' 31"E	60.72
L2	N86° 46' 01"W	63.38
L3	N76° 42' 52"W	69.37
L4	N59° 10' 27"W	21.44
L5	N56° 15' 23"W	53.04
L6	N45° 45' 07"W	45.74
L7	N50° 07' 03"W	30.36
L8	N62° 12' 14"W	31.83
L9	N69° 03' 00"W	28.67
L10	N34° 27' 55"W	29.83
L11	N21° 29' 46"W	53.45
L12	N32° 00' 49"W	45.37
L13	N45° 13' 44"W	45.66
L14	N53° 50' 46"W	65.60
L15	N65° 51' 32"W	44.26
L16	N76° 44' 37"W	46.30
L17	N83° 56' 09"W	33.64
L18	N86° 29' 47"W	25.18
L19	N52° 14' 40"W	25.03

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.

GEORGIA REGISTERED No 2884 LAND SURVEYOR JOEL M. HART

JOEL M HART GA R.L.S. #2884 11/10/25

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

GRAPHIC SCALE 1"=100'
50' 0 50' 100'

SURVEY EQUIPMENT NOTES:

1.) HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 88.

2.) THE NORTHING, EASTING, AND ELEVATION OF THE STARTING POINTS FOR THIS SURVEY WERE OBTAINED UTILIZING A CHCNAV I83 GPS BASE AND ROVER. THE TECHNIQUE USED WAS CORRECTED MEASUREMENTS FROM NETWORK CORRECTED RTK PROVIDED BY eGPS. 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.

3.) 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
RW MON	- RIGHT OF WAY MONUMENT
RCP	- REINFORCED CONCRETE PIPE
HDPE	- HIGH DENSITY POLYETHYLENE
CMP	- CORRUGATED METAL PIPE
	- DEFLECTION POINT
	- POWER POLE
	- LIGHT POLE
	- FIRE HYDRANT
	- WATER VALVE
	- POWER LINE
	- FENCE LINE

NOTES :

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

PROJECT INFORMATION
FILE: 25-597
DATE: 11/15/2025
SCALE: 1" = 50'

ELEVATIONS DESIGN GROUP LLC
SURVEYORS AND ENGINEERS
110 EVANS MILL DRIVE
SUITE 603
DALLAS, GA 30157
770-865-6774
ELEVATIONSDG.COM

REV	DATE	DESCRIPTION

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

GEORGIA REGISTERED No 2884 LAND SURVEYOR JOEL M. HART

GSWCC LEVEL II # 0000035425

TITLE

BOUNDARY RETRACEMENT SURVEY

SHEET

1

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: _____ Phone: [redacted]

Email: [redacted] 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: _____

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: _____

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

Land Use Amendment Request: _____

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

Special Land Use Request(s): _____

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: _____

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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)

- [x] Letter of Intent
- [x] Impact Analysis
- [x] Owner Authorization(s)
- [x] Campaign Disclosure
- [x] 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:

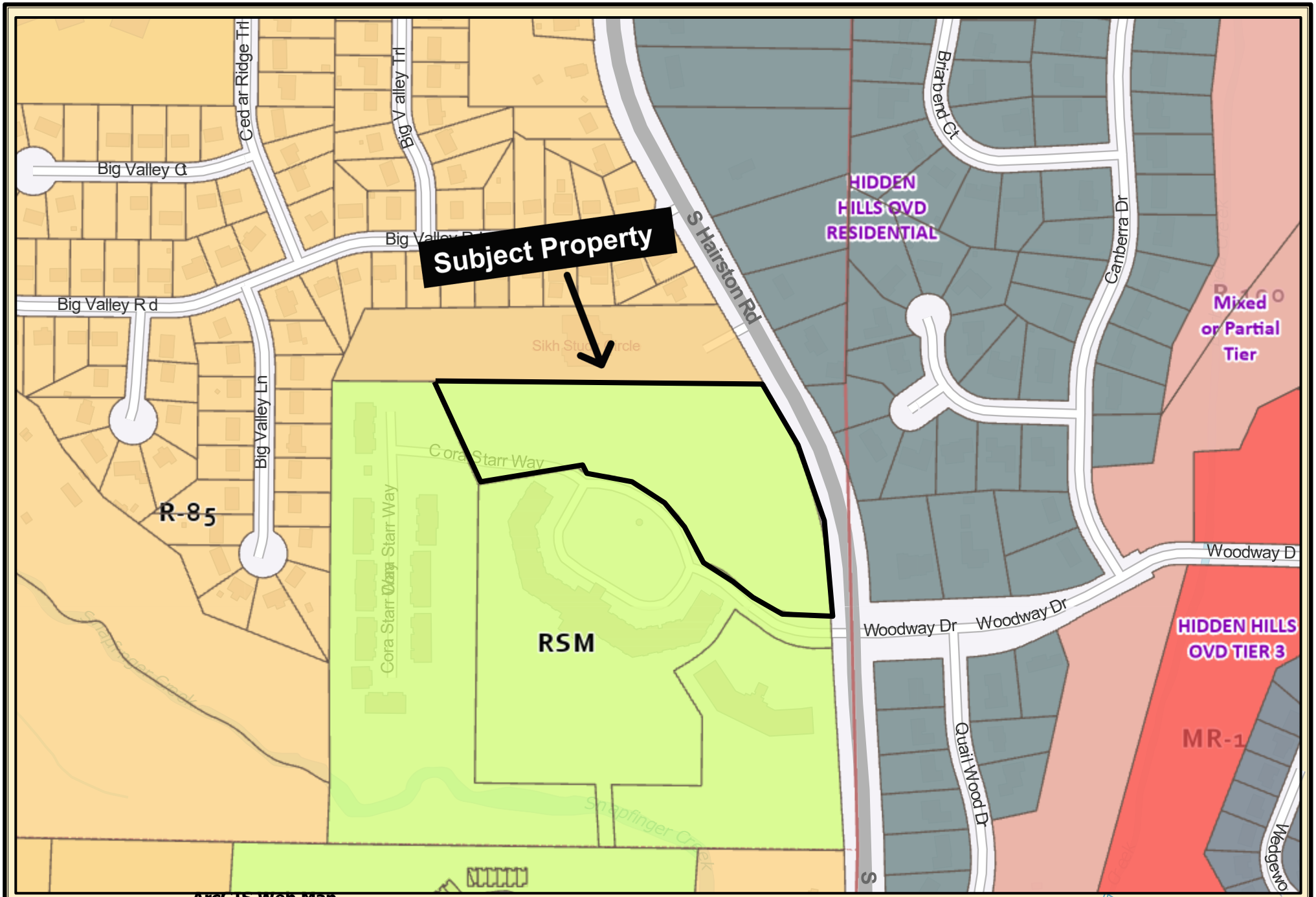
*Density	*Frontage	*Sidewalks	*Density Bonuses	* Street Width
*Fencing/Walls	*Mix of Uses	*Landscape Strips	*Building Height	*Open Space
*Parking - Auto	*Parking – Bicycle	*Building Separation	*Lot Size	*Screening
*Pedestrian Plan	*Streetscapes	*Enhanced Open Space	*Garages	*Building Orientation
*Perimeter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

- [x] 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: July 20, 2026



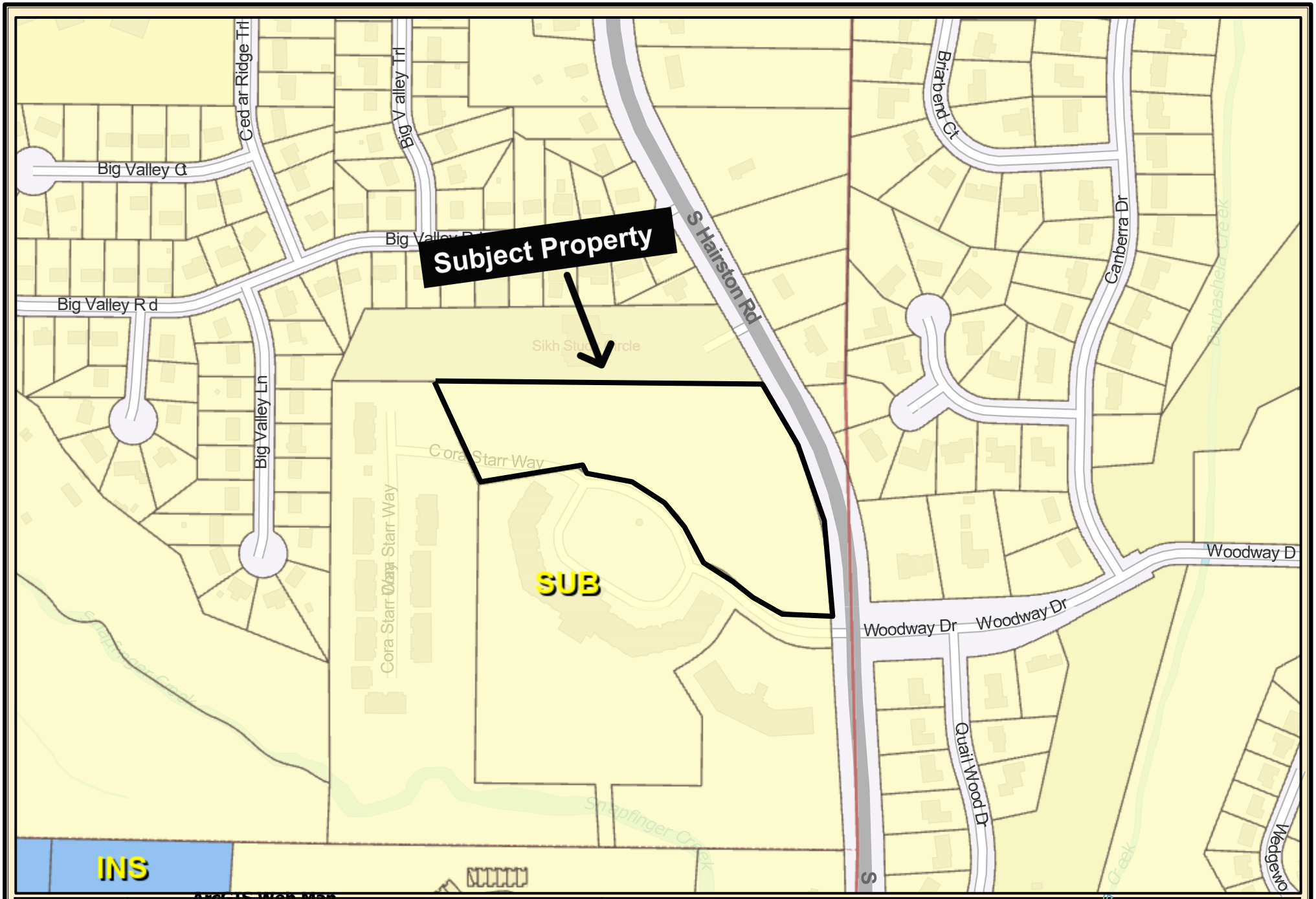
ArcGIS Web Map

0 0.0175 0.035 0.07 0.105 0.14 mi

Date Printed: 9/11/2026

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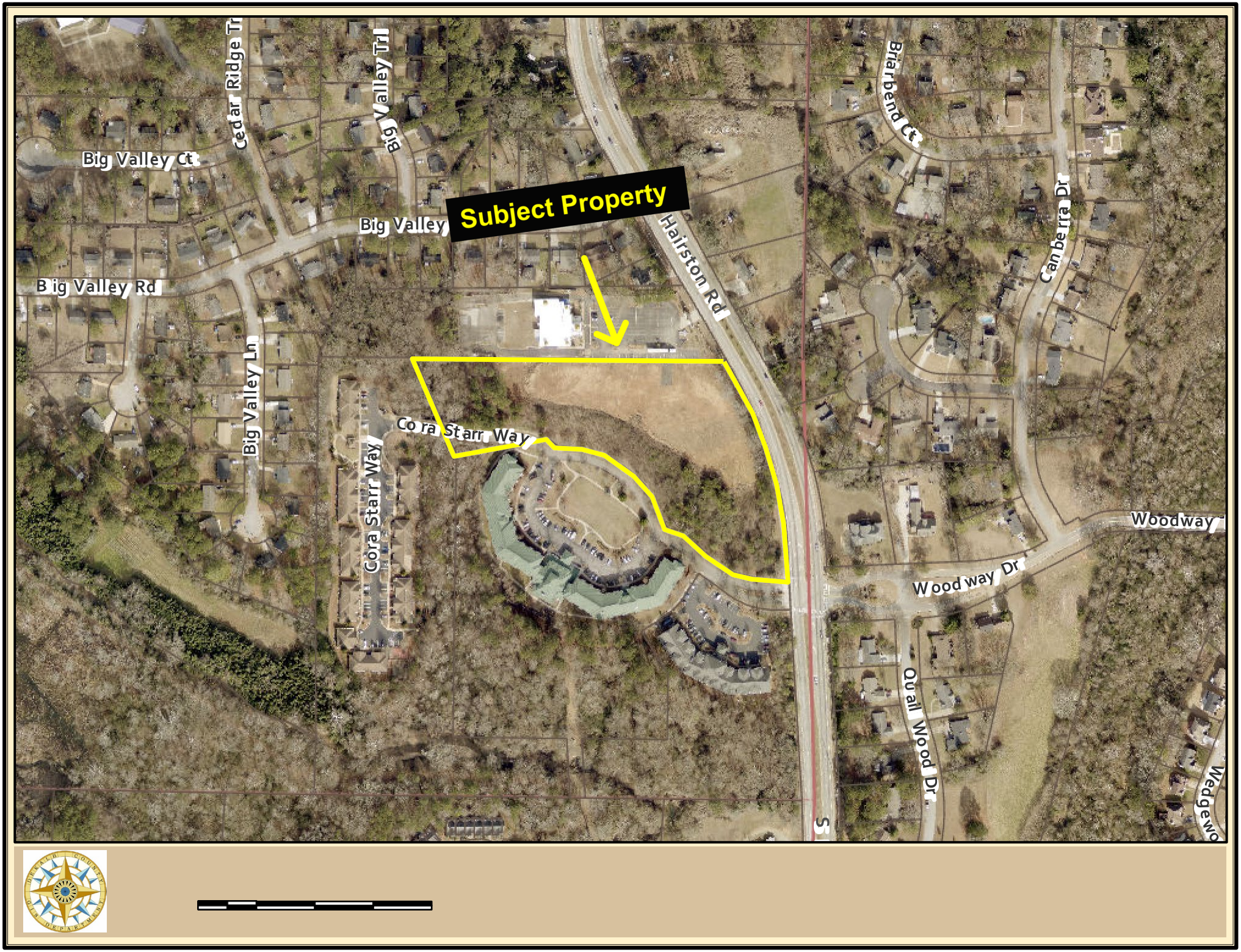
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Cedar Ridge Tr
Big Valley Trl
Big Valley Ct
Big Valley
Subject Property
Hairston Rd
Briarbend Ct
Canberra Dr
Big Valley Rd
Big Valley Ln
Cora Starr Way
Cora Starr Way
Woodway
Woodway Dr
Quail Wood Dr
S