



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 300
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: May 01, 2018, 6:30 P.M.
Board of Commissioners Hearing Date: May 22, 2018, 6:30 P.M.**

STAFF ANALYSIS

Case No.: 2018-1853/ Z-18-22137 **Agenda #:** N.9

Location/Address: The east side of Panola Road and the north side of Redan Road at 1230, 1238 and 1248 Panola Road and 5636 Redan Road, Stone Mountain, Georgia. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-062-02-005, 16-062-02-027, 16-062-02-028, 16-062-02-029

Request: To rezone property from R-100 (Residential Medium Lot) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to develop a Waffle House Restaurant and other general commercial uses within the Hidden Hills Overlay District.

Property Owners: The R. Dennis & Joyce H. Christopher

Applicant/Agent: Highland Asset Redan Panola LLC/ W. Edward French III

Acreage: 7.37 Acres

Existing Land Use: Undeveloped

Surrounding Properties: CITGO Gas Pumps, Retail Plaza, Tire Sales, Auto Repair, Fire Station
Judah House of Praise, Crossroads Presbyterian Church, Chevron Gas & Convenience Store

Adjacent & Surrounding Zoning: North & East: R-100 (Residential Medium Lot) District
West: C-1 (Local Commercial) District & RSM (Small Lot Residential Mix) District
South & East: C-2 (General Commercial) District
Southwest: O-I (Office-Institutional) District
Southwest: R-100 & R-75 (Residential Medium Lot) Districts

Comprehensive Plan: Suburban & Neighborhood Center Consistent X

Proposed Building Square Feet: 1,875 square feet on Parcel 2; Parcel 1 and Tract 1 (undetermined)	Existing Building Square Feet: Undeveloped
Proposed Lot Coverage: < 80%	Existing Lot Coverage: N/A



DeKalb County

REVISED

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

~~MAR 01 2018~~

MAR 08 2018

2-18-22137

Date Received: _____ Application No: _____

Applicant Name: Highland Asset Redan Pamela LLC / w. Edward French III

Applicant E-Mail Address: edward.french@highlandasset.com

Applicant Mailing Address: 126 Lakeland Drive NW, ATLANTA, GA 30305

Applicant Daytime Phone: 404 924 9384 Fax: _____

Owner Name: The R. Dennis & Joyce H. Christopher FLP
If more than one owner, attach list of owners.

Owner Mailing Address: 3200 Georgia 142, Mansfield GA 30055

Owner Daytime Phone: 770 385 0714

Address of Subject Property: 1230/1238/1248 PANOLA RD, STN. MON, GA 30088; 5636 Redon Rd STN. MON, GA

Parcel ID#: 16-062-02-027-028-029-005

Acreage: 6.118 +/- Commission District: 5/7

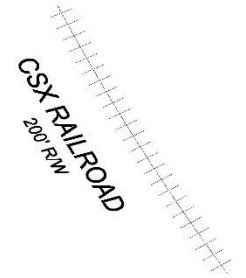
Present Zoning District: R100/C2 Proposed Zoning District: C1

Present Land Use Designation: SUB+NC Proposed Land Use Designation: SUB+NC

(For Office Use)

Filing Fee: _____

330 West Ponce de Leon Ave-Suite 300-Decatur, Georgia 30030
(Voice) 404-371-2155-Planning Fax (404)371-4556
Web Address <http://dekalbcountyga.gov/planning>



NF
VERA MAE BORN
DB 8801 PG. 442
PN# 16 062 02 040
ZONED R-100

NF
SHERARD BROWN
DB 11268 PG. 2
PN# 16 062 02 026
ZONED R-100

LAND USE:
RESIDENTIAL

PROPOSED OPAQUE
SCREENING EXACT SIZE
AND MATERIAL TO BE
DETERMINED

LANDSCAPE NOTE:
TOTAL TREE DENSITY OF 30
DENSITY UNITS/ACRE REQUIRED
323 AC. x 30 = 369 TDU REQ'D.
TDU WILL BE MET WITH PROPOSED
AND EXISTING TREES ON SITE.
TREES SHOWN ARE PRELIMINARY.

PARCEL 1
1.23 ACRES

PARCEL 2
1.29 ACRES
(30 PARKING SPACES)

LANDSCAPE NOTE:
TOTAL TREE DENSITY OF 30
DENSITY UNITS/ACRE REQUIRED
329 AC. x 30 = 387 TDU REQ'D.
TDU WILL BE MET WITH PROPOSED
AND EXISTING TREES ON SITE.
TREES SHOWN ARE PRELIMINARY.

NF
OM VIR MANAGEMENT LLC
D.B. 19623 PG. 569
PN# 16 062 02 030
ZONED C-2

NF
6650 REDAN LLC
DB 24578 PG. 628
PN# 16 062 02 006
ZONED C-2

NF
VALRIE KONG QUEE
DB 22491 PG. 165
PN# 16 062 02 007
ZONED C-2

TRACT 1
4.851 ACRES
Surveyed by Others

FLOODPLAIN NOTE:
NO PORTION OF THE PROPERTY LIES WITHIN
A FLOOD ZONE ACCORDING TO FIRM
COMMUNITY PANEL NUMBER 13069C0093K,
DATED DECEMBER 8, 2018

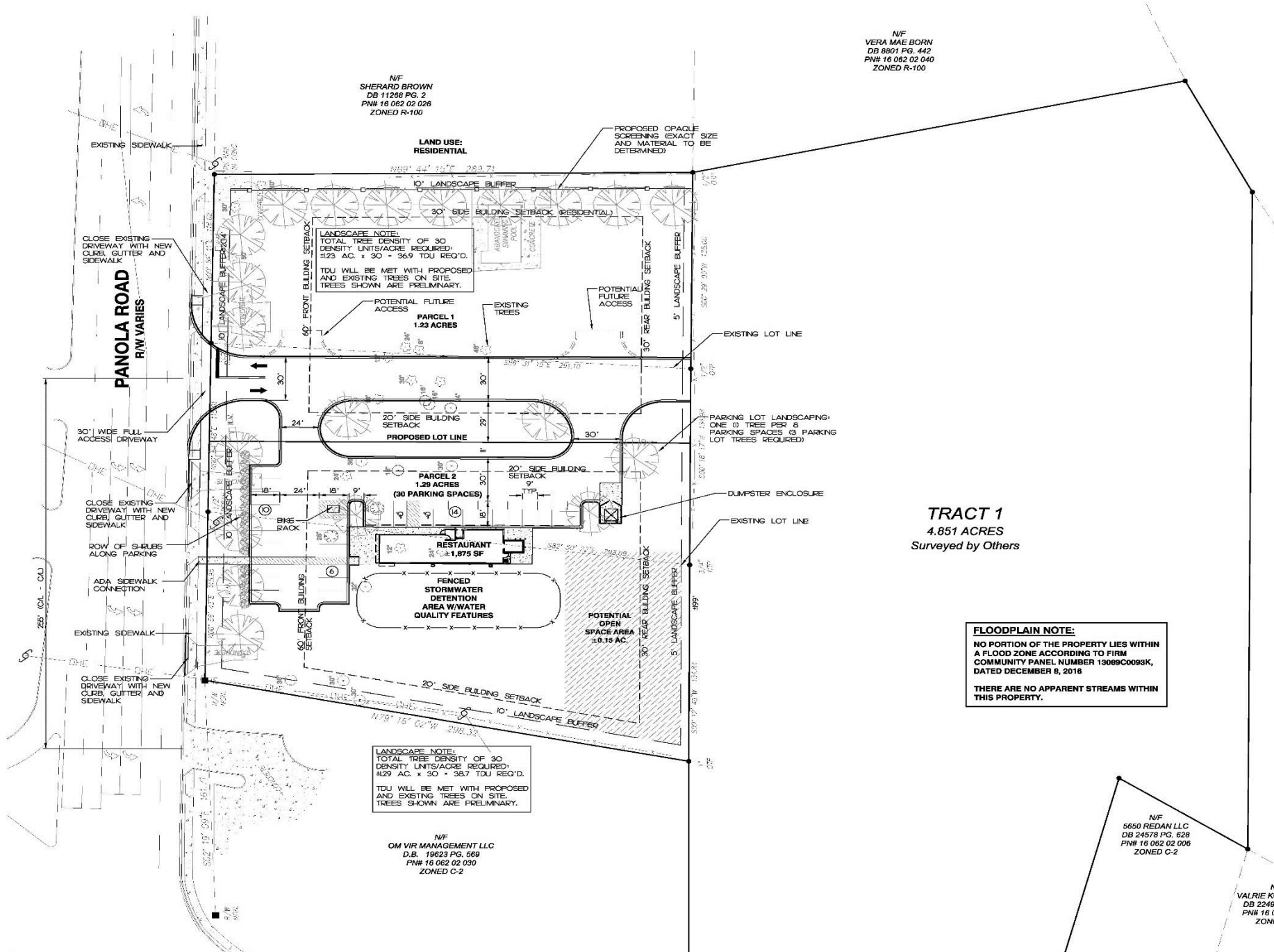
THERE ARE NO APPARENT STREAMS WITHIN
THIS PROPERTY.

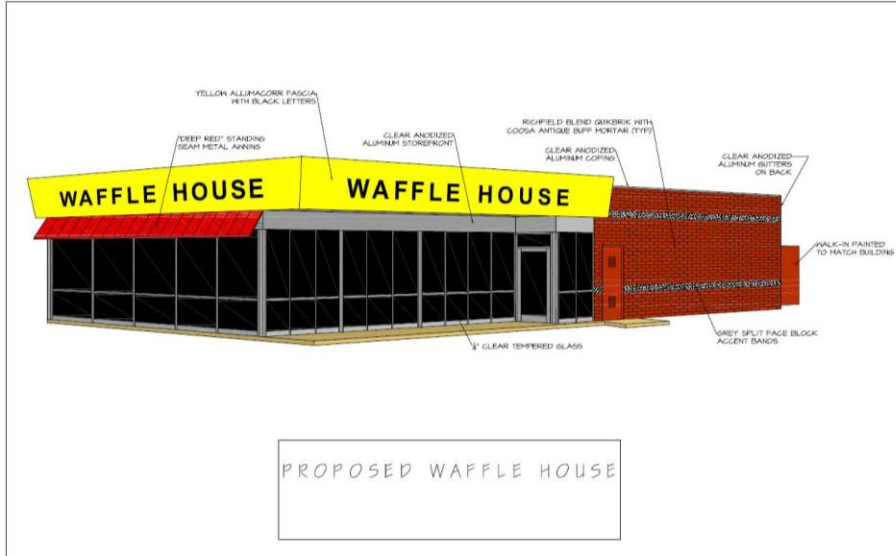
SITE DEVELOPMENT DATA	
TAX MAPS:	#16 062 02 027 (0.84)
	#16 062 02 028 (0.84)
	#16 062 02 029 (0.84)
EXISTING ZONING:	R-100
PROPOSED ZONING:	C-2
PROPOSED LOT SIZE:	PARCEL #1: 423 AC.
	PARCEL #2: 129 AC.
BUILDING SETBACK:	FRONT: 60'
	SIDE: 30' (RESIDENTIAL) / 20'
	REAR: 30'
BUILDING SF:	PARCEL #1: TBD
	PARCEL #2: 1,875 (RESTAURANT)
BUILDING HEIGHT:	MAX. HEIGHT: 36' (2-STORY)
	PARCEL #1: TBD (LESS THAN 35')
	PARCEL #2: 14'
DENSITY CALCULATIONS:	N/A
IMPERVIOUS LOT COVERAGE (80% MAX):	PARCEL #1: TBD (80% MAX)
	PARCEL #2: 10.4 IMP. AC. (3%)
PARKING RATIO:	PARCEL #1: TBD
	PARCEL #2: 1,875 SF RESTAURANT
	MIN. 1,875 SF/50 = 13 SPACES
	MAX. 1,875 SF/75 = 25 SPACES
	PROVIDED: 30 SPACES.
OPEN SPACE: 10% REQUIRED	PARCEL #1: TBD (0% MIN)
	PARCEL #2: 42' (SEE HATCHED AREA)

NF
BYRON HIGGINBOTHAM
DB 8918 PG. 725
PN# 16 062 02 008
ZONED R-100

811

Know what's below.
Call before you dig.





PROPOSED WAFFLE HOUSE

DATE: 01/22/18



PROPOSED WAFFLE HOUSE

DATE: 01/22/18



PROPOSED WAFFLE HOUSE

NOTE:
LANDSCAPING AND SITE WORK FOR
PRESENTATION PURPOSES ONLY

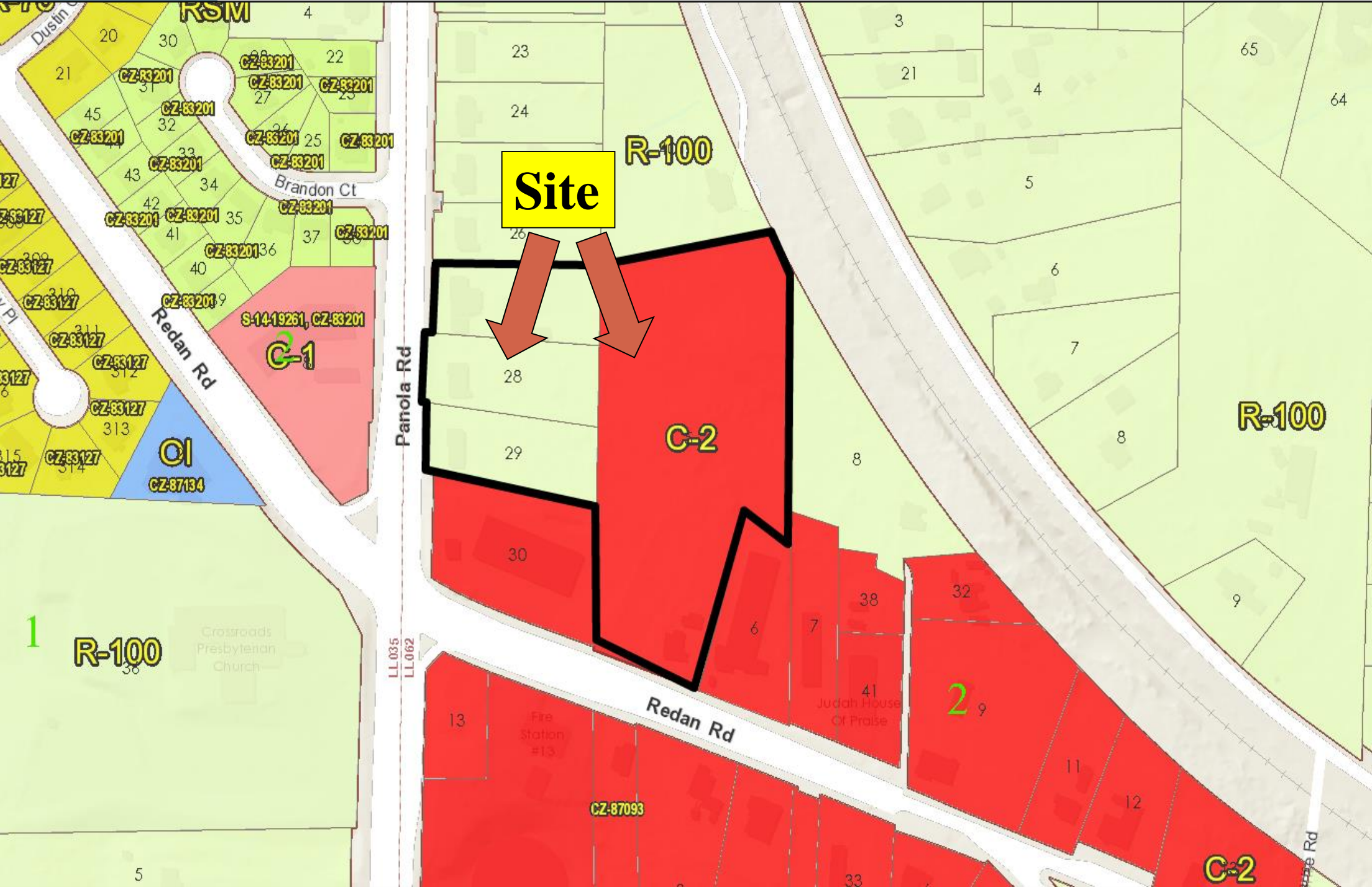
DATE: 01/22

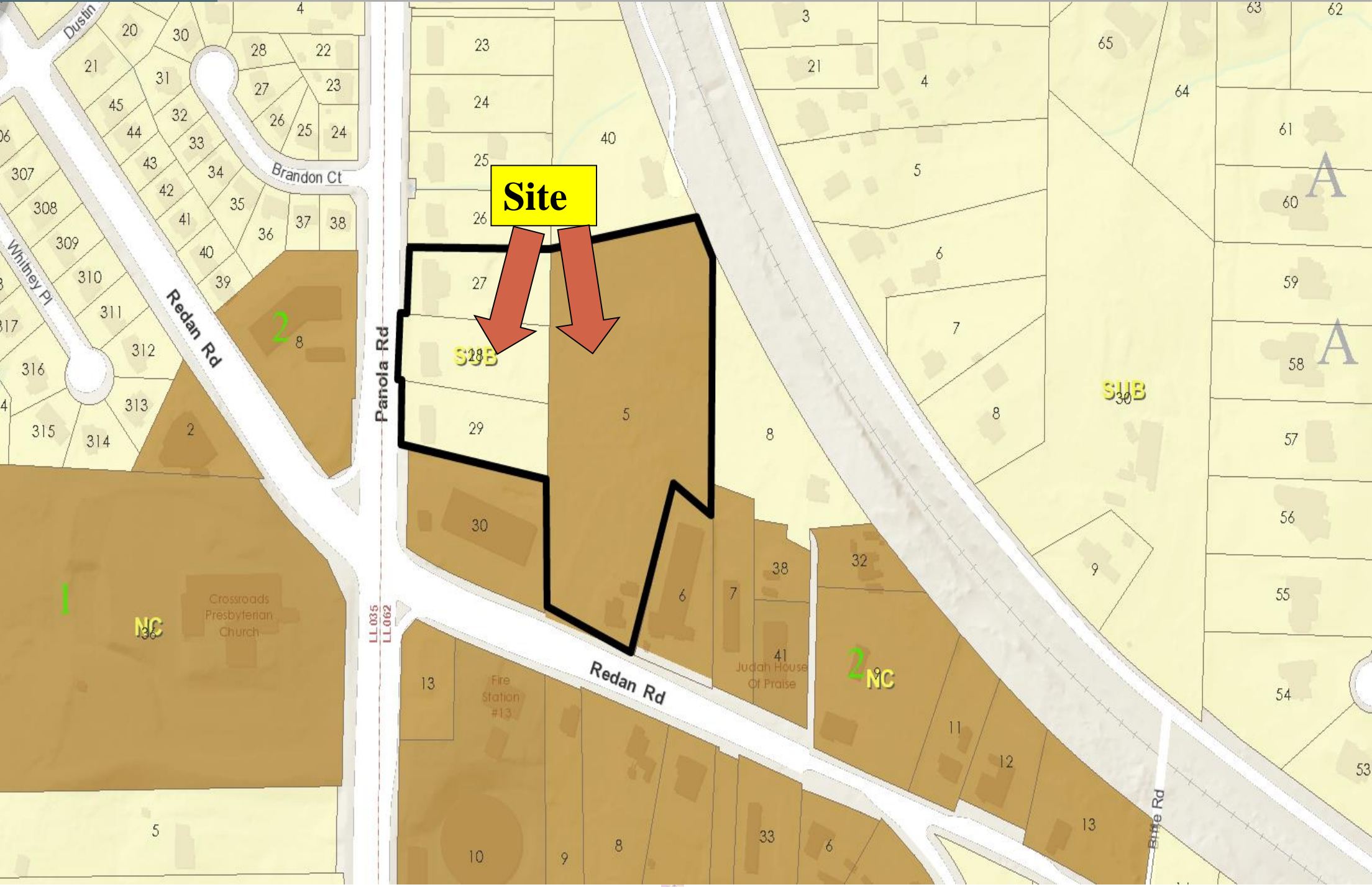


PROPOSED WAFFLE HOUSE

NOTE:
LANDSCAPING AND SITE WORK FOR
PRESENTATION PURPOSES ONLY

DATE: 01/22/18







Single Family Residences

Gas & Retail

Site

Railroad

Crossroads Church

Gas & Retail

Tire Repair

Fire Station

Hair Salon

Panola Road

Redan Road

1

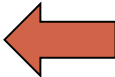
2



Panola Road Frontage



Redan Road Frontage



Adjacent commercial property at northeast intersection of Panola Road & Redan Road

DeKalb Fire Station across from site on Redan Road

