



**TO:** Mayor and City Council

**FROM:** Planning and Zoning Department

**SUBJECT:** SLUP23-009

**ADDRESS:** 3309 and 3313 Panola Road

**DISTRICT:** 3 – Councilwoman Alecia Washington

**FIRST CYCLE MEETING DATES:** October 12, 2023 (CPIM) | November 8, 2023 (PC) | November 27, 2023 (MCC)

**SECOND CYCLE MEETING DATES:** December 14, 2023 (CPIM) | January 2, 2024 (PC) | January 22, 2024 (MCC) | February 26, 2024 (MCC)

**Summary:** Applicant is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

**STAFF RECOMMENDATION:**

**PLANNING COMMISSION RECOMMENDATION:** DENIAL | 3 Yays and 1 Nay

PROPERTY INFORMATION	
<b>Location of Subject Property:</b> 3309 and 3313 Panola Road	
<b>Parcel Number:</b> 16 022 01 004 and 16 022 01 246	
<b>Road Frontage:</b> Panola Road	<b>Total Acreage:</b> 3.55 +/-
<b>Current Zoning:</b> R-100 (Residential Medium Lot)	<b>Overlay District:</b> N/A
<b>Future Land Use Map/ Comprehensive Plan:</b> Suburban Neighborhood (SN)	
<b>Zoning Request:</b> Applicant is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.	
<b>Zoning History:</b> N/A	

APPLICANT / PROPERTY OWNER INFORMATION
<b>Applicant Name:</b> Darrell Johnson
<b>Applicant Address:</b> 3375 Glenwood Road Decatur, GA 30032
<b>Property Owner Name:</b> CCC Christ Gospel Parish
<b>Property Owner Address:</b> 3309 and 3313 Panola Road

## **PUBLIC PARTICIPATION (CPIM)**

The CPIM (Community Planning Information Meeting) was held on December 14, 2023, at City Hall. There were approximately two (2) community members that spoke in favor of the petition, which are members of the place of worship at a different location. There were approximately five (5) community members that spoke in opposition to the petition. The opposition concerns were:

- Proximity to existing, neighboring place of worship;
- Traffic increase possibilities and safety measures; and
- Potential land locking an adjacent property.

## DETAILS OF ZONING REQUEST

Since the city's incorporation, the sites have been zoned R-100 (Residential Medium Lot-100). The Applicant is proposing to develop and operate a Place of Worship (POW) on subject property. Within a one-mile radius of subject property, there are approximately three (3) existing Places of Worship. The Applicant went before Mayor and City Council (MCC) on November 27, 2023. MCC informed staff to take the Applicant through the entire process again to ensure the community concerns were heard by Applicant and staff. During the December 's Community Planning Information Meeting (CPIM), the Applicant did inform the community and staff that the number of seating has been reduced from 300 to 150.

POW are defined as a lot or building wherein persons assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship. The term "place of worship" shall also include any of the following accessory uses and buildings means schools, religious education, social gathering rooms, food service facilities, indoor and outdoor recreation facilities, child daycare center, kindergarten, parsonage, rectory or convent and columbarium.

In [Section 4.2.42](#) of Chapter 27, it elaborates on regulations for POW that are located within residential zoned district. The regulations are as follows:

1. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side-yard and no less than 30 feet for a rear-yard.
2. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
3. The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
4. Places of worship, convents and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.



5. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
6. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

ADJACENT ZONING & LAND USE		
<b>NORTH</b>	<b>Zoning:</b> R-100 (Residential Medium Lot-100)	<b>Land Use:</b> Single-Family Dwelling
<b>SOUTH</b>	<b>Zoning:</b> R-100 (Residential Medium Lot-100)	<b>Land Use:</b> Single-Family Dwelling
<b>EAST</b>	<b>Zoning:</b> R-100 (Residential Medium Lot-100)	<b>Land Use:</b> Single-Family Dwelling
<b>WEST</b>	<b>Zoning:</b> RSM (Small Lot Residential Mix)	<b>Land Use:</b> Single-Family Dwelling

### **PHYSICAL CHARACTERISTICS & INFRASTRUCTURE**

The site is currently developed with one (1) road frontage (Panola Road). There aren't floodplain and/or state waters on the subject property.

### **SPECIAL LAND USE PERMIT ZONING CRITERIA**

- 1.** Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
- 2.** Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
- 3.** Adequacy of public services, public facilities, and utilities to serve the proposed use;
- 4.** Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
- 5.** Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
- 6.** Adequacy of ingress and egress 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;
- 7.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use
- 8.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
- 9.** Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
- 10.** Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;
- 11.** Whether the proposed use is consistent with the policies of the comprehensive plan;

<b>12.</b> Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located;
<b>13.</b> Whether there is adequate provision of refuse and service areas;
<b>14.</b> Whether the length of time for which the special land use permit is granted should be limited in duration;
<b>15.</b> Whether the size, scale and massing of proposed buildings are 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;
<b>16.</b> Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources;
<b>17.</b> Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;
<b>18.</b> Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height; and
<b>19.</b> Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

RECOMMENDATION(S)
Staff recommends:

**Attachments Included:**

- **CPIM Minutes – October 12, 2023 (First Cycle)**
- **PC Minutes – November 8, 2023**
- **CPIM Minutes – December 14, 2023 (Second Cycle)**
- **PC Minutes – January 2, 2024**
- **Future Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Site Photo**
- **Site Plan/Survey**
- **Renderings/Elevations**
- **Letter of Intent**

## CPIM Minutes – October 12, 2023

### SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

#### Facts and Background-

- Applicant is proposing to operate a Place of Worship (POW) at subject property
- The POW will be approximately 10,500 sq ft
- The POW will have approximately 300 seats
- Total acres is 3.7 +/-
- Vacant/undeveloped land

Future Land Use- Suburban Neighborhood (SN)

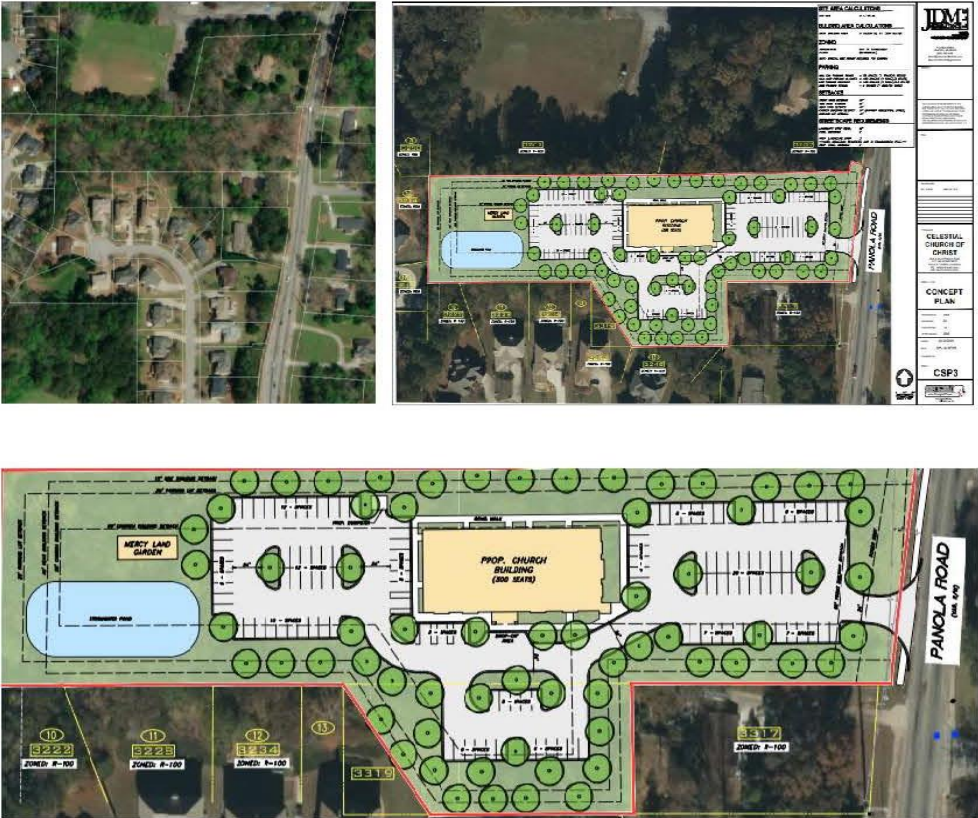
Page 8 of 12

Zoned- R-100 – Residential Medium Lot

POW Permitted Zoning Districts

Use	KEY: P - Permitted use Pa - Permitted as an accessory use						
	RE	RLG	R-100	R-85	R-75	R-60	RSM
Places of worship	SP	SP	SP	SP	SP	SP	SP

Aerial Map and Submitted Site Plans-

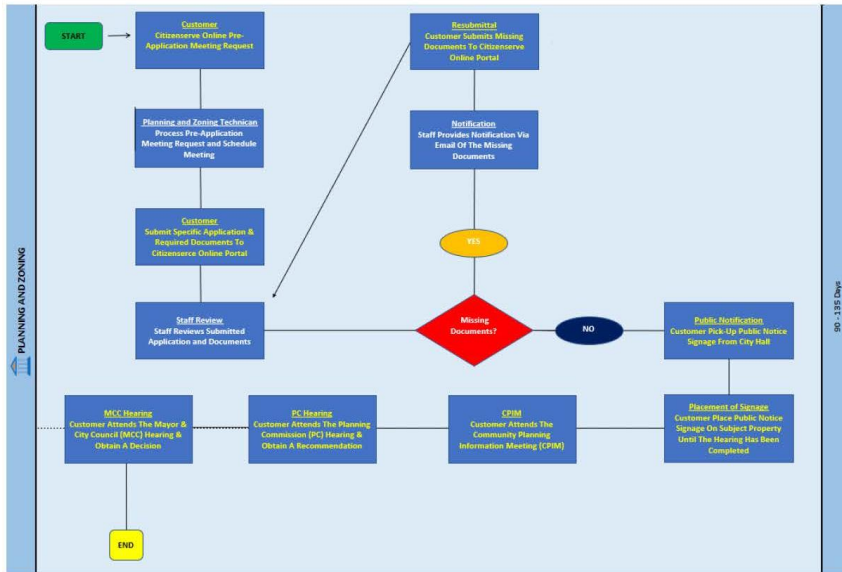


Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

The following subsections shall apply to places of worship, convents and monasteries and their related uses, buildings and structures located in a residential district:

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side-yard and no less than 30 feet for a rear-yard.
- B. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
- C. The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
- D. Places of worship, convents and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.
- E. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
- F. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

### Special Land Use Permit (SLUP) Process



**Micheal Ajibade** a representative came to the stand. He stated that the structure will beautify the environment and be a welcome addition to the neighborhood.

*There were no attendees to speak for or against the petition.*

## PC Minutes – November 8, 2023

### SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship

R-100 Residential Medium Lot

Future Land Use- Suburban Neighborhood (SN)

Use	RE	RLG	R-100	R-85
Places of worship	SP	SP	SP	SP

### Facts and Background

- Applicant is proposing to operate a Place of Worship (POW) at subject property
- The POW will be approximately 10,500 sq ft
- The POW will have approximately 300 seats
- Total acres is 3.7 +/-
- Vacant/undeveloped land

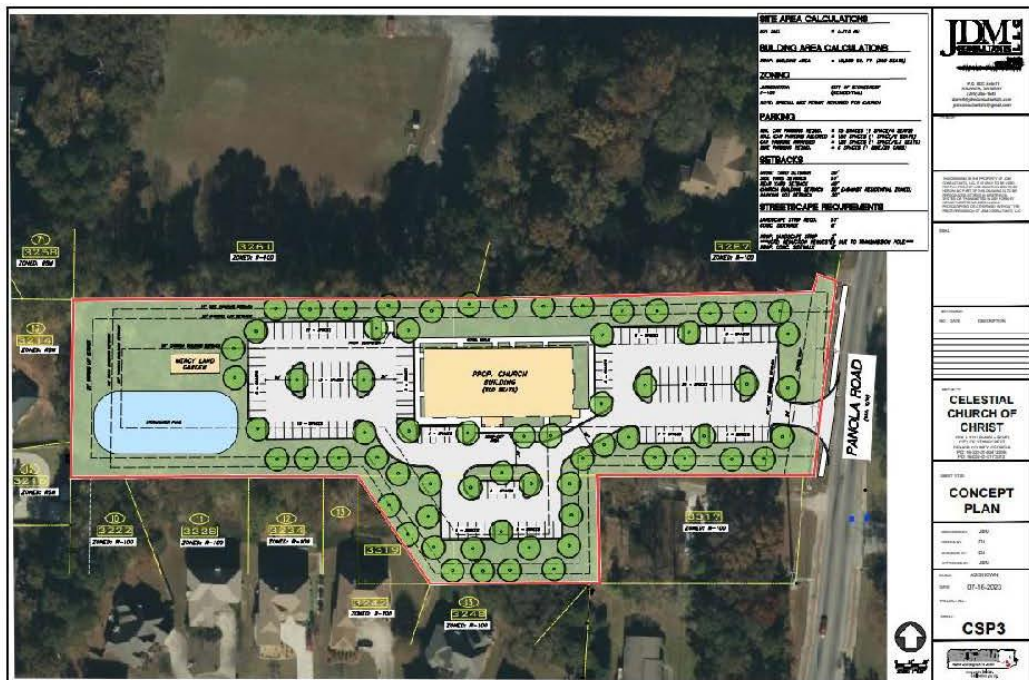
### Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

The following subsections shall apply to places of worship, convents and monasteries and their related uses, buildings and structures located in a residential district:

- Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side yard and no less than 30 feet for a rear yard.
- The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
- The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
- Places of worship, convents and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.
- Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
- Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

### Site Plans-



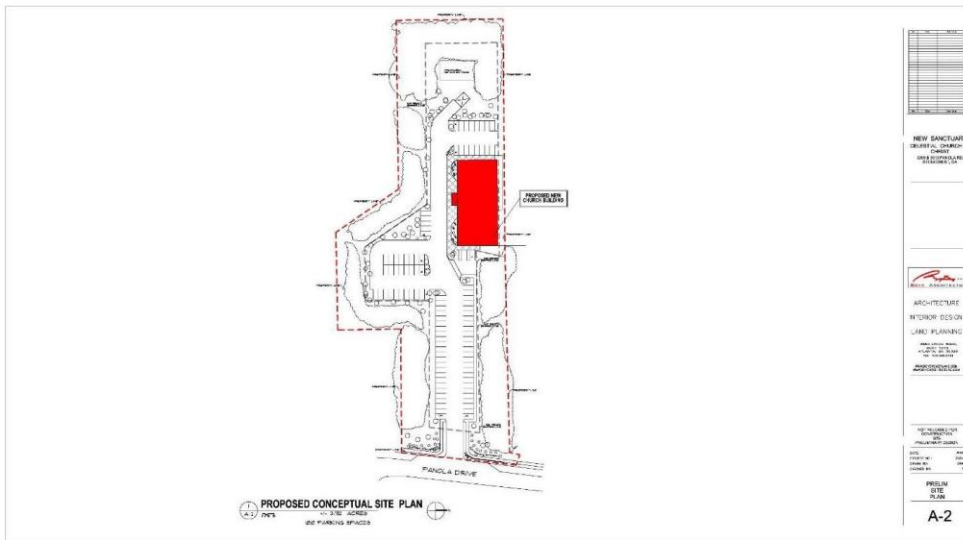


### Renderings-

ARCHITECT  
  
BOYE ARCHITECTURE

100% PRELIMINARY DESIGN SUBMITTAL - MAY 31, 2023





Staff recommends the following:

- **Approval with condition(s):**
  1. Applicant must submit a Lot Consolidation (Minor Plat) Application prior to LDP (Land Disturbance Permit) being issued;
  2. Applicant must comply with parking regulations in [ARTICLE 6. - PARKING](#); and
  3. The proposed development shall be within general conformity with the applicant's submitted survey/site plan (dated 07-16-2023).

Three additional conditions were obtained from the city's engineer

- 4) Add an acceleration and deceleration lane off of Panola Road
- 5) Dedicate a portion of the property that is in line with neighboring property for the roadway dedication
- 6) Reposition the Detention Pond for better water flow

**Commissioner Walker** asked about the number of churches in the area and the other construction projects in the area. She also asked about the time frame of the development.

**Deputy Director Matthew Williams** stated that the ingress and egress requirements should help alleviate traffic if the site is developed.

**Commissioner Williams** asked about the buffer requirement for noise considering that the proposed project is near a neighborhood.

A motion was made to open a public hearing which was moved and approved by a unanimous vote.

**Darrel Johnson**, a representative of the applicant came to the stand. He stated that there is a 50-80 ft buffer between the proposed church and surrounding properties. They are speaking with a surveyor about merging the properties. The detention pond will be evaluated further during the Land Disturbance Permit application stage, but it is located at the lowest point of the property. They will ensure that there are no increased flows on the property. They can add acceleration and deceleration lanes to the project. Expecting traffic on Wednesday, Friday, and Sunday but the lanes should assist with that.

**Commissioner Hollis** stated that she had no objections to the church being there and them confirming to the requirements of the staff

**Commissioner Walker** asked about the size of the church (10,000 sqft) and its contribution to the traffic.

**Matthew Williams** stated that the deceleration and acceleration lane should help with the traffic. He was also able to find that there is a church located 1 mile south of the proposed project and another church 500 feet from the proposed property.

**Chairman Hubbard** made a motion to recommend Approval to the city council. It was seconded by Commissioner Hollis and **APPROVED** by a unanimous vote.

**IX. Announcements:**

N/A

The meeting ended at 6:44 PM

## CPIM Minutes – December 14, 2023

### SLUP23-009

3309 and 3313 Panola Road

Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish

Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

#### **Facts and Background**

Applicant is proposing to operate a Place of Worship (POW) at subject property

The POW will be approximately 10,500 sq ft

The POW will have approximately 300 seats

Total acres is 3.7 +/-

Vacant/undeveloped land

Council requested petition to go through full cycle during the November's Council Meeting

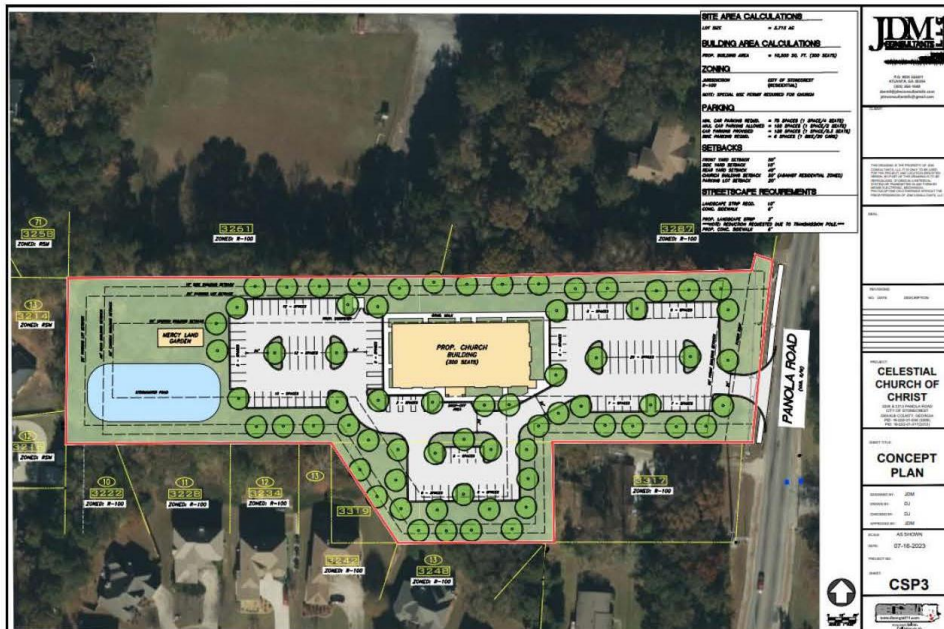
#### **Future Land Use/Character Area**

Suburban Neighborhood

#### **Zoning Map**

R-100 -Residential Medium Lot



[illegible]

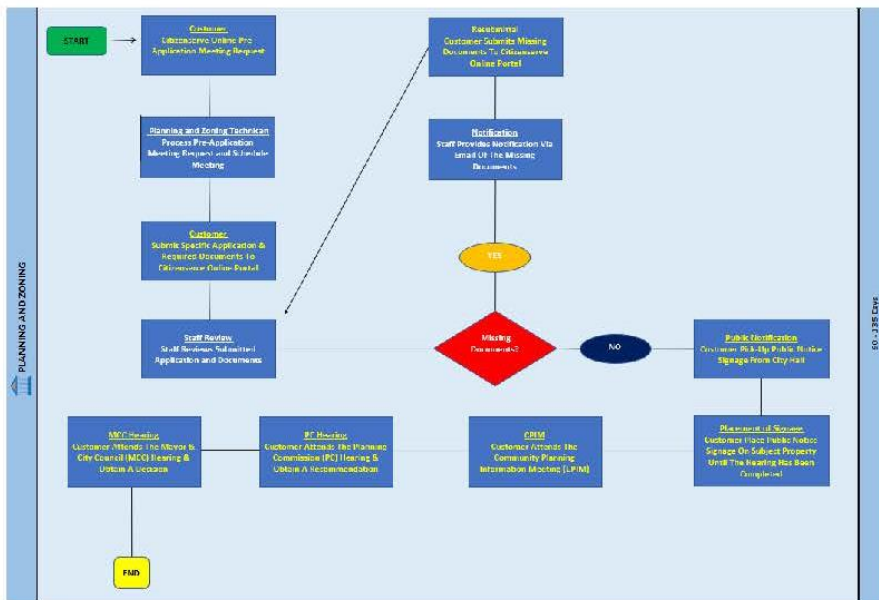


#### Sec. 4.2.42. – Places of Worship, Convents; Monasteries; Temporary Religious Meetings

The following subsections shall apply to places of worship, convents and monasteries and their related uses, buildings and structures located in a residential district:

- Any building or structure established in connection with places of worship, monasteries or convents shall be located at least 50 feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than 20 feet for a side-yard and no less than 30 feet for a rear-yard.
- The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.
- The parking areas and driveways for any such uses shall be located at least 20 feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.
- Places of worship, convents, and monasteries shall be located on a minimum lot area of three acres and shall have frontage of at least 100 feet along a public street.
- Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.
- Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

#### Special Land Use Permit



*Micheal Ajebodi* a member of the church came to the stand. He stated that instead of the proposed church having enough space to fill 300 seats they would accommodate up to 150. The church currently has around sixty members including children. They want to build this church because the current space where they hold worship is too small and too close to the road. They are very concerned about the children who may run into the road and also want them to have their own space in the current facility.

Once a year they have a conference/ festival and invite family and friends. When they set up the tents, they are too close to the road and not safe.

During the mid-week services there are usually only around five people that attend. They took the traffic concerns into consideration.

**Tre'Jon Singletary the senior planner** asked for clarification of the amount of seats the church is proposing to have.

*Micheal Ajebodi* stated that it will be 150 max

**Tre'Jon Singletary** stated that they will need to send an updated letter of intent stating the updated amount seats

*There were some attendees to speak for and against the petition.*

**Marty Adewale** a pastor of the church came to the stand. He stated that they are an African Church and that because of this many may not come running to attend. The attendees also are called spiritually to attend.

**Trejon Singletary** asked if the layout and site plan had changed considering the decrease in the seating.

**Marty Adewale** stated that is has not

**Ronald O'neal Jr** came to the stand to speak against the petition. He stated that he owns the property (a lot) that is behind his house located and by the proposed land for the church, 3319 Panola Rd. His lot is landlocked. He had plans to build on that parcel but if the church is developed, he will not be able to access the property. He wanted to know how they got so far in the process.

**Tre'Jon Singletary the senior planner** stated that they were able to get this far into the process because they turned in their property owner affidavits and if the project were to be approved staff will work internally with the city engineer to discuss how he could get access to the property.

**Lewis Andrsn** president of the Hilson head homeowner association came to the stand to speak against the petiton. He stated that 3319 Panola Rd by law is supposed to have a clear path to Panola Rd. He stated that the plats are mislabeled on the site plan.

**Tre'Jon Singletary** reiterated that the church is currently only trying to get approval for the usage of the land

**Wesley Mitchell** a resident of the neighborhood near the subject property stated he was concerned about how close the land runoff and development will be to his land.

**Donna Deaves** who is a resident of Stonecrest stated that the reason why she was late for this meeting is because there was an accident on Panola Rd. There has been many accidents because of the way the road was developed and traffic. They have to "take a chance" when trying to exit their neighborhood if there isn't an officer there. Not opposed to growth, but she wants the community to be safe.



**Rev Dr Deborah Holloway** pastor of the United Methodist Church stated that this proposed church will be 108 total walking steps from her existing church. She asks for the plans to be reviewed and that the livelihood of the people who currently reside in this community will not be changed.

**James Lions** resident of Stonecrest came to the stand and was concerned about safety. He stated that the traffic is very bad and we should look at the projection of growth

**Tre'Jon Singletray** called Micheal Ajebodi back to the stand for a rebuttal and asked if there was a traffic study done on the property.

**Micheal Ajebodi** stated that he did not have the information at the moment and that he would get with his consultant about the study

He also insured James Lions that the church is not trying to disrespect him and that he would like to contact him about the issue.

*The applicant's next meeting is the Planning Commission which will be hosted on January 2 2024*

## PC Minutes – January 2, 2024

### VII. Old Business: SLUP23-009

### VIII. Presentations

*Planning and Zoning Senior Planner - Tre'Jon Singletary* Presented **SLUP23-009**

LAND USE PETITION:	SLUP23-009
PETITIONER:	Darrell Johnson of JDM Consultants, LLC on the behalf of CCC Christ Gospel Parish
LOCATION:	3309 and 3313 Panola Road
PETITIONERS REQUEST:	Petitioner is seeking a Special Land Use Permit (SLUP) to develop a Place of Worship.

The applicant is proposing to operate a Place of worship will be approximately 10,500 sq ft and 150 seats capacity. Originally applicant proposed to have 300 seats but inform staff of the change during the December 14 Community Planning Information Meeting (CPIM). Total acres of the subject property is 3.7 +/- . The applicant went before Mayor and council (MCC) on November 27, 2023. MCC informed staff to take the applicant through the entire process again to ensure the community concerns were heard by applicant and staff. Staff found that there are 03 existing places of worship within a one-mile radius. The subject property belongs to R-100 underline zoning district and Suburban Neighborhood (SN) future land use/character area.

According to the city ordinance Place of worship permitted withing the R -100 zoning district with a Special Land Use Permit (SLUP). City ordinance chapter 27, sec. 4.4.42 - Places of Worship, Convents; Monasteries; Temporary Religious Meetings provide necessary requirements and regulations for the proposed use.

Staff recommends denial the petition based on two reasons; The applicant has not submitted the requested updated site plan and the applicant has not submitted the requested updated letter of intent. Furthermore, the council did inform applicants to provide a traffic mitigation plan and the applicant did not submit the traffic plan yet.

**Commissioner Erica Williams (District 1)** asked is there any specific reason why the applicant did not provide the requested detail.

**Senour Planner Tre'Jon Singletary** states that the applicant did not provide any reason. During the last CPIM on December 14<sup>th</sup>, 2023, staff had been informed to submit relevant information prior to Planning Commission (January 02<sup>nd</sup>, 2024) but applicant did not re-talk to staff.

**Chairman Hubbard** motioned to open a Public Hearing for SLUP23-009. **Approved** by unanimous vote.

**Petitioner's representative Darrell Johnson of JDM Consultants** status that essence of Special Land Use Permit. Applicant had met the community two weeks prior to the holidays (2023) and most of their comments on Panola road's traffic. Developers initially proposed a building with 300 seats and decided to reduce the size by half, providing the building with 150 seats. At the entrance applicant proposed to do ride in and ride out situation. There is a church next to this proposed church, but it is not the same type of church, and this church is unique and different from any other church in the area. The developer needs more time to adjust the site plan and resubmit to the staff with modifications. The traffic mitigation plan including school peak hours also not possible to submit withing short period of time. Regarding the letter of intent, the only change is the number of seats should be reduced from 300 to 150.

**Commissioner Lemuel Hawkins (District 5)** question on communication and states that there are requirements from Stonecrest planning department and petitioner should communicate with staff if they have any difficulties to submit relevant information on given period.

**Petitioner's representative Darrell Johnson of JDM Consultants** states that the communication regarding the delay of documents was not happen due to the circumstances during the holiday season.

**Chairman Hubbard** make a motion to provide additional ten (10) minutes to each party. Approved by unanimous vote.

**Chairman Hubbard** asked those in support to speak.

**Famakinwa S Bamidele;** paster of the proposed church states that he lives in the area from 2000. This is a unique church with a small number of members such as one hundred (100). Church conducts religious services three (3) times per week and only on Sunday does every member get-together. Wednesday and Friday there are only four to five (4-5) people. Service time of Sunday is 10.00 am – 3.00 pm. Current location of the church is very close to road and dangerous to kids who engage in. The church conducts an annual event, and one reason of the proposed project is to have a safe and sufficient indoor space for this annual event.

**Deboch Fomanica** daughter of the paster, states that reason for move from current location to proposed location is it is too small for kids. She is also a Sunday school teacher and lack of space leads them to conduct classes behind the current church location. Staying outside is not safe for kids and the surrounding environment is also not nice for kids. As a youth, she wishes to have a great place to bring a great future to their community.

**Taiwo Adeeko** status that everything brings by paster and daughter is correct and she totally agree with that. She says Sunday event is end up by 2.00 pm and only reason for late departure is personal discussion with each other. This is not a typical church and ends at a typical time. Church conducts lots of community events such as food and cloth drives for homeless people. Allowing this proposal leads the community to continue those activities.

**Chairman Hubbard** asked those in opposition to speak.

**Faye Coffield** states that when the new birth church was built in R-100 zoning district, there was a loss of potentials to having quality house of particular area. Opposition does nothing to do with religious related matter and anybody have their rights of worship god. But every place and every time is not the right place and the right time. The surrounding neighborhood does not belong to a transitional and belongs to high income neighborhood with upscale housing. Panola road and the subject location is not suitable for proposed development. They need quality development with no conflict with the existing community.

**Ronald O' Neals** states that he owned the adjacent property 3319 Panola Road, and the proposed project will impact to value down the mentioned property belongs to him. Therefore, in investment point not religious of view he does not like to give his property to adjacent development. He gave his contact information to the project manager at the CPIM meeting, but nobody had contact him yet.

**Donna T. Dees** states that the surrounding community does not oppose the proposed church. Panola Mill subdivision is highly affected by traffic and road accidents because of roadblocks. Every Tuesday there is a food giveaway and people line up from 6.00 am in the morning. Traffic and Accidents create not safe environment over there.

**Lewis Anderson;** president of the Hillson Head homeowners' association states that second meeting of the first cycle of the proposed case didn't when though with the community input due to the changes of advertised hearing dates. He questions the possibility of approving this type of development without having proper traffic study. They already have another church close to their subdivision and are having issues such as noise. Although the number of members was reduced from the initial proposal the square footage, or the size of the building, remains as it is. There are 108 steps between the existing church and the church proposed. There is another church after 300 steps. Overall traffic and notice impact and problems related to retention pond well as do not make this a good project.

**Donna Priest Brown** states that there is a road widening program conducted along the Panola Road and question the possibility to construct a new development with proposed road widening. According to her understanding it is better to have no new development until the road expansion is completed and opposed the proposed development.

**Chairman Hubbard** motioned to close the Public Hearing for SLUP23-009. **Approved** by unanimous vote.

**Commissioner Joyce Walker (District 2)** states there are lot of miscommunications of this case. Commissioners ask staff to explain the reason for the lack of requested documents and the council's response regarding the case.



**Senior Planner - Tre'Jon Singletary** explained that one requirement from council such as Traffic mitigation study and two requirements from staff such as Updated site plan and updated letter of intent does not submit by applicant. Based on lack of the requested data staff are unable to do a thorough analysis.

**Director - Shawanna Qawiy** states that staff made recommendations based on the already submitted data and staff unable to review the data that applicant mentioned here without providing.

**Commissioner Erica Williams (District 1)** states that instructions were not followed by applicant and have questions of communication gap, close location of existing church and noise concern. By referring to the meeting minutes of pervious meeting, it look like applicant does not address the concerns made by last planning commission such as detention pond related issues and traffic concerns.

**Commissioner Lemuel Hawkins (District 5)** questions the possibility of the Planning commission to extend the Council hearing of this case for another two months until March to provide sufficient time for applicant to meet requested requirements and staff to do analysis.

**Senior Planner - Tre'Jon Singletary** explained that Planning Commission able to make such recommendation but still the case need to go to mayor and council as per the legal advertisement.

**Attorney Alicia Thompson** provided clarifications to the options.

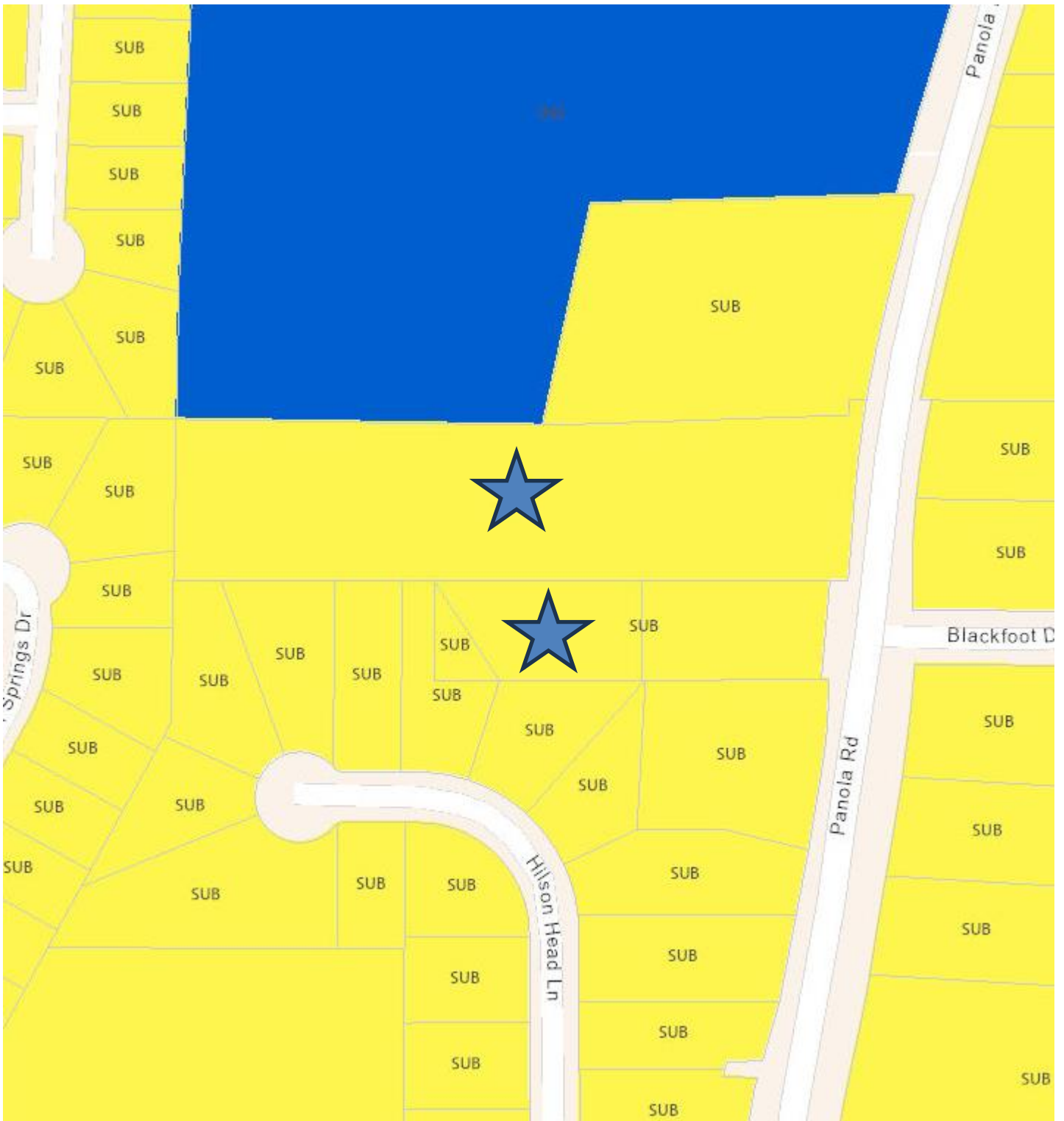
**Chairman Hubbard** made a motion to recommend **DEFERRAL** of this application to March cycle. **Commissioner Lemuel Hawkins (District 5)** second the motion. **Commissioner Joyce Walker (District 2)** and **Commissioner Erica Williams (District 1)** did not approve of the motion and the motion was **VOID** due to not having a unanimous vote.

**Commissioner Erica Williams (District 1)** made a motion to recommend **DENIAL** for this application. Commissioner Joyce Walker (District 2) second the motion. Chairman Hubbard and Commissioner Lemuel Hawkins (District 5) did not approve the motion and the motion was **VOID** due to not having unanimous vote.

**Chairman Hubbard** made a motion to recommend **DEFERRAL** the application and the motion does not receive a second to the motion. The motion was **VOID**.

**Commissioner Erica Williams (District 1)** made a motion to recommend **DENIAL** for this application. Commissioner Joyce Walker (District 2) second the motion. Chairman Hubbard and \ oppose the motion and the motion was carried to **DENIAL** by 3 to 1 vote.

## Future Land Use Map | Suburban Neighborhood (SN)



## Suburban Neighborhood (SN)

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

## Zoning Map | R-100 (Residential Medium Lot)





## Aerial Map





## Site Photo







Network: Dec 18, 2023 at 12:43:48 PM EST  
Local: Dec 18, 2023 at 12:43:48 PM EST  
N 33° 41' 22.834" W 84° 10' 32.784"  
3309 Panola Rd  
Stonecrest GA 30038  
United States



Network: Dec 18, 2023 at 12:44:28 PM EST  
Local: Dec 18, 2023 at 12:44:28 PM EST  
N 33° 41' 22.915", W 84° 10' 31.895"  
3287 Panola Rd  
Stonecrest GA 30038  
United States



Network: Dec 18, 2023 at 12:44:24 PM EST  
Local: Dec 18, 2023 at 12:44:24 PM EST  
N 33° 41' 22.915", W 84° 10' 31.895"  
3287 Panola Rd  
Stonecrest GA 30038  
United States



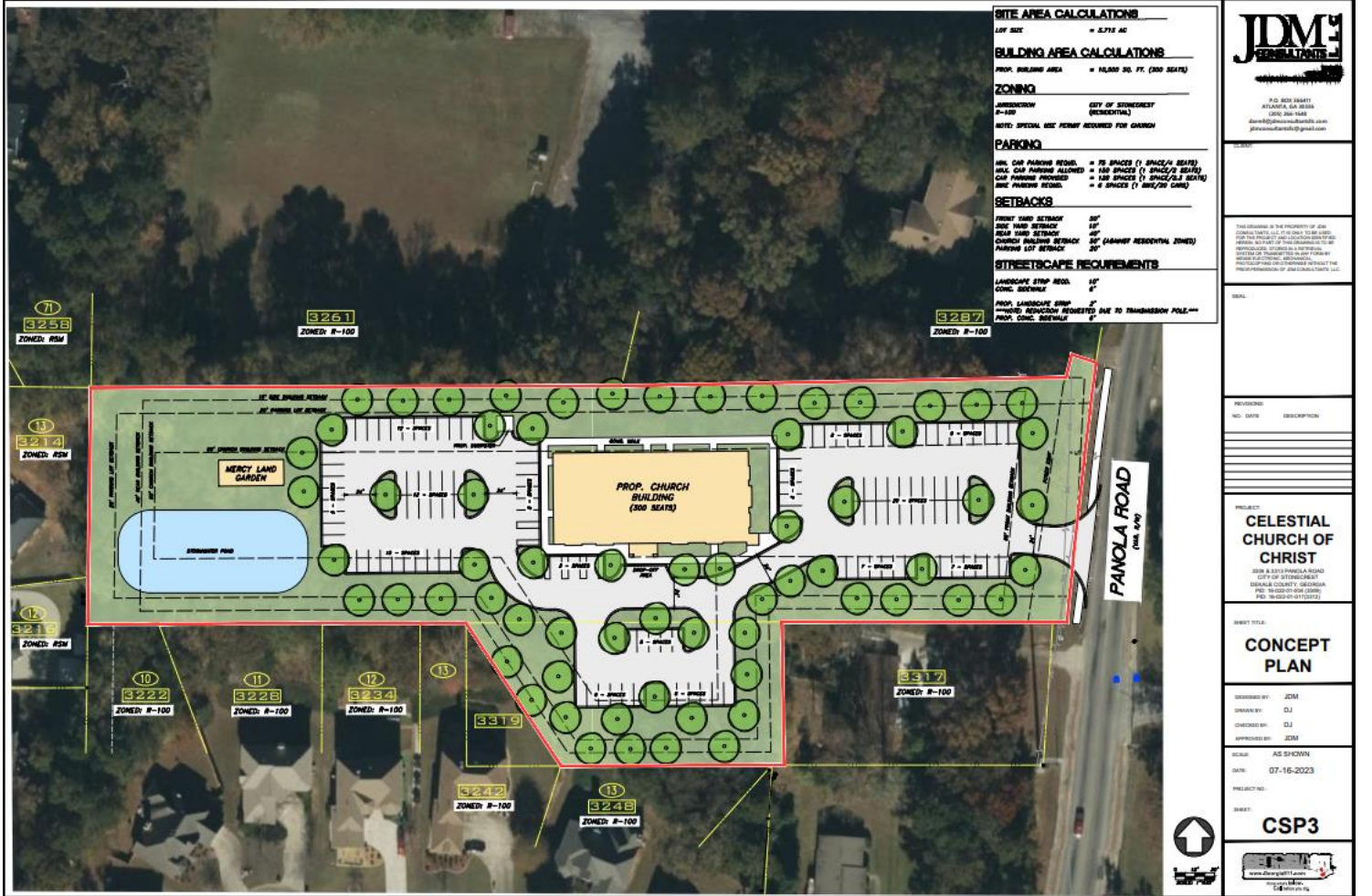


Network: Dec 18, 2023 at 12:43:56 PM EST  
Local: Dec 18, 2023 at 12:43:56 PM EST  
N 33° 41' 22.834", W 84° 10' 32.784"  
3309 Panola Rd  
Stonecrest GA 30038  
United States

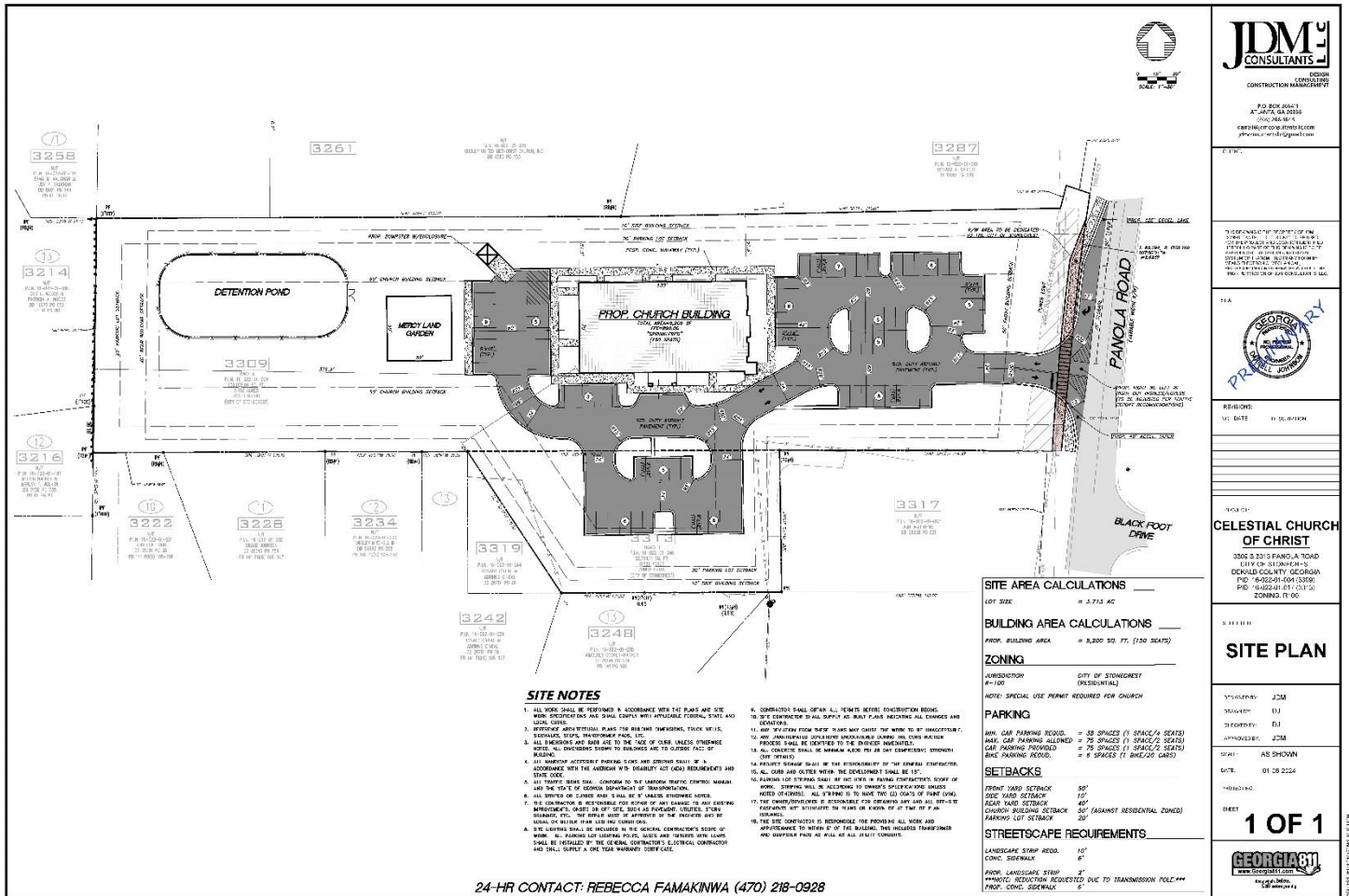




# Submitted Site (First Cycle Submittal)

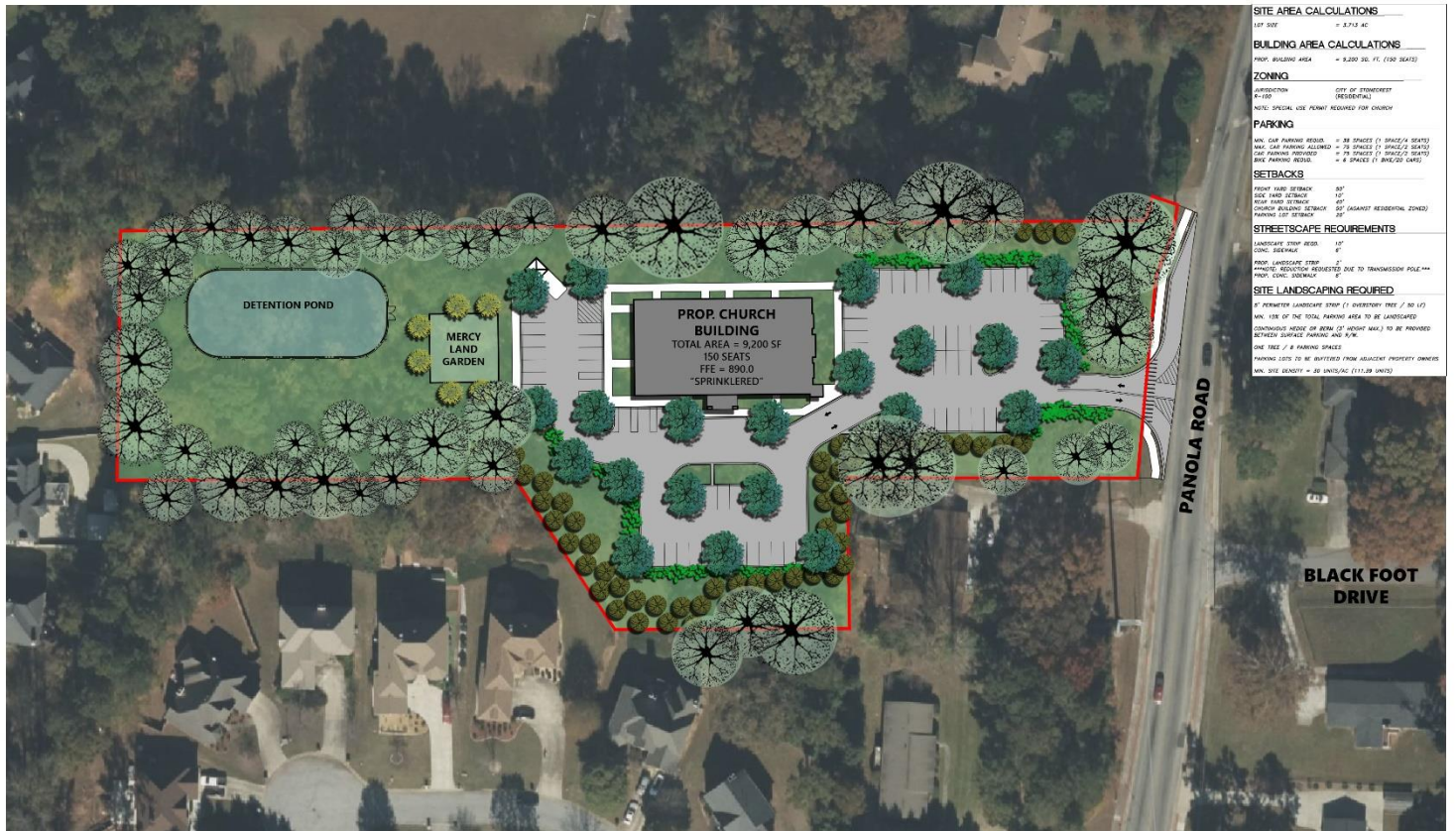


# Submitted Site Plan (Submitted January 10, 2024)



24-HR CONTACT: REBECCA FAMAKINWA (470) 218-0928





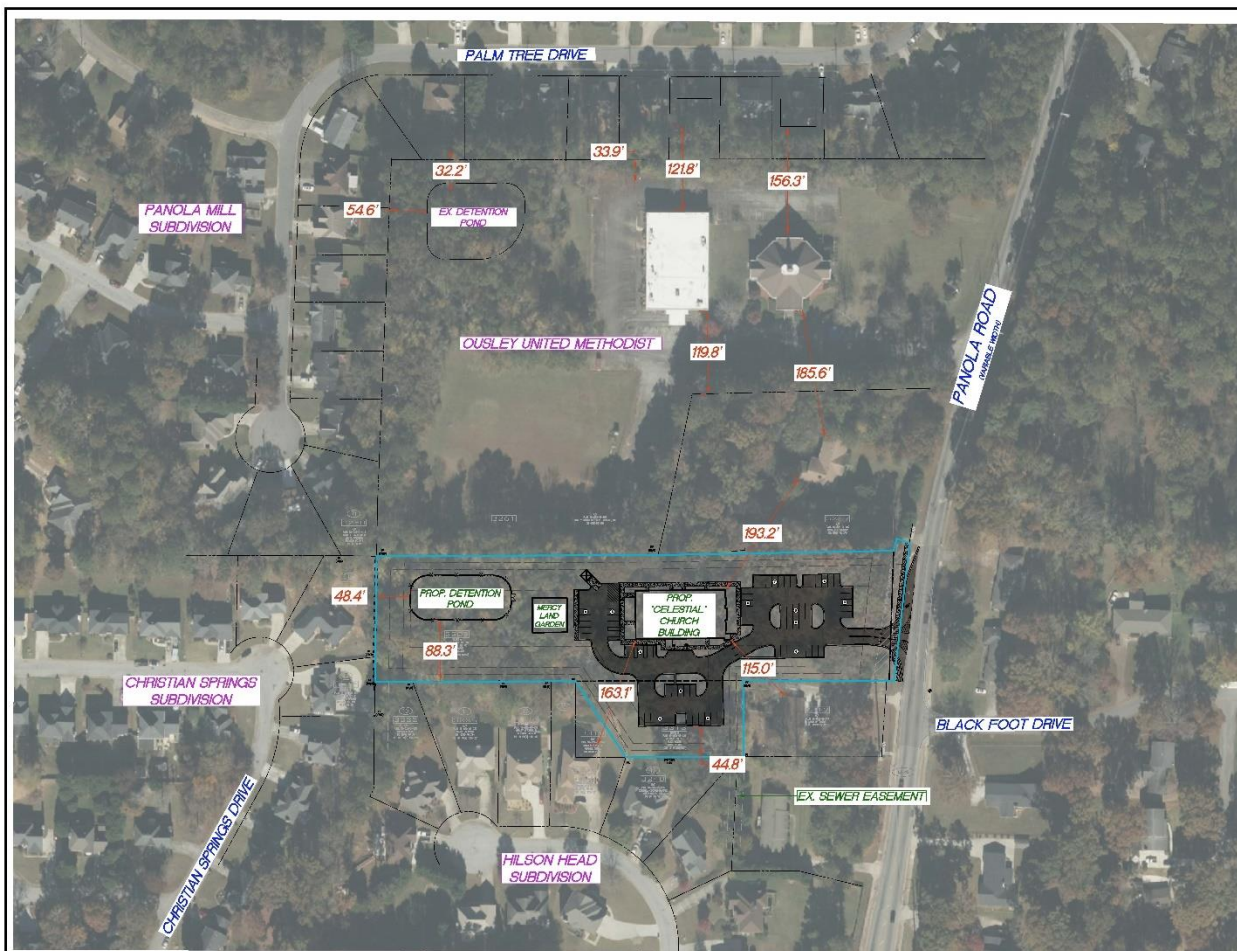
# CELESTIAL CHURCH OF CHRIST

3309 & 3313 PANOLA ROAD, CITY OF STONECREST, DEKALB COUNTY, GEORGIA

JANUARY 7, 2024

**JDM**  
CONSULTANTS

DESIGN  
CONSULTING  
CONSTRUCTION MANAGEMENT



**JDM CONSULTANTS**  
 DESIGN CONSULTING  
 CONSTRUCTION MANAGEMENT

PROJECT NO. 2023-009  
 11/15/23  
 11/15/23

DATE: 11/15/23

THIS DOCUMENT IS THE PROPERTY OF JDM CONSULTANTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JDM CONSULTANTS.

DATE: 11/15/23

REVISIONS:

NO. DATE BY DESCRIPTION

PROJECT:

**CELESTIAL CHURCH OF CHRIST**

2023-009-009 PANOLA ROAD  
 CITY OF ATLANTA  
 DEKALB COUNTY, GEORGIA  
 PROJECT NO. 2023-009  
 DATE: 11/15/23  
 ZONING: R-10

DESIGN:

**OVERALL SITE MAP**

DESIGNED BY: JDM

REVIEWED BY: DJ

APPROVED BY: DJ

APPROVED BY: JDM

DATE: AS SHOWN

DATE: 01/28/2024

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

PROJECT NO.:

DATE:

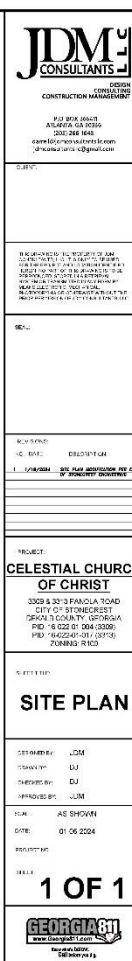
PROJECT NO.:

DATE:

PROJECT NO.:

DATE:





4. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
5. ALL STRUCTURAL PLANS FOR BUILDING DEMOLITION, "BRICK WALLS, SINKHOLES, STEPS, TRANSFORMER PADS, ETC."
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF CURB, UNLESS OTHERWISE NOTED, ALL DEMOLITION SHOWN TO BALDING ARE TO OUTSIDE FACE OF BUILDING.
7. ALL MATERIAL ACCESSIBLE PAVING DRIVE AND STEPPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STANDARDS.
8. ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL, AND THE STATE OF MISSOURI DEPARTMENT OF TRANSPORTATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING SIGNS, AND CLOSING OF TRAFFIC TO THE AREA TO BE MAINTAINED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, DRIVE OR PAVEMENT, SUCH AS PAVEMENT, UTILITY, SHOW OR CURB, OR ANY OTHER DAMAGE TO EXISTING IMPROVEMENTS.
10. SITE LOCATION SHALL BE INDICATED BY THE GENERAL CONTRACTORS' DEPT. OF PUBLIC WORKS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL PAVEMENT IN LOCATED PAVED AREAS AND FURNISH WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTORS' ELECTRICAL CONTRACTORS.

- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
10. SITE CONTRACTOR SHALL SUPPLY ALL FINISH PLANS INDICATING ALL CHANGES AND DEVIATIONS.
11. ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
12. ANY UNACCEPTABLE CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE CHAIRMAN IMMEDIATELY.
13. ALL CONCRETE SHALL BE MINIMUM 4,260 PSI 28 DAY COMPRESSIVE STRENGTH (USE OF 3,000 PSI IS PROHIBITED).
14. PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
15. ALL CURB AND GUTTER WITH THE DEVELOPMENT SHALL BE 18".
16. PAVING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. ALL SIGNING SHALL BE INCLUDED IN THE PAVING CONTRACTOR'S SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OTHERWISE, ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MILK).
17. THE OWNER/DEVELOPER IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE LAKEVIEW NOT DELICATED ON PLANS OR KNOWLEDGE OF AT TIME OF PLAN RESUBMISSION.
18. THE SITE CONTRACTOR IS RESPONSIBLE FOR PREVENTING ALL WORK AND INTERFERENCES TO NEIGH 3 OF THE BUILDING. THIS INCLUDES TRANSPORTING MATERIALS AND EQUIPMENT WITHIN THE SITE.

LOT SIZE = 3.713 AC

1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 26

## PROP. BUILDING AREA = 2,200 SQ. FT. (150 SEATS)

ZONING \_\_\_\_\_

NOTE: SPECIAL USE PERMIT REQUIRED FOR CHURCH

## OPEN SPACE REQUIREMENTS

OPEN SPACE PROVIDED 32% (1.19 AC)

\*\*\*OPEN SPACE CALCULATIONS PRESENTED ABOVE INCLUDE UNDISTURBED AND DISTURBED AREAS. OPEN SPACE TO BE V

AND WILL CONTAIN NO IMPERVIOUS SURFACES, OPEN SPACE  
NOT INCLUDE PROPOSED R/W OR STORMWATER RETENTION S

8.4.2.10

## PARKING \_\_\_\_\_

MIN. CAR PARKING REQ'D. = 38 SPACES (1 SPACE/4 SE)  
MAX. CAR PARKING ALLOWED = 75 SPACES (1 SPACE/2 SE)

CAR PARKING PROVIDED	= 75 SPACES (1 SPACE/2 SEAT)
BIKE PARKING REQ'D.	= 6 SPACES (1 BIKE/20 CAR)

## SETBACKS

FRONT YARD SETBACK 50'

SIDE YARD SETBACK	10'
REAR YARD SETBACK	40'

CHURCH BUILDING SETBACK 50' (AGAINST RESIDENTIAL ZONING)  
PARKING LOT SETBACK 20'

## STREETSCAPE REQUIREMENTS

## STREETSCAPE REQUIREMENTS

LANDSCAPE 57RD' REOD.	10'
COND. SIDEWALK	8"

PROP. LANDSCAPE STRIP 2'  
 \*\*\*NOTE: REDUCTION REQUESTED DUE TO TRANSMISSION LOSS

PROP. CONC. SIDEWALK 6'

---

## Submitted Renderings/Elevations (First Cycle Submittal)

**PROPOSED NEW CHURCH BUILDING FOR**  
***CELESTIAL CHURCH OF CHRIST***  
**3309 & 3313 PANOLA RD, STONECREST, GA**



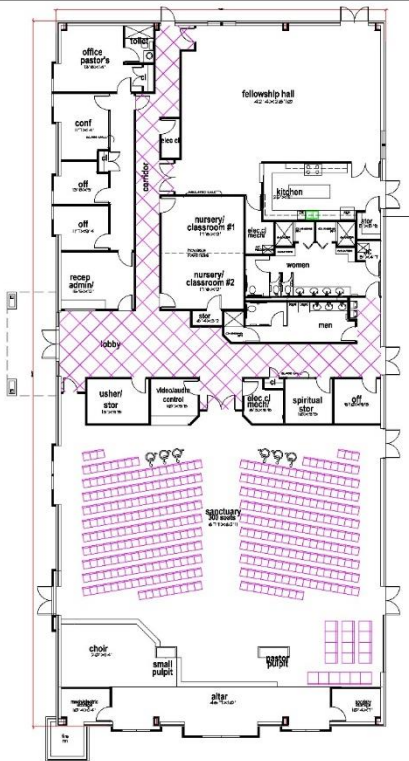
CLIENT:

***CELESTIAL CHURCH OF CHRIST***  
PASTOR FAMAKINUA

ARCHITECT

  
BOYE ARCHITECTURE

100% PRELIMINARY DESIGN SUBMITTAL - MAY 31, 2023



1  
A-1  
**FIRST FLOOR PLAN-**  
1/8"=1'-0"  
FIRST FLOOR AREA - 10,500 SF



1  
A-2  
**RIGHTSIDE ELEVATION**  
1/8"=1'-0"



2  
A-3  
**FRONT ELEVATION**  
1/8"=1'-0"

NO.	DATE	REVISION
1	01/15/2021	ISSUED FOR PERMIT
2	01/15/2021	ISSUED FOR PERMIT
3	01/15/2021	ISSUED FOR PERMIT
4	01/15/2021	ISSUED FOR PERMIT
5	01/15/2021	ISSUED FOR PERMIT
6	01/15/2021	ISSUED FOR PERMIT
7	01/15/2021	ISSUED FOR PERMIT
8	01/15/2021	ISSUED FOR PERMIT
9	01/15/2021	ISSUED FOR PERMIT
10	01/15/2021	ISSUED FOR PERMIT

NEW SANCTUARY  
CELESTIAL CHURCH OF  
CHRIST  
3000 S. DIXIE AVENUE, N.E.  
STONECREST, GA

**BOYD ARCHITECTURE**  
ARCHITECTURE  
INTERIOR DESIGN  
LAND PLANNING  
3000 LONESOME ROAD,  
SUITE 100  
ATLANTA, GA 30328  
TEL: 404.525.8514  
WWW.BYARCHITECTURE.COM  
WWW.BYLANDSCAPE.COM

NOT BE USED FOR  
CONSTRUCTION  
SFC  
PRELIMINARY DESIGN

DATE: PROJECT NO.: ARCH:  
DRAWN BY: DESIGNED BY:  
CHECKED BY: BY:

FLOOR  
PLAN

A-1



# Letter of Intent (First Cycle Submittal)



August 09, 2023  
City of Stonecrest Planning and Zoning  
3120 Stonecrest Blvd, Suite 190  
Stonecrest, GA 30038

## Statement of Intent

The applicant, Christ Gospel Parish Celestial Church of Christ, Inc, is seeking a Special Land Use Permit (SLUP) for the combined property at addresses 3309 and 3313 Panola Road, City of Stonecrest, DeKalb County, GA 30038 totaling 3.713 acres (to be referred to as the "subject property"). The request SLUP is for the development of a church. The subject property is presently zoned R-100. This zoning category does allow for churches as a land use. The proposed church will have 10,500 square feet and 300 seats. It meets all required parking and setback requirements from the City of Stonecrest's zoning ordinances.

The "subject property" is situated in Land Lot(s) 22 and 43, District 16 in the City of Stonecrest. It has frontage on the East side of the property along Panola Road's right of way. It has similar R-100 zoned church to the North and R-100 zoned single family residential properties on the South and West.

The applicant has given special attention to ensure the layout and design of the site allows for efficient ingress & egress to the "subject property," as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a similar blend with the surrounding area.

Thank you for the thoughtful attention to the foregoing request for rezoning. We look forward to working with you on this important matter.

Please call us if you have any questions.

Regards,

A handwritten signature in black ink, appearing to be "Darrell Johnson", written over a horizontal line.

Darrell Johnson, CEO  
JDM Consultants, LLC

JDM Consultants, LLC | 205.266.1648 | JDMConsultantsLLC@gmail.com



# Letter of Intent (Submitted January 10, 2024)



August 09, 2023

*Revised: January 7, 2024*

City of Stonecrest Planning and Zoning  
3120 Stonecrest Blvd, Suite 190  
Stonecrest, GA 30038

## Statement of Intent

The applicant, Christ Gospel Parish Celestial Church of Christ, Inc, is seeking a Special Land Use Permit (SLUP) for the combined property at addresses 3309 and 3313 Panola Road, City of Stonecrest, DeKalb County, GA 30038 totaling 3.713 acres (to be referred to as the "subject property"). The request SLUP is for the development of a church. The subject property is presently zoned R-100. This zoning category does allow for churches as a land use. The proposed church will have 9,200 square feet and a 150-seat sanctuary. It meets all required parking and setback requirements from the City of Stonecrest's zoning ordinances.

The "subject property" is situated in Land Lot(s) 22 and 43, District 16 in the City of Stonecrest. It has frontage on the East side of the property along Panola Road's right of way. It has similar R-100 zoned church to the North and R-100 zoned single family residential properties on the South and West.

The applicant has given special attention to ensure the layout and design of the site allows for efficient ingress & egress to the "subject property," as well as pedestrian traffic & landscaping across the site. The applicant looks forward to discussions with the neighbors, county officials and other interested parties to ensure a similar blend with the surrounding area.

Thank you for the thoughtful attention to the foregoing request for rezoning. We look forward to working with you on this important matter.

Please call us if you have any questions.

Regards,

A handwritten signature in black ink, appearing to be "Darrell Johnson", written over a horizontal line.

Darrell Johnson, CEO  
JDM Consultants, LLC

JDM Consultants, LLC | 205.266.1648 | JDMConsultantsLLC@gmail.com

