



REZONING APPLICATION ANALYSIS

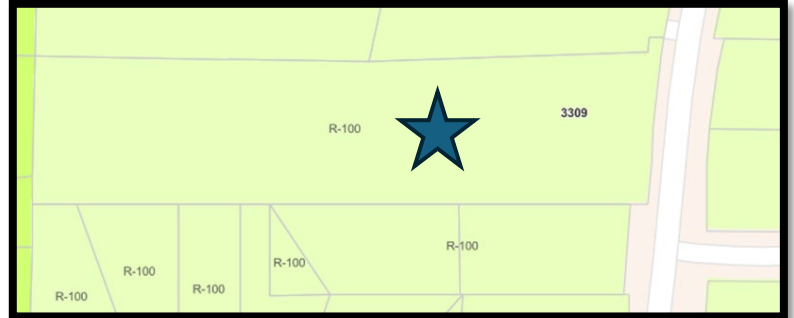
Prepared By:	Ramona Eversley, Senior Planner Abeykoon Abeykoon Zoning Analyst
Petition Number:	RZ25-000013
Applicant:	JDM Consultants LLC. Darrell Johnson
Owner:	Christ Gospel Parish Celestial Church of Christ Inc.
Project Location:	3309 Panola Road
District:	3- Councilwoman Alecia Washington
Acreage:	+/-3.06 acres
Existing Zoning:	R-100 Residential Med Lot
Future Land Use:	SUB- Suburban
Overlay District:	N/A
Proposed Development/Request:	A rezoning of +/- 3.06 acres from R-100 (Residential Med Lot) to RSM (Small Lot Residential) to construct a 12 lot single family residential development.
CPIM:	12/11/2025
Planning Commission (PC):	1/06/2026
Mayor & City Council:	1/26/2026
Sign Posted/ Legal Ad(s) submitted:	12/08/2025
Staff Recommendations:	APPROVAL w/ Conditions
PC Recommendation:	TBD



PROJECT OVERVIEW

Location

The subject property is +/-3.06 acres situated on Panola Road in Stonecrest, Ga with a parcel identification of [16 022 01 004](#) Panola Road is a major east–west corridor through Stonecrest with residential and commercial land uses. The property abuts R-100 to the north, south and east, RSM to the west.



Background

The City of Stonecrest Zoning Map has the property zoned R-100 (Residential Med Lot). The property is heavily wooded and vacant. The applicant’s survey indicates that there is no wetland area on the property. The applicant is requesting to rezone Tax Parcel [16 022 01 004](#) (3309 Panola Road) from R-100 (Residential Med Lot) to RSM (Residential Small Med Lot).





Adjacent and Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	R-100 (Residential Med Lot)	Vacant Land
Adjacent: North	R-100 (Residential Med Lot)	Church (Ousley United Methodist Church)
Adjacent: West	RSM (Small Lot Residential Mix)	Single Family Residential
Adjacent: East	R-100 (Residential Med Lot)	Single Family Residential
Adjacent: South	R-100 (Residential Med Lot)	Single Family Residential

DIVISION 12. - RSM (SMALL LOT RESIDENTIAL MIX) DISTRICT

Sec. 2.12.1. - Statement of purpose and intent.

The purpose and intent of the City Council in establishing the RSM (Small Lot Residential Mix) District is as follows:

- A. To provide for the creation of For Sale residential neighborhoods that allow a mix of single-family attached and detached housing options;
- B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods;
- C. To implement the future development map of the city's comprehensive plan.

Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in July 2025. There was a Community Planning Information Meeting (CPIM) held on December 11, at 6:00 p.m. at city hall. There were two (2) attendees who voiced several concerns regarding the development.

A nearby resident stated that he is opposed to the proposed development because it would landlock his property. Another resident expressed concerns regarding buffering, noise, pests, increased traffic, and potential accidents. He noted that a traffic study was previously conducted on Panola Road and that there was a proposal approximately ten years ago to widen the roadway. He also expressed concern that the development would be located directly behind existing residents' homes.

Building Elevations



Site Plan



Site Photos





RZ25-000013

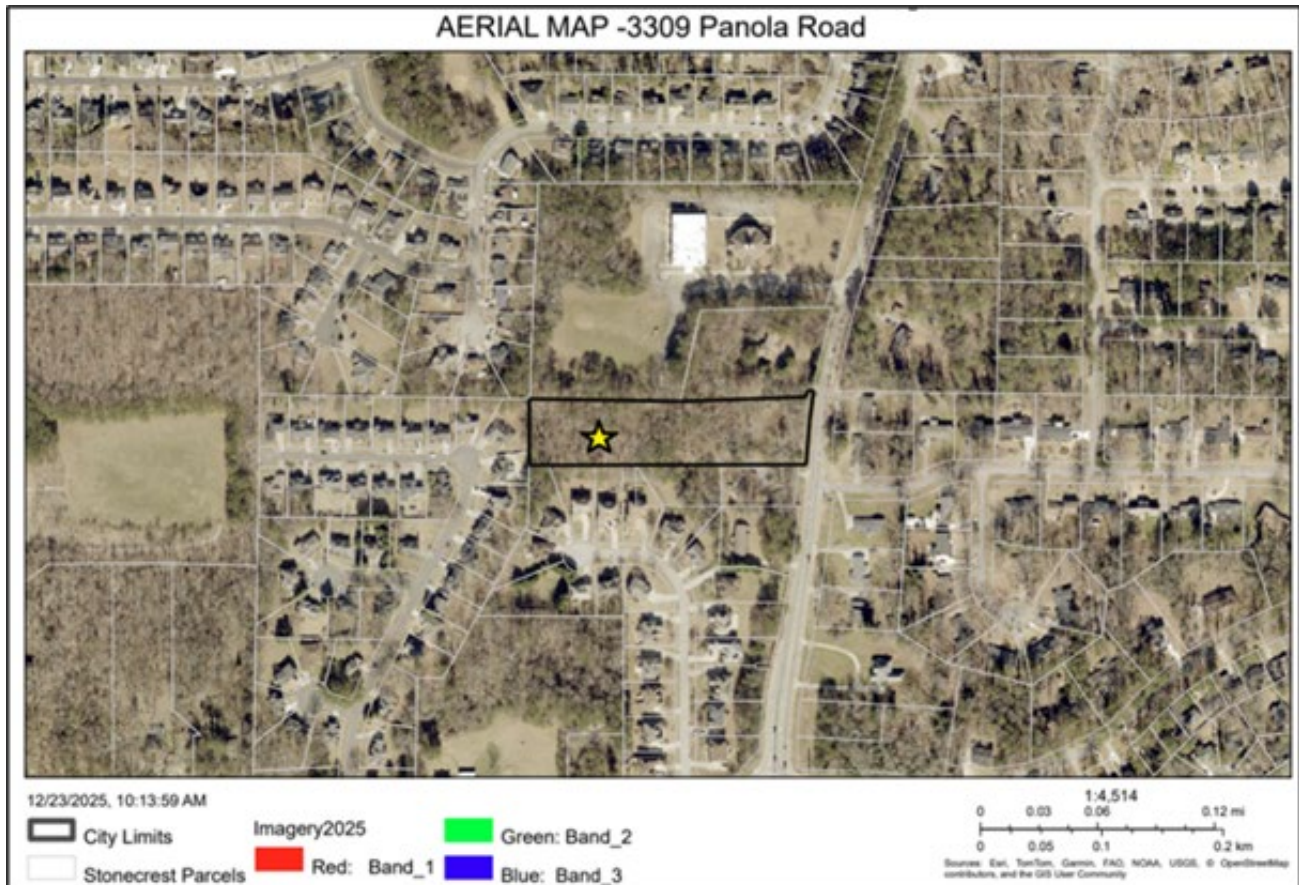
ADDRESS: 3309 Panola

CURRENT ZONING: R-100 (Residential Med Lot)

OVERLAY DISTRICT: N/A

FUTURE LAND USE: SUB- Suburban

Aerial Map





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STANDARDS OF ZONING MODIFICATION REVIEW

Section 7.3.5 of the Stonecrest Zoning Ordinance list eight factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each element is listed with staff analysis.

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.

The zoning proposal is generally in conformity with the policy and intent of the City of Stonecrest Comprehensive Plan. The proposed rezoning from R-100 to RSM is generally consistent with the City of Stonecrest Comprehensive Plan, supporting infill development, orderly growth, and housing diversity. The property's location along Panola Road supports the increased density, and potential impacts can be addressed through site plan review and development conditions.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.

Yes, the zoning proposal will permit a use that is generally suitable in view of the use and development of adjacent and nearby properties. The proposed rezoning from R-100 to RSM allows a single-family residential use that is compatible with surrounding properties. While it permits higher density, potential impacts can be mitigated through site design and buffering, and the property's location along Panola Road supports the proposed residential development.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property retains reasonable economic use under its current R-100 zoning, which permits viable single-family residential development consistent with surrounding uses. Although the proposed rezoning to RSM would allow for a different development pattern and increased density, the property is not economically infeasible or unusable under the existing zoning classification.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.

The proposed rezoning from R-100 to RSM is not expected to adversely affect nearby properties, as it maintains single-family residential use consistent with the area. Potential impacts from increased density, traffic, and noise can be mitigated through site plan review and development standards, and the property's location along Panola Road supports compatible residential development.



- 5. Whether there are other existing or changing conditions affecting the use and development of the property, which gives supporting grounds for either approval or disapproval of the zoning proposal.**

There are existing and changing conditions that affect the use and development of the property and provide supporting grounds for consideration of the zoning proposal. The property's location along Panola Road and access to existing infrastructure support continued residential development and modest density increases consistent with the Comprehensive Plan. While concerns regarding traffic, buffering, and neighborhood compatibility exist, these conditions can be addressed through development standards and conditions, supporting further consideration of the rezoning request.

- 6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed rezoning to RSM is not expected to impact historic or archaeological resources, as the property is undeveloped with no known historic structures or sites. Any discoveries during development would be addressed through standard mitigation and review processes.

- 7. Whether the zoning proposal will result in a use that will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The proposed RSM zoning for 12 single-family homes is not expected to overburden streets, utilities, or schools. Panola Road can accommodate the modest increase in traffic, existing utilities can support the development, and the impact on schools is minimal. Potential impacts can be managed through standard City review and mitigation measures.

- 8. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The proposed rezoning to RSM (Residential Small Lot) is not expected to result in significant adverse environmental impacts provided that applicable development, stormwater, and landscaping regulations are followed. With proper site grading, erosion control, runoff management, and preservation of existing vegetation where feasible, potential impacts to land, water resources, and surrounding properties can be adequately mitigated.



STAFF RECOMMENDATION

Staff is recommending APPROVAL with the following conditions:

Development Standards:

The development shall have a minimum lot size of 10,000 square feet to be comparable to the adjacent RSM zoned property.

Site Plan Approval:

Prior to issuance of any permits, a detailed site plan shall be submitted and approved by the City, demonstrating compliance with all zoning, buffering, landscaping, and environmental requirements.

Buffering and Landscaping:

Adequate buffers and landscaping shall be provided along property lines adjacent to existing residential properties to minimize visual and noise impacts.

Tree preservation and additional vegetation shall be incorporated where it is feasible to maintain neighborhood character.

Traffic and Access Management:

All access points to Panola Road shall comply with City and Georgia Department of Transportation standards

Any required traffic mitigation measures identified during permitting or site plan review shall be implemented.

Stormwater and Environmental Protection:

Development shall comply with all stormwater management, grading, and erosion control regulations.

Measures shall be taken to protect existing vegetation, wetlands, and water quality where applicable.

Construction and Operational Impacts:

Construction activities shall be managed to minimize noise, dust, and disruption to adjacent properties.

Adequate trash, pest control, and safety measures shall be maintained during construction and operation.



Zoning Case History - 3309 & 3313 Panola Road

There was a Special Land Use Permit (SLUP) application reference to 3309 & 3313 Panola Road to construct a Place of Worship in 2023 (SLU23-000009). Mayor and City Council denied the referenced application as a result of the deferral meeting held on March 25, 2024.



Department of Planning and Zoning
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Stonecrest, Georgia 30038
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March 29, 2024

Darrell Johnson
3375 Glenwood Road
Decatur, GA 30032

SLUP23-009

Applicant is seeking a Special Land Use Permit (SLUP) to construct a Place of Worship.

Location/Address: 3309 & 3313 Panola Road

Zoned: R-100 (Residential Medium Lot)

Parcel ID: 16 022 01 004 and 16 022 01 246

Owner: CCC Christ Gospel Parish

Council District: 3 (Councilwoman Alecia Washington)

Dear Petitioner,

This letter is to confirm that the Mayor and City Council denied the above referenced application as a result of the deferral meeting held on March 25, 2024.

Information related to application heard by the Mayor and City Council (MCC) copy of this letter may be found online using <https://www.citizenserve.com>. Thank you in advance for your cooperation and please do not hesitate to contact with any questions.

Sincerely,

A handwritten signature in black ink that reads "Tre'Jon Singletary".

Tre'Jon Singletary
Senior Planner



PLANNING COMMISSION (PC) RECOMMENDATION – January 6, 2026.