

# 2418 Panola Road & 2799 Evans Mill Road

- Agenda
- January 18, 2022 Meeting Minutes
- August 1, 2022 Meeting Minutes
- Staff Report
- Application
- Supporting Documents

**ZONING BOARD OF APPEALS MEETING `MOTIONS`**  
**Stonecrest City Hall ZOOM-Virtual, 6:00 PM**  
**January 18, 2022**



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As set forth in the Americans with Disabilities Act of 1990, the City of Stonecrest will assist citizens with special needs given notice (7 working days) to participate in any open meetings of the City of Stonecrest. Please contact the City Clerk's Office via telephone (770-224-0200).

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**I. Call to Order**

Chairman Erica Williams called the meeting to order at 6:06 PM.

**II. Roll Call**

Chairman Williams called the roll. Ms. Sonja Hicks, Mr. Michael Armstrong, and Ms. Gwen Green were present. Ms. Louise Alexander was absent. There was a quorum.

Planning & Zoning Director Jim Summerbell, Senior Planner Keedra Jackson, and Attorney Carl L. Christie, Esq., Fincher Denmark, LLC, were present.

**III. Approval of the Agenda**

Chairman Williams called for a motion. Mr. Armstrong motioned to **APPROVE**. Ms. Hicks seconded the motion. The vote was unanimously **APPROVED**.

**IV. Minutes:**

Chairman Williams called for a motion. The Zoning Board of Appeals Meeting Minutes Summary dated December 21, 2021, was **unanimously APPROVED**. Mr. Armstrong motioned to **APPROVE THE ZONING BOARD OF APPEALS MEETING MINUTES SUMMARY DATED DECEMBER 21, 2021**. Ms. Hicks seconded the motion.

**V. Old Business:**

**1. Public Hearing(s):**

LAND USE PETITION:	V-21-004
PETITIONER:	Variable Steel Unlimited, LLC
LOCATION:	2813 South Stone Mountain Lithonia Rd, Stonecrest, GA 30038
CURRENT ZONING:	M (Light Industrial)
PROPOSED DEVELOPMENT:	Request to encroach into the side-yard setback.

Mr. Summerbell presented **PETITION V-21-004**. **PETITION V-21-004** was presented the first time at the Zoning Board of Appeals Meeting held on December 21, 2021, and **PETITION V-21-004** was deferred in order to give Mr. and Mrs. Frank Allen time to get answers to their questions. The property was visited on December 20, 2021, by Mr. Summerbell, the City Engineer Tom Udell, and Senior Planner Ms. Jackson, and along with the applicant(s) and their neighbors. The Staff recommends **APPROVAL** of **PETITION V-21-004** with conditions.

The Chairman asked for those in **support** to speak.

There was one, Attorney Bernard Knight.

On January 14, 2022, Attorney Bernard Knight sent via email, the Variable Steel V-21-004: PowerPoint with photos taken December 20, 2021, to show storm water drainage patterns at 2813 & 2825 SSML Road properties.

On January 14, 2022, Attorney Bernard Knight sent via email, the Variable Steel V-21-004: PowerPoint with photos of joint storm water detention area serving Variable Steel and Allen Properties, taken after maintenance Jan. 12, 2022.

The Chairman asked for those in **opposition** to speak.

*Spoke-in-Person:* Mr. William and Mrs. Faith Allen spoke in opposition.

Attorney Knight was given an additional 3 minutes to respond the Allen's opposition and spoke on the *Slides 10 and 11* from his previous PowerPoint.

Mr. and Mrs. Allen responded to Attorney Knight's comments.

The Chairman closed the public hearing before going into discussion. Mr. Armstrong motioned to close the public hearing. Ms. Hicks seconded the motion. The vote was unanimously.

The Chairman asked for a motion.

Mr. Armstrong motioned to **APPROVE PETITION V-21-004 WITH STAFF RECOMMENDATIONS AND WITH THE AMENDMENTS SUBMITTED BY ATTORNEY KNIGHT**. Ms. Hicks seconded the motion. The vote was unanimously **APPROVED**.

- VI. **New Business:** None
- VII. **Public Comments:** The Secretary, Lillian Lowe, did not receive any public general comments to be read.
- VIII. **Adjournment**  
The vote was carried unanimously to adjourn the meeting at 6:50 PM. Ms. Hicks motioned to adjourn the meeting. Mr. Armstrong seconded the motion.

Visit the following link to view the meeting: [1 18 22 Zoning Board of Appeals 6:00pm - YouTube](#)

**ZONING BOARD OF APPEALS MEETING MINUTES SUMMARY**  
**Stonecrest City Hall - 6:00 PM \*Spoke-in-Person Meeting**  
**August 1, 2022**



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**I. Call to Order**

Commissioner Michael Armstrong called the meeting to order at 6:06 PM.

**II. Roll Call**

Commissioner Michael Armstrong (District 4) called the roll. Commissioners Ms. Kelly Ross (District 1), Ms. Gwen Green (District 2), Ms. Sonja Hicks (District 3) virtually attended, Mr. Shedrick Harris (District 5) were present. There was a quorum.

Planning & Zoning Director Ray White, Senior Planner Keedra Jackson was present. Attorney Alicia Thompson, Fincher Denmark, LLC, virtually attended.

**III. Approval of the Agenda**

Commissioner Michael Armstrong called for a motion. Mr. Armstrong motioned to **APPROVE**. Ms. Hicks seconded the motion. The vote was unanimously **APPROVED**.

**IV. Minutes:**

Commissioner Michael Armstrong called for a motion. The Zoning Board of Appeals Meeting Minutes Summary dated January 18, 2022 was **DEFERRED TO NEXT MEETING**. Mr. Armstrong motioned to **DEFER THE ZONING BOARD OF APPEALS MEETING MINUTES SUMMARY TO NEXT MEETING**. Ms. Hicks seconded the motion.

**V. Oath of Office**

*Nominees:* Mr. Michael Armstrong (Chairman- District 4), Ms. Sonja Hicks (Vice-Chair District 3) and Ms. Gwen Green (Secretary-District 2). The vote was **unanimously APPROVED**.

**VI. Old Business:** None

**VII. New Business:**

LAND USE PETITION:	V-22-001
PETITIONER:	Andrea Carkhum, First Impression Pools, LLC
LOCATION:	7346 Moss Stone Drive
CURRENT ZONING:	R-85 (Residential Medium Lot-85)
<b>PROPOSED DEVELOPMENT:</b>	Request to increase the maximum lot coverage percentage from 35% to 41.2%

Keedra Jackson presented V-22-001 - the property is located at 7346 Moss Stone Drive and you have the parcel ID listed on the property zoned R85, which is residential small lot. The acreage is less than 1 acre. The variance requested before us is to increase the maximum lot coverage from 35% percent to 41.2%. The previous action on this case was at the July 19th meeting. This meeting was canceled due to no quorum. The primary structure is 3656 square feet of a two-story residential dwelling. The property is located in an entirely active residential community. The subject property is assessed via an asphalt apron delivery that leads to a garage parking area. The subject property again is a two 2-story, 5 bedroom and 3-bedroom traditional residential dwelling. One of the major issues facing properties along this side of Moss Stone is that the backyard is heavily wooded and has a slope. The lot is relatively small to enjoy recreational entertainment. The applicant is here seeking a variance.

This is the area view of the property and the zoning map of the property.

### Aerial and Zoning Map



V-22-001 Aerial Photo



V-22-001 Zoning Map

The Sony map shows the red star where the property is located. The next photo is the backyard of the subject property. The applicant is proposing to build 512 square feet in ground swimming pool. The survey shows the pool encroaching. After speaking with the applicant and his landscape architect/engineer, they are okay with moving the pool over. There would not be an encroachment, however, the code does allow for a five-foot encroachment so you cannot go within or more than 5 feet within the side or rear yard setback.

### Proposed Development

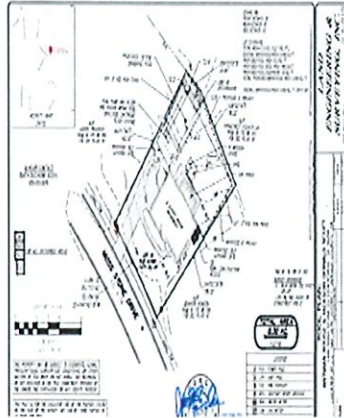
- The applicant is proposing to build a 512 sf iground swimming pool.
- The pool will be located closest to the adjacent neighbor on the western side. The survey is showing the pool encroaching into the side and rear yard setback which does not involve the variance request.



## Variance Request

### Request

- Increase the maximum lot coverage percentage from the 35% to 41.2%
- City of Stonecrest Zoning Ordinance; Chapter 27 Article 2 District Regulations, Division 2 – Residential Zoning Districts: Dimensional Requirements, Section 2.24.1, Table 2.2 which establishes the lot coverage requirement for R-85, at 35%.



## Variance Considerations

(Zoning Ordinance Sec 7.5.3.A.)

- A. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.
- B. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.
- C. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.
- D. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.
- E. The requested variance would be consistent with the spirit and purpose of this chapter and the City of Stonecrest Comprehensive Plan text.

### Staff Recommendations:

Based on the findings and conclusions, it appears the applicant meets all the criteria for granting the variance. Therefore, staff recommends **APPROVAL** of V-22-001 and be subject to the following conditions:

1. The proposed lot coverage shall not exceed 41.2%.
2. The proposed pool cannot encroach into the side or rear yard without ZBA approval

Commissioner Michael Armstrong asked those in **support** to speak.

*Spoke-in-Person:* Mr. Antwan House - applicant stated “I wanted to install an in-ground pool in the backyard of our home. It is up against a wood line. We just wanted to increase the coverage from 35% to 41.2%. We currently have a fence and did all the homework to make sure we are in proper guidelines for putting the pool in the backyard. We have gone to the other neighbors on either side that cannot wait to enjoy the pool as well.”

Commissioner Michael Armstrong asked those in **opposition** to speak. There were none in **opposition**.

Commissioner Michael Armstrong closed the public comment before going into discussion.

Commissioner Michael Armstrong asked were there any kickbacks on any recommendations.

*Ms. Keedra Jackson* stated “There are no kickbacks on the recommendations. We had a discussion with the applicant just to ensure that he is not as close to the property line as the survey shows. The applicant has spoken with his engineer and they are going to move the pool over so it would not be close. However, the applicant has informed me that the adjacent neighbor is aware of the location of the pool and either way he is okay with that.”

Commissioner Sonja Hicks asked, “How do we check to see if the applicant stays within the guidelines and doesn't go over the 40% to 42.1% coverage for the pool.”

*Ms. Keedra Jackson* stated “If this petition is approved, he will apply for a land disturbance and a building permit. We have inspectors that will go out periodically to inspect the progress of the pool. They will be informed of the conditions of this variance. If he goes outside of that, he will need to come into compliance.”

Commissioner Gwen Green asked was there a wooded area behind the property.

*Spoke-in-Person:* Mr. Antwan House-applicant stated, “Yes, it's totally woods with no other houses in the back.”

Commissioner Gwen Green asked was there any construction in that area.

*Spoke-in-Person:* Mr. Antwan House stated, “No, there is a stream that runs back there.”

Commissioner Shedrick Harris asked who owns the wooded area behind the applicant's house and can someone build on there in the future.

*Spoke-in-Person:* Mr. Antwan House stated, “I don't think they can build on there because it's a flood zone further back with a stream. I do not know who owns it.”

*Ms. Keedra Jackson* stated “We do not have in our possession who owns it. If there is a stream in the back, there is a buffer they will have to meet. You cannot encroach into that buffer. It can be a 75-foot buffer. So therefore, I do not know how deep the wooded area goes but they will have to come to the city to get clearance if they were to construct back there.”

Planning & Zoning Director Ray White stated “In any creek where there is a state buffer on either side of the creek, is a buffer requirement. It is not only behind his house but on the center line of the creek (buffer). There is a requirement of setbacks. You can't get within that buffer without violating state law and cannot build anything in the stream buffer. It is on the creek and the creek must be protected.”

Commissioner Michael Armstrong asked for a motion. Commissioner Shedrick Harris motioned to **APPROVE PETITION V-22-001 WITH STAFF RECOMMENDATIONS**. Ross seconded the motion. The vote was **unanimously APPROVED**.

**VIII. Public Comments:** The Secretary, Keedra Jackson did not receive any public general comments to be read.

**IX. Adjournment**

The vote was carried unanimously to adjourn the meeting at 6:47 PM. Ms. Hicks motioned to adjourn the meeting. Mr. Armstrong seconded the motion.

Visit the following link to view the meeting: [8 1 22 Zoning Board of Appeals 6:00pm - Youtube](#)

**APPROVED:**

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

**ATTEST:**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date





# **ZONING BOARD OF APPEALS MEETING**

**August 1, 2022**

**ATTACHMENT I**

**V-22-001**

**POWERPOINT PRESENTATION**

by

Senior Planner  
Ms. Keedra Jackson





## ZONING BOARD OF APPEALS STAFF REPORT

### Zoning Board of Appeals Public Hearing October 18, 2022

<b>CASE NUMBER:</b>	V-22-000003
<b>PROPERTY LOCATION:</b>	2418 Panola Road (Parcel 16 057 03 002)
<b>CURRENT ZONING:</b>	R-100 (Residential Medium Lot)
<b>PARCEL SIZE:</b>	2.6 +/- acres
<b>PROPERTY OWNER(S):</b>	Ray Hartwell
<b>APPLICANT:</b>	Reginald Mattison
<b>STAFF RECOMMENDATION:</b>	Approval with conditions
<b>VARIANCE REQUEST:</b>	Increase the sign height from 6 ft to 8'9 and to increase sign face

#### Current Use

The current use of the subject property is a place of worship known as Nigerian Seventh-day Adventist Church of Atlanta located at 2418 Panola Road in Lithonia, GA 30058-4830. It is a two-story brick and frame church building. The subject property is owned by Ray Hartwell. This property sits on parcel 16 057 03 002 with a zoning code of R-100, which is a residential medium lot. The church was built in 1976 in unincorporated DeKalb County. The church sits on the corner of Panola Road and Miller Grove Road. The sign in discussion is seated in the parking lot next to Panola Road.

#### Zoning and Case History

The subject property and all surrounding properties are zoned R-100 (Residential Medium lot). There are no known conditions of zoning found associated with this property.



## ZONING BOARD OF APPEALS STAFF REPORT

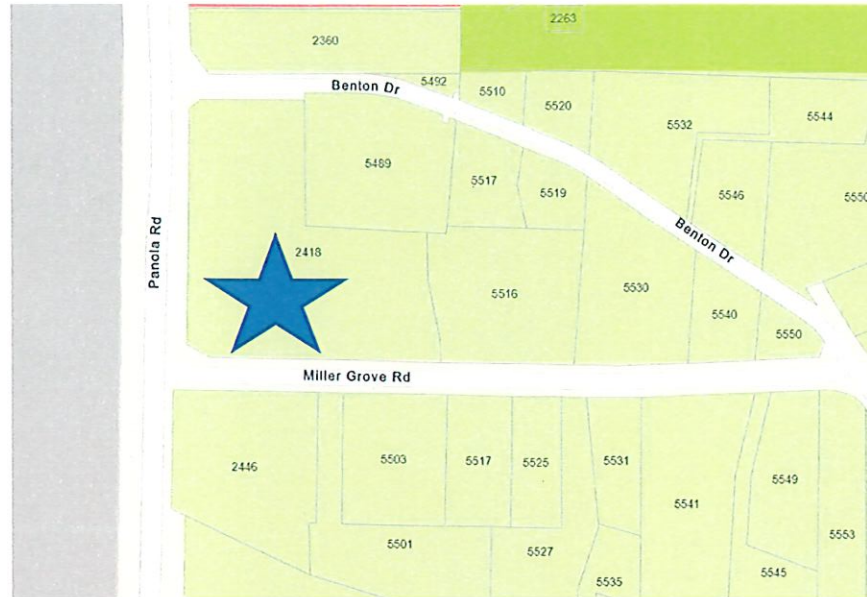


Figure 1: 2418 Panola Road  
Retrieved from CityMap of Stonecrest, GA GIS

### Existing Conditions

The current sign is a 6 ft wooden post that appears worn and damaged and needs to be repaired. The current sign will be demolished and replaced. The height of the sign shall not exceed 8 – 9 ft. The width of the sign shall not exceed 32-36 sq ft.

### Variance Request

The applicant is seeking a variance to increase the sign height from 6 ft to 8 -9 ft and the sign area to 32 and 36 square feet.



ZONING BOARD OF APPEALS STAFF REPORT



Figure 1: Rendering Signage for V-22-000003 at 2418 Panola Road Stonecrest, GA



## ZONING BOARD OF APPEALS STAFF REPORT

### APPLICABLE CODE REQUIREMENTS

City of Stonecrest Zoning Ordinance (Chapter 27):

*Article 3 - Regulations and Restrictions*

- a. Division 5 – R-100 (Residential Medium Lot - 100) District

Section 21-65 – Restrictions in Residential Zoning Districts, which established the residential zoning districts.

The following regulations shall pertain to lots located in R-100 zoning district:

- (4) Monument signs shall not exceed 32 square feet of sign area and shall not exceed six feet in height;



## ZONING BOARD OF APPEALS STAFF REPORT

### VARIANCE CONSIDERATIONS

Following are the specific considerations listed in Sec 21-79 of the Stonecrest Sign Ordinance that must be considered by the Board of Zoning Appeals in order to grant a variance. These considerations include:

- (1) Exceptional conditions pertaining to the property where the sign is to be located as a result of its size, shape, or topography, which are not applicable to other lands or structures in the area;**  
The new sign will be more aesthetically appealing and will be built in alignment with today's standards.
- (2) Granting the variance would not confer on the applicant any significant privileges which are denied to others similarly situated;**  
No, the applicant will be shown no favoritism. All applicants are measured across the board using the same vetting process.
- (3) The exceptional circumstances are not the result of action by the applicant;**  
The applicant causes no setbacks. There is no exceptional circumstance.
- (4) The requested variance is the minimum variance necessary to allow the applicant to enjoy the rights commonly enjoyed by others similarly situated;**  
There is no need for any additional variances to make the necessary change.
- (5) Granting of the variance would not violate more than one standard of this chapter;**  
The variance does not violate any standards of this chapter.
- (6) Granting the variance would not result in allowing a sign that interferes with road or highway visibility or obstructs or otherwise interferes with the safe and orderly movement of traffic.**  
The variance would not interfere with road or highway visibility or obstruct or otherwise interfere with the safe and orderly movement of traffic.



## ZONING BOARD OF APPEALS STAFF REPORT

### STAFF ANALYSIS

- A. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.**

There are no exceptional site conditions. The image showcases the proposed changes and the existing conditions. A variance request has been communicated with staff to bring the proposed sign into compliance.

- B. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.**

The literal interpretation and strict application of the applicable provision or requirements of this chapter would not cause undue and unnecessary hardship on the applicant's property site.

- C. The requested variance would be consistent with the spirit and purpose of this chapter and the Stonecrest Comprehensive Plan text.**

The requested variance would be consistent with the spirit and purpose of this chapter and the Stonecrest Comprehensive Plan, which has designated this site as Suburban on the Future Development Map. As such the proposed suburban use is consistent with the desired character of the area, the spirit and intent of the R-85 zoning district and would be an asset to the overall economy of the city.





## ZONING BOARD OF APPEALS STAFF REPORT

### RECOMMENDED CONDITIONS

Based on the findings and conclusions, it appears the applicant meets all the criteria for approval. Therefore, staff recommends **Approval of V-22-000003** with the following conditions.

- That the construction of the sign conforms to the site plan.



**ZONING BOARD OF APPEALS STAFF REPORT**

**Zoning Board of Appeals Public Hearing  
October 18, 2022**

<b>CASE NUMBER:</b>	V-22-000004
<b>PROPERTY LOCATION:</b>	2799 Evans Mill Road Stonecrest GA 30058 (Parcel 16 137 04 009)
<b>CURRENT ZONING:</b>	C-1 - Local Commercial and Stonecrest Overlay District Tier 2
<b>PARCEL SIZE:</b>	1.10 +/- acres
<b>PROPERTY OWNER(S):</b>	SRN PROPERTIES LLC
<b>APPLICANT:</b>	Naureen Lalani with Atai Construction
<b>STAFF RECOMMENDATION:</b>	Approval
<b>VARIANCE REQUEST:</b>	To encroach 902 sq ft (3 %) into the stream buffer for the construction of a new gas station and convenience store

**Current Use**

The current use of the subject property is for commercial purposes for use as a convenience store and a gas station. This property is known as Chevron and owned by SRN PROPERTIES LLC located at 2799 Evans Mill Road Stonecrest GA 30058. The property sits at the cross section of Hillendale Drive and Evans Mill Road.

**Zoning and Case History**

The subject property and all surrounding properties are zoned C-1 - Local Commercial and Stonecrest Overlay District Tier 2. There are no known conditions of zoning found associated to this property.



**ZONING BOARD OF APPEALS STAFF REPORT**

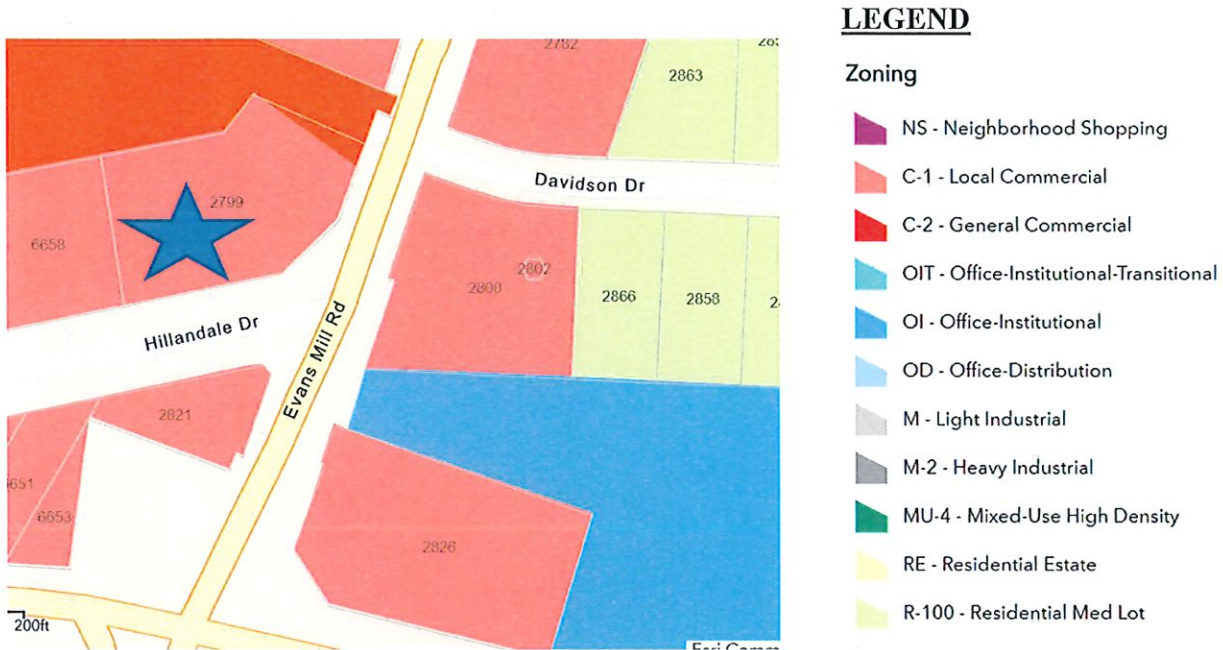


Figure 1: 2799 Evans Mill Road  
Retrieved from CityMap of Stonecrest, GA GIS

**Existing Conditions**

In addition to mitigating water quality and landscaping, which do not currently exist on the site, the proposed improvements will design for stream bank protection that does not currently exists either and will allow for discharge mitigation that is not in place.

**Variance Request**

The applicant is seeking a variance to encroach 902 sq ft (3 %) into the stream buffer for the construction of a new gas station and convenience store. The proposed improvements to the site have the potential to greatly improve the site and its character for the surrounding area. If granted, the proposed variance will not create or cause excessive or burdensome use of existing infrastructure.



**ZONING BOARD OF APPEALS STAFF REPORT**



*Figure 1: V-22-000004 2799 Evans Mill Road*



*Figure 2: V22-000004 2799 Evans Mill Road*



## ZONING BOARD OF APPEALS STAFF REPORT

### APPLICABLE CODE REQUIREMENTS

#### Land Development (Chapter 14)

##### *Article 7 – Stream Buffer*

a. Sec. 14-543. - Minimum stream buffer requirements.

- (a) Stream buffers are established along all perennial and intermittent streams in the City. These required stream buffers begin at the stream bank and extend 75 feet away from the stream. The buffers must remain undisturbed except as otherwise provided in section 14-544.
- (b) Any new stormwater discharge crossing a stream buffer or state buffer zone must be designed to ensure that sheet flow is established through the stream buffer and to prevent channelized flow through the stream buffer.
- (c) Piping of streams is not allowed in required stream buffers unless a variance is granted

#### City of Stonecrest Zoning Ordinance (Chapter 27):

##### *Article 2 - District Regulations*

a. Division 24 – Non-Residential Zoning Districts

Dimensional Requirements, Section 2.24.1, Table 2.24 which establishes the overall site requirements and lot coverage dimensions for C-1

- Lot area (min. square feet) 20,000
- Lot width, street frontage (feet) 100
- Lot coverage (maximum percentage) TC/RC: 90  
All other: 80
- Height (maximum without a special land use permit (SLUP))\*\* 2 story/35 feet

b. Division 26 – C-1 (Local Commercial) District:

Section 2.26.4 – Site and Building Design Standards

##### Article 3 - Overlay District Regulations

a. Division 5 – Stonecrest Area Overlay District



## **ZONING BOARD OF APPEALS STAFF REPORT**

### **VARIANCE CONSIDERATIONS**

Following are the specific considerations listed in Sec 7.5.3 of the Stonecrest Zoning Ordinance that must be considered by the Board of Zoning Appeals in order to grant a variance. These considerations include:

- A. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.**
- B. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.**
- C. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.**
- D. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.**
- E. The requested variance would be consistent with the spirit and purpose of this chapter and the Comprehensive Plan text.**



## ZONING BOARD OF APPEALS STAFF REPORT

### STAFF ANALYSIS

- A. By reason of exceptional narrowness, shallowness, or shape of a specific lot, or by reason of exceptional topographic and other site conditions (such as, but not limited to, floodplain, major stand of trees, steep slope), which were not created by the owner or applicant, the strict application of the requirements of this chapter would deprive the property owner of rights and privileges enjoyed by other property owners in the same zoning district.**

There are no exceptional site conditions. The survey and plat showcase the proposed changes and the existing conditions. A variance request has been communicated with staff for stream buffer variance.

- B. The requested variance does not go beyond the minimum necessary to afford relief and does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zoning district in which the subject property is located.**

Granting the variance would not go beyond the minimum necessary to afford relief and does not constitute granting special privilege which is inconsistent with the limitations upon other properties in the zoning district in which the subject property is located. Due to the site factors and space requirements of the site, the applicant's request is reasonable.

- C. The grant of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.**

The granting of the variance will not be materially detrimental to the public welfare or injurious to the property.

- D. The literal interpretation and strict application of the applicable provisions or requirements of this chapter would cause undue and unnecessary hardship.**

The literal interpretation and strict application of the applicable provision or requirements of this chapter would not cause undue and unnecessary hardship on the applicant's property site.

- E. The requested variance would be consistent with the spirit and purpose of this chapter and the Stonecrest Comprehensive Plan text.**

The requested variance would be consistent with the spirit and purpose of this chapter and the Stonecrest Comprehensive Plan, which has designated this site as Suburban on the Future Development Map. As such the proposed suburban use is consistent with the desired character of the area, the spirit and intent of the C-1 zoning district and would be an asset to the overall economy of the city.



## ZONING BOARD OF APPEALS STAFF REPORT

### RECOMMENDED CONDITIONS

Based on the findings and conclusions, it appears the applicant meets all the criteria for approval. Therefore, staff recommends **Approval of V22-000004** with the following condition (s):

- Not to encroach no more than 902 sq ft or 3 percent into the stream buffer



VINYL COLORS: NAVY, BLACK (COWLING)  
POWDERCOAT: WHITE



FACE = 17.6 sq ft  
DISPLAY = 16 sq ft  
TOTAL = 33.6 sq ft

**Robson Corporation**

2231 Whitfield Park Loop, Sarasota, FL 34243  
1-800-770-8585 941-753-6935 Fax: 941-756-8912

**37**  
YEARS  
OF QUALITY

"THE BEST BUY IN SIGNS"

© 2022

APPROVED BY: \_\_\_\_\_  
DATE: / /

This is an original, unpublished drawing, submitted in connection with a project we are planning for you. Please do not copy or show it to anyone outside of your organization without written permission from Robson Corporation.

SKETCH: #183386\_FINAL\_V6 DATE: 8/29/22 DESIGN: 4.5x8.5-32-2L12-64x256-FCV SCALE: 1"=16" ARTIST: SMB SALES PERSON: GCV

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NO. 29	REVISION
NO. 30	REVISION

**WOODRUFF**  
Design Associates  
3301 Stewart Lake Road  
Aurora, CA 95025



EVANS MILL C-STORE  
VARIANCE PLAN FOR  
LAND LOT 157, 16TH DISTRICT, DEKALA COUNTY, GA

**DEKALA COUNTY**  
PLANNING DEPARTMENT  
PLANNING COMMISSION  
1500 N. DEKALA AVENUE  
DEKALA, GA 30030  
TEL: 770-420-1234  
WWW.DKALACOUNTYGA.GOV

VARIANCE PLAN  
NO. 2023-001234  
DATE: 08/15/2023  
DRAWN BY: J. SMITH  
CHECKED BY: M. JONES  
SCALE: AS SHOWN

**PROJECT DATA:**

PROJECT NAME: Evans Mill C-Store  
OWNER: SRN Properties, LLC  
ADDRESS: 6668 Hillendale Drive, Decatur, GA 30030  
PROJECT TYPE: Commercial - Retail  
ZONING: C-1  
APPLICANT: [Name Redacted]  
DATE SUBMITTED: 07/15/2023  
DATE APPROVED: 08/15/2023  
APPROVED BY: [Name Redacted]

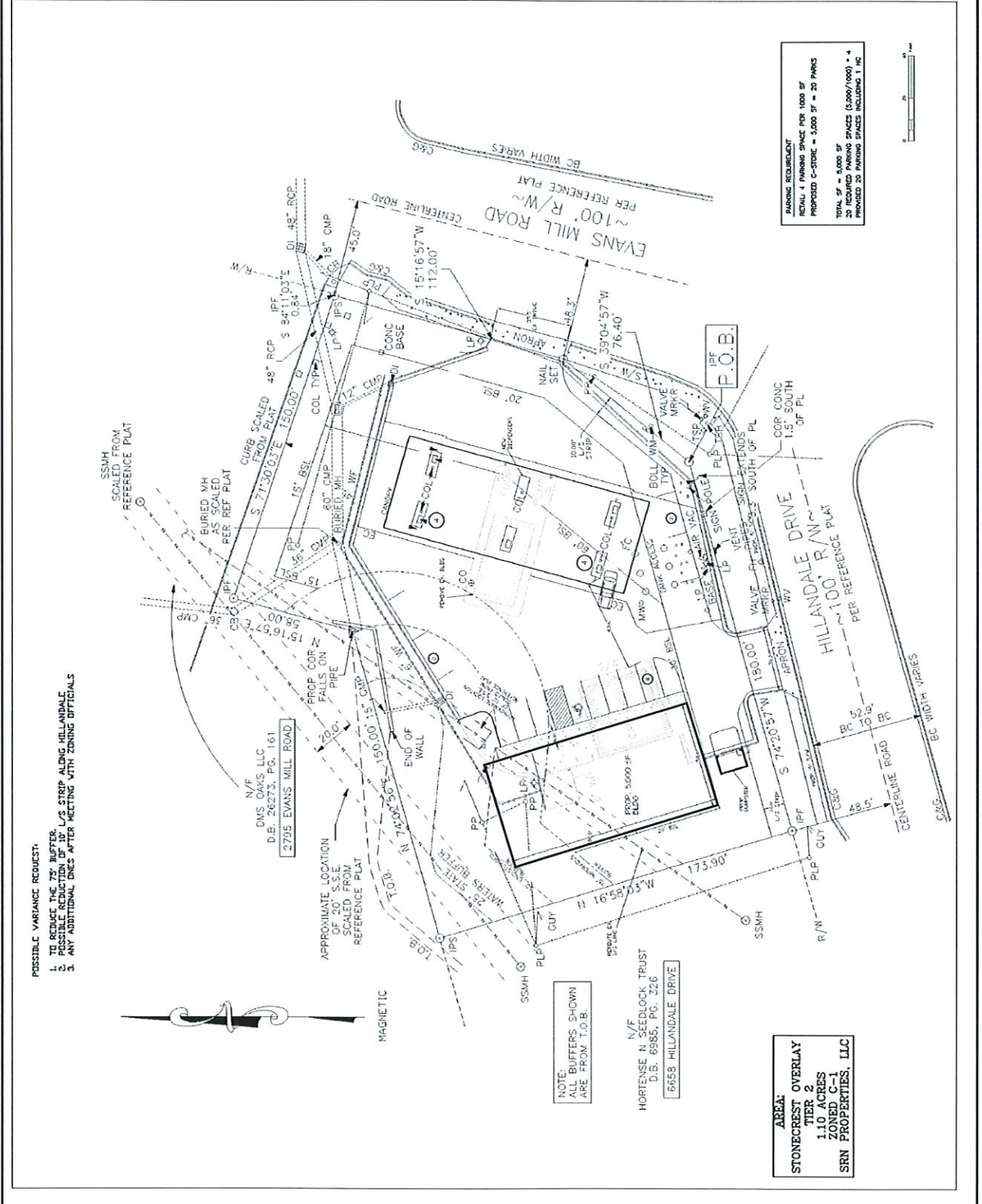
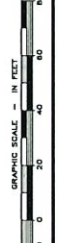
**PREPARED BY:** J. SMITH  
**CHECKED BY:** M. JONES  
**DATE:** 08/15/2023

**REVISIONS:**

1. Initial site plan and variance application.
2. Incorporation of public hearing comments.
3. Final plan and variance application.

**IF YOU SEE GREEN... CALL US FIRST! 811**  
IT'S THE LAW

**24-HOUR EMERGENCY CONTACT:**  
Rohail Hada  
PH: 404-610-6630



**PARKING REQUIREMENT:**  
RETAIL 4 PARKING SPACES FOR 1000 SF  
PROPOSED C-STORE = 5,000 SF = 20 PARKS  
TOTAL SF = 6,000 SF  
20 REQUIRED PARKING SPACES (5,000/1000) + 4  
PROVIDED 20 PARKING SPACES INCLUDING 1 INC

**POSSIBLE VARIANCE REQUEST:**

1. TO REDUCE THE 75' BUFFER
2. TO REDUCE THE 75' BUFFER ALONG HILLENDALE
3. ANY ADDITIONAL SIGNS AFTER MEETING WITH ZONING OFFICIALS



**NOTE:**  
ALL BUFFERS SHOWN ARE FROM T.O.B.

N/E  
HORTENSE N. SEEDLOCK TRUST  
D.B. 6985, PG. 326  
6668 HILLENDALE DRIVE

**AREA:**  
STONECREST OVERLAY  
TIER 2  
1.10 ACRES  
ZONED C-1  
SRN PROPERTIES, LLC