



**TO:** Planning Commission

**FROM:** Planning and Zoning Department

**SUBJECT:** SLUP23-009

**ADDRESS:** 3309 and 3313 Panola Road

**MEETING DATE:** January 2, 2023

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

**STAFF RECOMMENDATION: DENIAL**

**PLANNING COMMISSION RECOMMENDATION: TBA**

**District #3: Councilwoman Alecia Washington**

<b>PROPERTY INFORMATION</b>	
<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	

<b>APPLICANT / PROPERTY OWNER INFORMATION</b>
<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 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>ADJACENT ZONING &amp; LAND USE</b>		
<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)

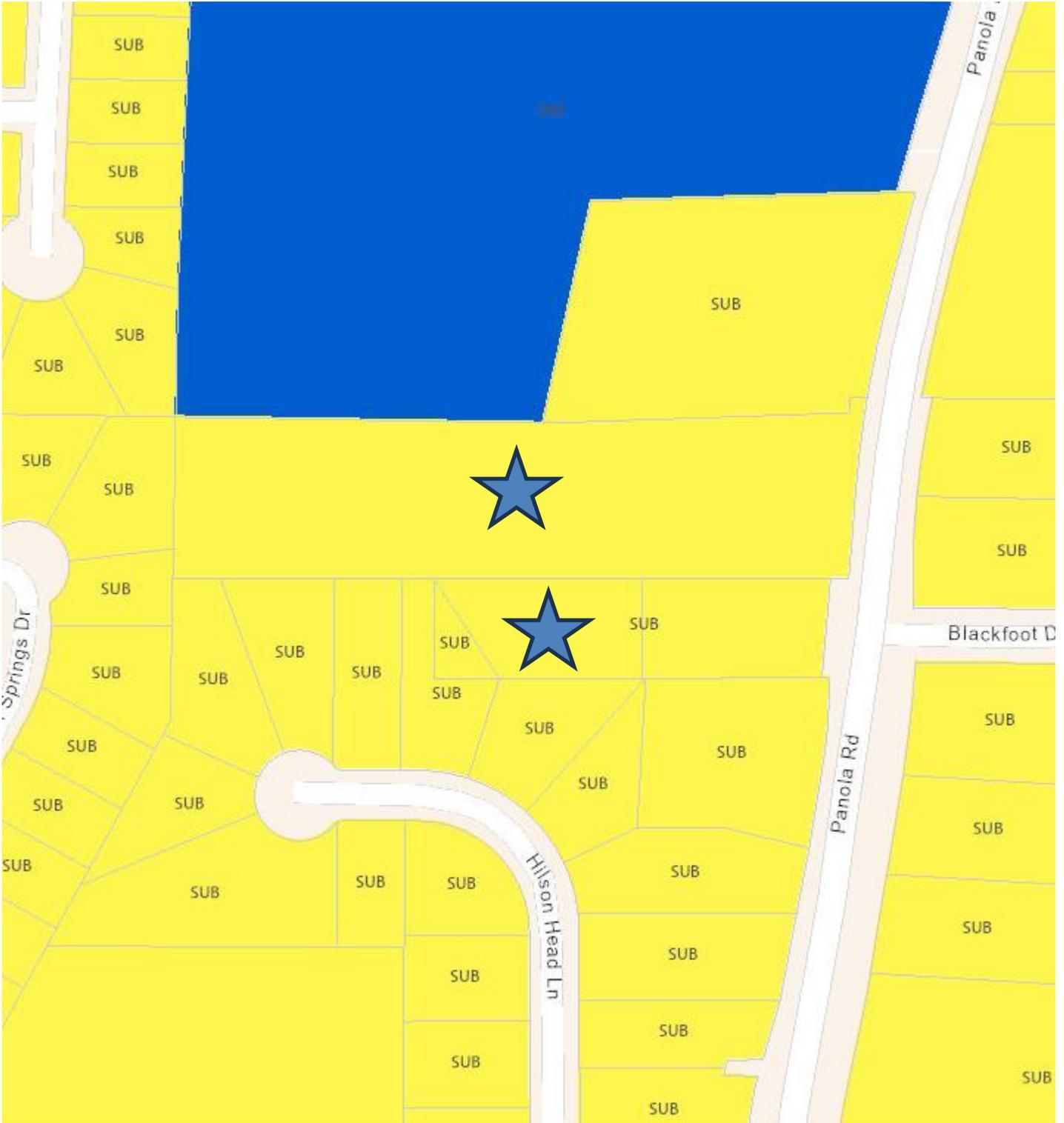
Staff recommends **DENIAL** for the following reason(s):

1. The applicant has not submitted the requested updated site-plan; and
2. The applicant has not submitted the requested updated letter of intent.

**Attachments Included:**

- **Future Land Use Map**
- **Zoning Map**
- **Aerial Map**
- **Site Photo**
- **Site Plan/Survey**
- **Renderings/Elevations**
- **Letter of Intent**

**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





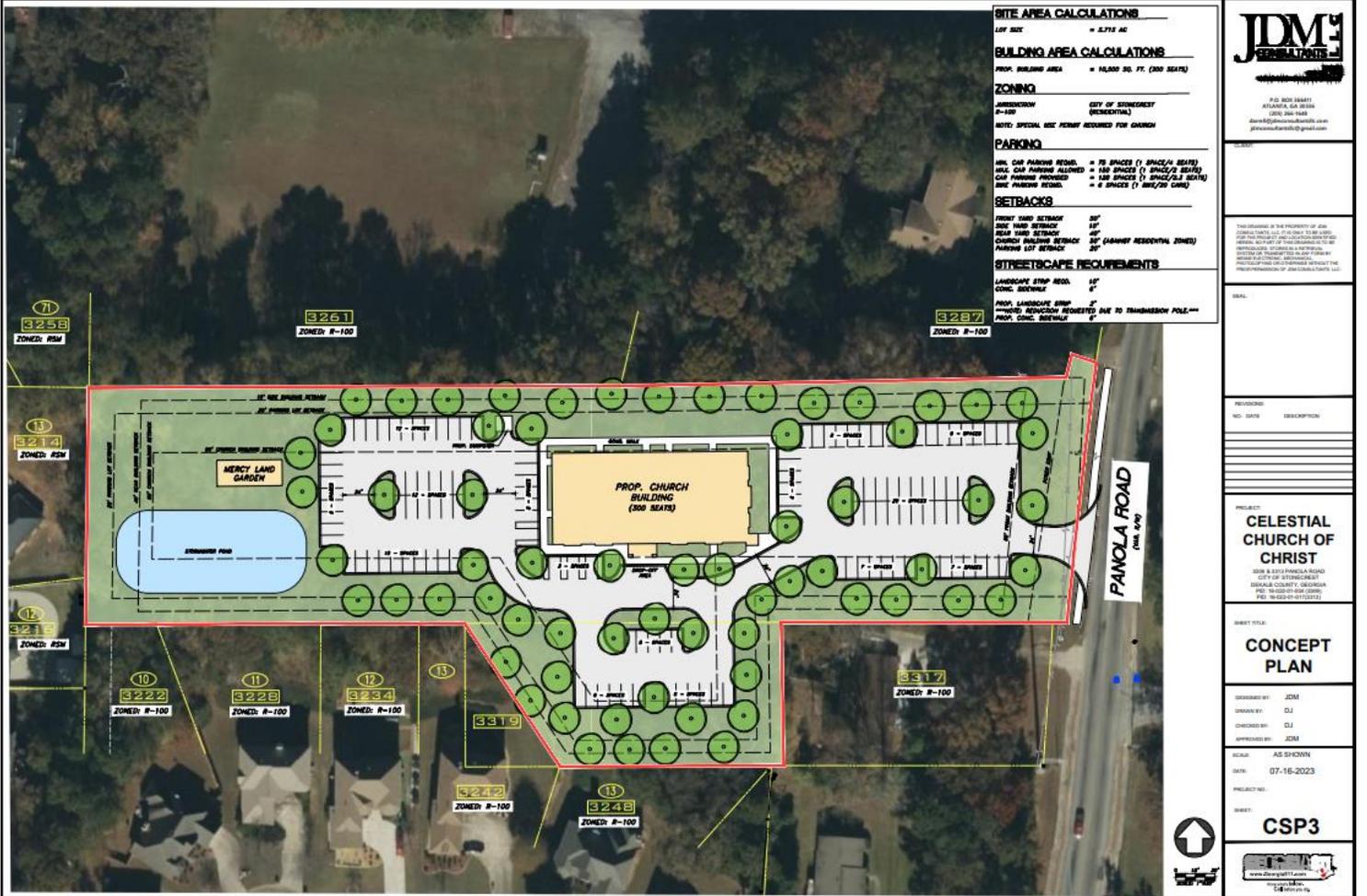




Network: Dec 18, 2023 at 12:44:24 PM EST  
Local: Dec 18, 2023 at 12:44:24 PM EST  
N 33° 41' 22.915", W 84° 10' 31.895"  
3287 Panola Rd  
Stonecrest GA 30038  
United States



# Submitted Floor Layout



SITE AREA CALCULATIONS	
LOT SIZE	= 0.715 AC
BUILDING AREA CALCULATIONS	
PROP. BUILDING AREA	= 14,000 SQ. FT. (300 SEATS)
ZONING	
JURISDICTION	CITY OF STONECASTLE (RESIDENTIAL)
NOTE:	SPECIAL USE PERMIT REQUIRED FOR CHURCH
PARKING	
MIN. CAR PARKING REQ'D.	= 75 SPACES (1 SPACE/4 SEATS)
MAX. CAR PARKING ALLOWED	= 150 SPACES (1 SPACE/2 SEATS)
CAR PARKING PROVIDED	= 150 SPACES (1 SPACE/2 SEATS)
BIKE PARKING REQ'D.	= 0 SPACES (1 BIKE/20 CARS)
RETRAKES	
FRONT YARD RETRAK	20'
SIDE YARD RETRAK	5'
REAR YARD RETRAK	5'
CHURCH BUILDING RETRAK	5' (MINIMUM RESIDENTIAL ZONING)
PARKING LOT RETRAK	20'
STREETSCAPE REQUIREMENTS	
LANDSCAPE STRIP REQ'D.	10'
CONC. SIDEWALK	6"
PROP. LANDSCAPE STRIP	7'
PROP. REDUCTION REQUESTED DUE TO TRANSMISSION POLE	6"
PROP. CONC. SIDEWALK	6"



P.O. BOX 58471  
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jdmconsultants@gmail.com

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PROJECT:  
**CELESTIAL CHURCH OF CHRIST**  
5818 & 1213 PANOLA ROAD  
CITY OF STONECASTLE  
DEKALB COUNTY, GEORGIA  
PLOT: 14-000000-0000

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SHEET TITLE:  
**CONCEPT PLAN**

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DESIGNED BY: JDM  
DRAWN BY: DJ  
CHECKED BY: DJ  
APPROVED BY: JDM

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SCALE: AS SHOWN  
DATE: 07-16-2023  
PROJECT NO.:  
**CSP3**

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www.jdmconsultants.com



## Submitted Renderings/Elevations

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



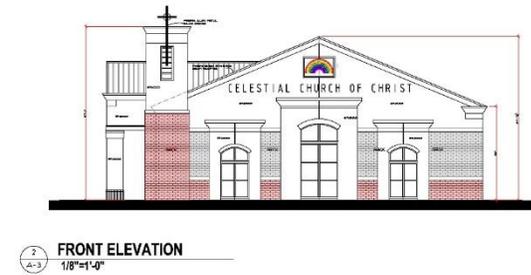
CLIENT:

**CELESTIAL CHURCH OF CHRIST**  
PASTOR FAMAKINUA

ARCHITECT

  
BOYE ARCHITECTURE

100% PRELIMINARY DESIGN SUBMITTAL - MAY 31, 2023



NO.	DATE	REVISION

NEW SANCTUARY  
CELESTIAL CHURCH OF  
CHRIST  
3309 S. 2915 PINECRAW RD,  
STONECREEK, GA

**RYAN ARCHITECTURE**  
ARCHITECTURE  
INTERIOR DESIGN  
LAND PLANNING  
3366 LONESOME BRANCH,  
SUITE 100  
ATLANTA, GA 30328  
TEL: 404.525.8100  
WWW.RYANARCHITECTURE.COM

NOT BE FABRIK FOR  
CONSTRUCTION  
SIC  
PRELIMINARY DESIGN

DATE: 08/20/2024  
PROJECT NO.: 2024-001  
DRAWN BY: TRJ  
CHECKED BY: JLS

FLOOR  
PLAN

A-1



## Letter of Intent



**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,

Darrell Johnson, CEO  
JDM Consultants, LLC

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