THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION STAFF REPORT

RZ-19-005

Planning Commission July 2ND, 2019

GENERAL INFORMATION

Petition Number:	RZ-19-005
Applicant:	Jose Ayala
Owner:	Connor Vickie L
Project Location:	2193 Panola Road
District:	District 2
Acreage:	2.691
Existing Zoning:	R-100 (Residential Med Lot) District
Proposed Zoning:	C-1 (Local Commercial) District
Comprehensive Plan Community: Area Designation	Suburban
Proposed Development/Request:	The applicant is requesting to rezone the subject property from R-100 to C-1 for the development of 22,800 SF commercial building.
Staff Recommendations:	Deferral

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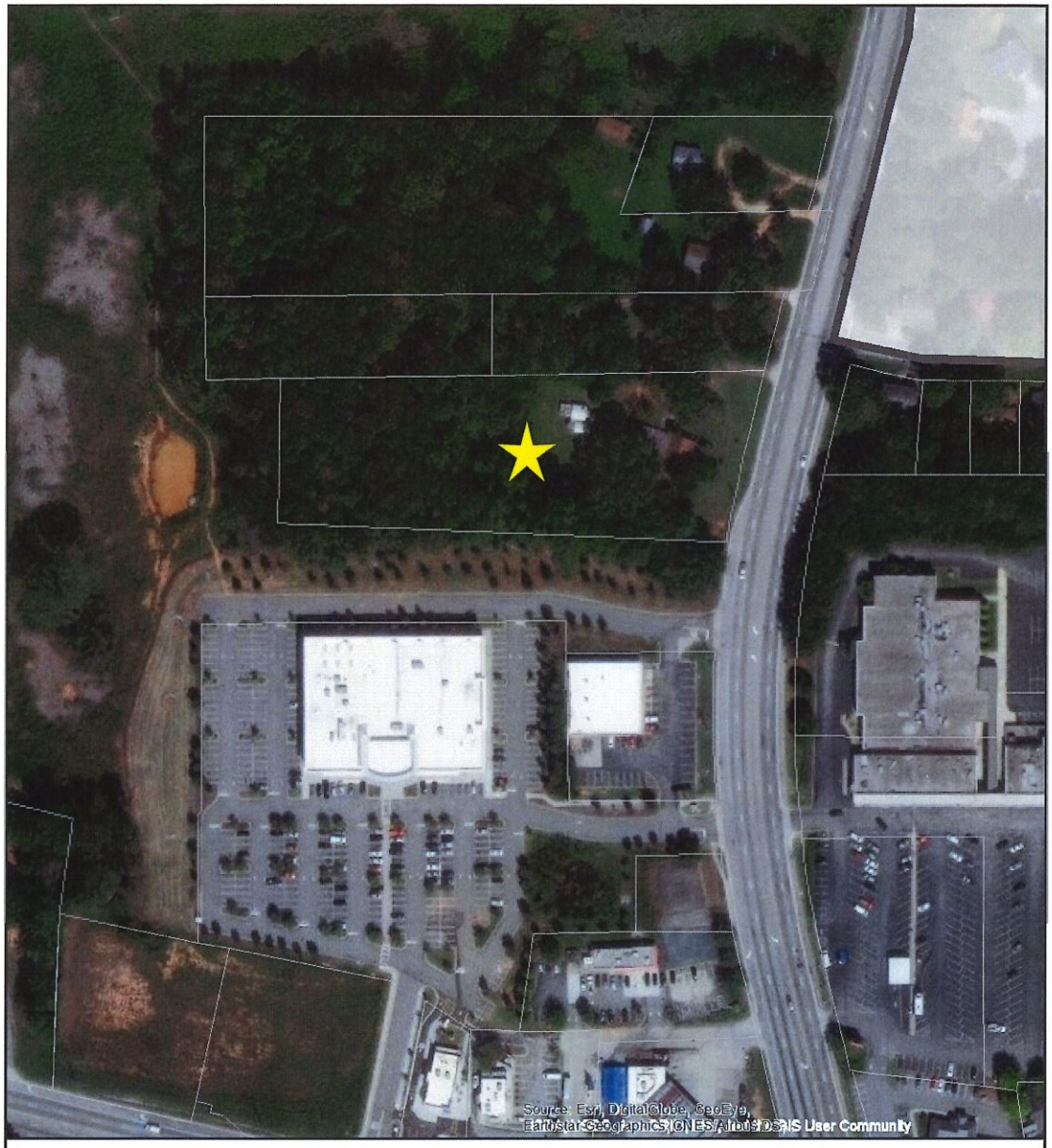
Aerial Map



ZONING CASE: **RZ-19-005**

ADDRESS: **2193 Panola Road**
CURRENT ZONING: **R-100**
FUTURE LAND USE: **SUBURBAN**

0 0.025 0.05 mi

Subject Property

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Zoning Map

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PROJECT OVERVIEW

Location

The subject property, 2193 Panola Road, is located approximately 900 feet north of the Covington Hwy and Panola Road intersection.

The property is bounded by Panola Road to the west, by a detached single-family home to the north, by a 167-townhome unit subdivision (Bentley Estates) to the west and south.

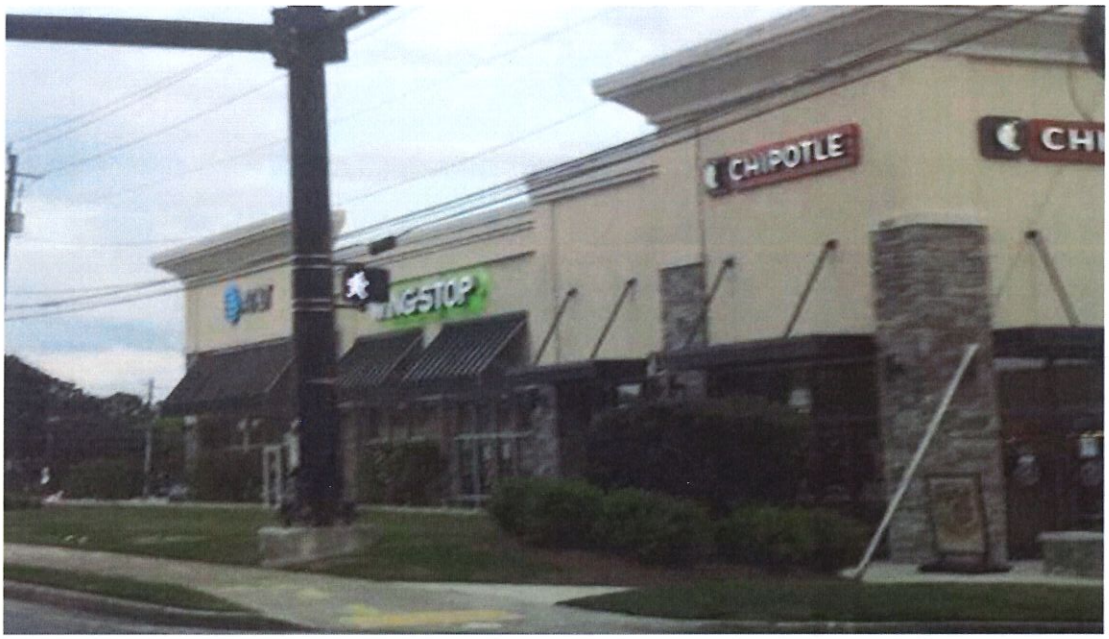
Further to the south is Advance Auto Part Store, Churches Chicken, Dunkin Doughnuts, Murphy Gas Station, LA Fitness, Shell Gas Station and Waffle House.

Background

Currently, the property maintain its original zoning R-100 classification and the property has 1200 SF single-family home located on it, built in the late 1930s. The property has a mixture of young and mature hardwood trees. The topography of the property is characterized as being even throughout.

Rezoning Request

The applicant is requesting to rezone the subject property from R-100 to C-1 for the development of a 22,800-shopping center with family sit down restaurant and retail space. Please see the following concept on the next page.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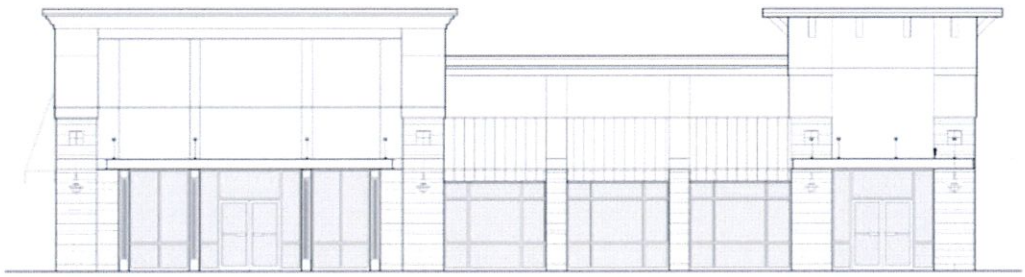

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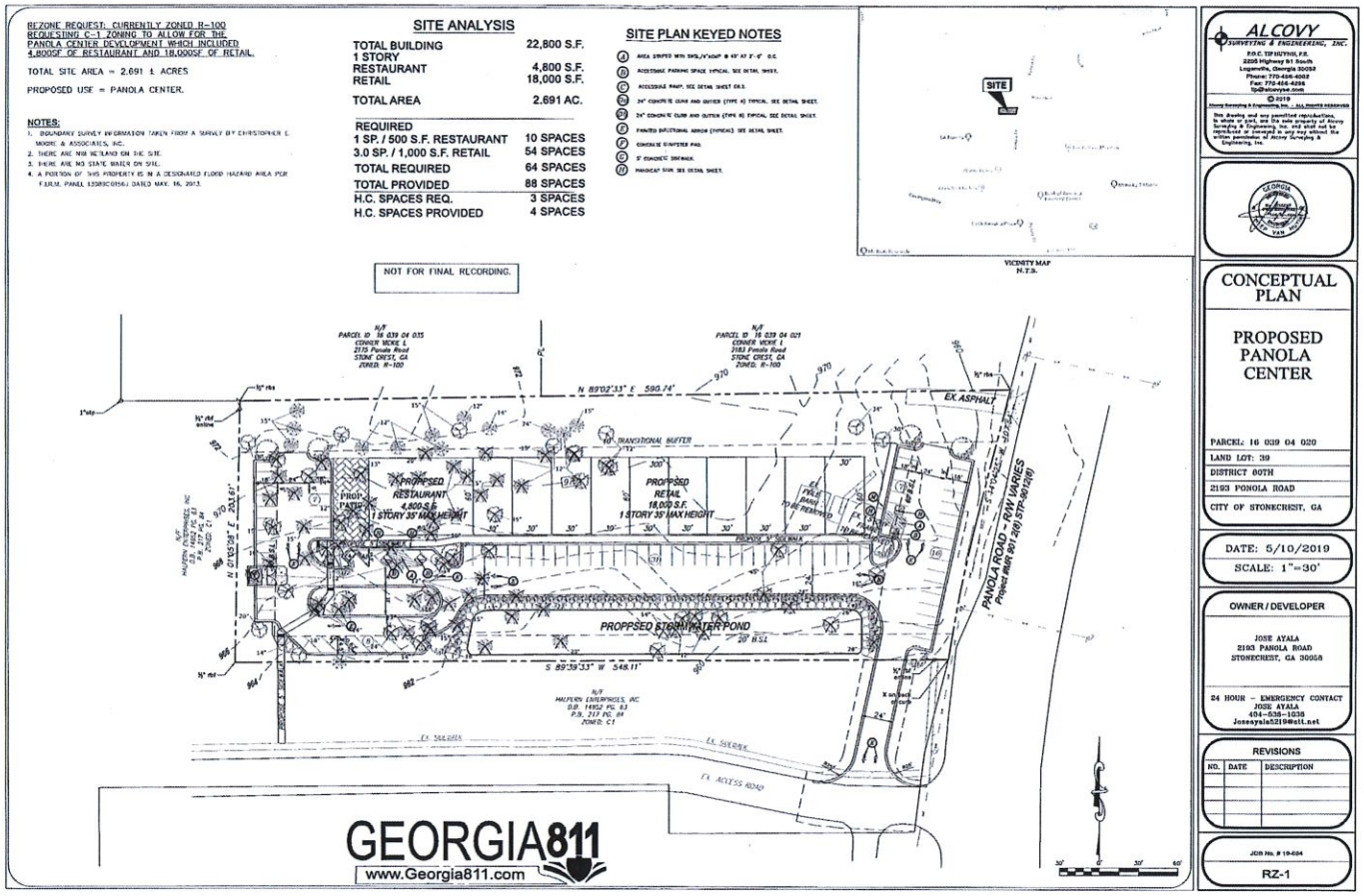
Conceptual Site Plan

The site plan indicates a 22,800-sqft commercial shopping with 4,800 sqft will be dedicated to a family style sit down restaurant and the remaining 18,000 SF will be dedicated to retail space. The building elevations will be comprised of eifs and natural stone or brick accents. The site plans indicate the property would be access by an existing shared driveway located to the south and another exit located to the rear of the property.



Public Participation

Property owners within one quarter of a mile of subject property were mailed notices of the proposed rezoning in June 2019. A community meeting will be held on June 27th, 2019 at Las Colinas, 6120 Covington Hwy at 6 pm.

STANDARDS OF REZONING REVIEW

Section *7.3.4 of the Stonecrest Zoning Ordinance list seven factors to be considered in a technical review of a zoning case completed by the Community Development Department and Planning Commission. Each factor is listed with staff analysis.*

- **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.**

  As shown in the table below, the subject property is surrounded by commercial uses (shopping centers) and medium density housing. * *Please see the map below table*

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	R-100 (Residential Med Lot)	Residential (Single Family)	1.0 unit/acre
Adjacent: South	MR-1 (Med Density Residential AX-19-001)	Residential (Townhomes)	8.0 units/acre
Nearby East	C-1 (CZ-87128)	Commercial (Shopping Center)	n/a
Adjacent: West	MR-1 (Med Density Residential AX-19-001)	Residential (Townhomes)	8.0 units/acre
Nearby: East	RSM (Small Lot Residential Mix)	Residential (Leisure Valley Subdivision)	4.0 units/acre
Nearby: South	C-1 (CZ-12-17693)	Commercial (Waffle House)	n/a
Nearby: Southwest	C-1 (CZ-12-17693)	Commercial (Murphy Gas Station)	n/a
Nearby: Southwest	C-1 (CZ-12-17693)	Commercial (L.A. Fitness)	n/a

The presence of nearby shopping centers and medium density housing and surrounding commercial suggest the proposed development would be suitable for this location.

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

  The subject property is located within the suburban character area of the Stonecrest Comprehensive Plan. The policy of the suburban is to encourage non-residential development at small-convenience goods/services to meet the needs of the surrounding residents. Also, small scale developments shall be limited to qualifying intersections (collector roadway and above).

  The proposed development is located right off a major arterial which is in conformity with the policy of the suburban character area. The development will provide services to the surrounding residents in the community with its design of shopping and dining.

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

  The property is currently zoned R-100 which permits the development of detached single-family home with a minimum lot size of 15,000 square feet. The property has reasonable economic use a currently zoned.

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

The proposed commercial use is not anticipated to have a negative impact on the adjacent and nearby properties.

The applicant intends to use an existing shared drive aisle to gain access to the subject property just as customers for L.A. Fitness and Advance Auto Parts, thus the adjacent property should not be negatively impacted by the new development.

- **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.**

  The property has kept it original zoning since the creation of the city and the property has no existing or changing conditions affecting the use and development of the property giving supporting grounds for either approval or disapproval of the proposal.

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

  There are currently no historic building, sites, districts or archaeological resources on the subject property.

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

  The applicant submitted a trip generation report as part of the rezoning application and shows during peak hours the development will have over 100 trips. City staff has requested a traffic impact analysis to fully review if there will need road improvement to mitage any traffic concerns. Staff would like the application to be deferred until the staff can review the traffic study.

  The applicant intends to gain access to water and sewer line through an existing pipeline, which the applicant has tentatively reach an agreement with the townhome development located to the west of the subject property.

  The proposed use will not have an excessive or burdensome use on schools.

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

  The zoning proposal will not adversely impact the environment or surrounding natural resources. The applicant will have to provide for the management of stormwater according to the City's regulations. The applicant has proposed a stormwater pond to manage stormwater runoff.

STAFF RECOMMENDATION

Staff recommends **DEFFERAL** of Land Use Petition RZ-19-005. However, should the Planning Commission choose to approve the request in whole, staff recommends the approval should be subject to the following conditions:

1. The use of the Subject Property for any of the following shall be strictly prohibited:
   a. Convenience Store;
   b. Child day care center and/or kindergarten;
   c. Blood collection center;
   d. Barber shop / Beauty Salon or similar establishments;
   e. Check to cash establishment to include automobile title loan and pay day loan establishment;
   f. Gold-Buying establishment;
   g. Heavy truck and equipment and materials storage;
   h. Indoor/Outdoor open flea market;
   i. Restaurant with drive-through;
   j. Automobiles, boats, and trailers new and used sales;
   k. Automobile repair major and minor;
   l. Funeral home and/or crematory;
   m. Fraternity or sorority house;
   n. Boarding or rooming house;
   o. Self-storage or mini warehouses;
   p. Liquor and/or package stores;
   q. Pawn shops;
   r. Pool hall and/or sports bar;
   s. Adult Entertainment or bookstores, etc.;
   t. Nightclub;
   u. Skating rink; and
   v. indoor and/or outdoor recreation.
   w. Gas stations

2. The site shall be developed in general conformance with the site plan received by the City on May 7th, 2019.

3. Exterior elevations shall be substantially similar to the elevations received by the City on May 7th, 2019. Final elevations shall be subject to review and approval of the Community Development Director.
4. Owner/Developer shall install a five foot (5') wide sidewalk along the entire frontage of Panola Road.

5. Owner/Developer shall dedicate additional right-of-way along the entire frontage of Panola Road to provide a minimum of fifty feet (50') from the road centerline, twelve feet (12') from the back of curb, or two feet (2') from the future back of the sidewalk, whichever is greater.

6. Owner/Developer shall obtain all permits required by the City of Stonecrest in accordance with the development of the subject property.

REZONE REQUEST: CURRENTLY ZONED R-100 REQUESTING C-1 ZONING TO ALLOW FOR THE PANOLA CENTER DEVELOPMENT WHICH INCLUDED 4,800SF OF RESTAURANT AND 18,000SF OF RETAIL.

TOTAL SITE AREA = 2.691 ± ACRES

PROPOSED USE = PANOLA CENTER.

NOTES:

1. BOUNDARY SURVEY INFORMATION TAKEN FROM A SURVEY BY CHRISTOPHER E. MOORE & ASSOCIATES, INC.
2. THERE ARE NWI WETLAND ON THE SITE.
3. THERE ARE NO STATE WATER ON SITE.
4. A PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13089C0156J DATED MAY. 16, 2013.

P/2
Received 5-07-19

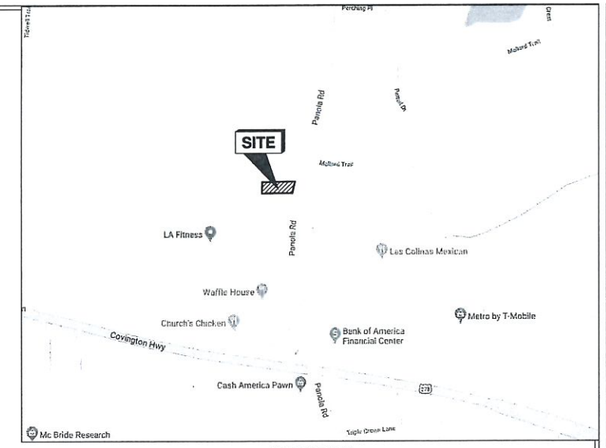
SITE ANALYSIS

TOTAL BUILDING	22,800 S.F.
1 STORY	
RESTAURANT	4,800 S.F.
RETAIL	18,000 S.F.
TOTAL AREA	2.691 AC.
REQUIRED	
1 SP. / 500 S.F. RESTAURANT	10 SPACES
3.0 SP. / 1,000 S.F. RETAIL	54 SPACES
TOTAL REQUIRED	64 SPACES
TOTAL PROVIDED	88 SPACES
H.C. SPACES REQ.	3 SPACES
H.C. SPACES PROVIDED	4 SPACES

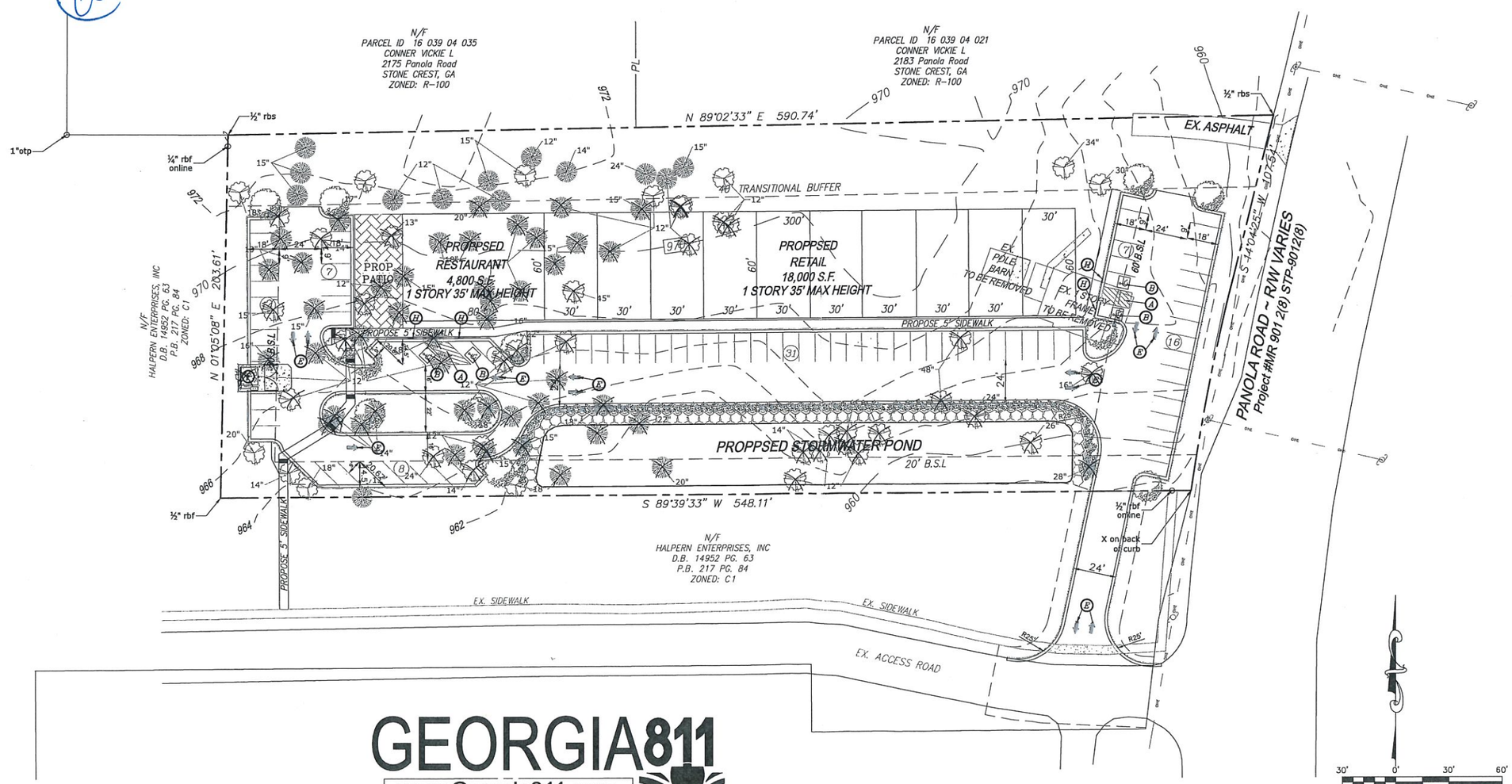
SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP. SEE DETAIL SHEET C6.2.
- (Da) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (Db) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) CONCRETE DUMPSTER PAD.
- (G) 5' CONCRETE SIDEWALK.
- (H) HANDICAP SIGN. SEE DETAIL SHEET.

NOT FOR FINAL RECORDING.



VICINITY MAP
N.T.S.



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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. 032241 TIP HUYNH

CONCEPTUAL PLAN

PROPOSED PANOLA CENTER

PARCEL: 16 039 04 020
LAND LOT: 39
DISTRICT 80TH
2193 PANOLA ROAD
CITY OF STONECREST, GA

DATE: 5/10/2019
SCALE: 1"=30'

OWNER / DEVELOPER

JOSE AYALA
2193 PANOLA ROAD
STONECREST, GA 30058

24 HOUR – EMERGENCY CONTACT
JOSE AYALA
404-536-1036
Joseayala5219@att.net

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 19-084

RZ-1