



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: January 8, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-19-1235307 **Agenda #:** N. 11

Location/Address: The northeast corner of Sheridan Road and Chantilly Drive, at 1438 Sheridan Road in Atlanta, Georgia **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-154-05-016

Request: For a Special Land Use Permit to allow a one-story 2,100 square foot addition to a place of worship (Westminister Presbyterian Church) in the R-85 (Single-Family Residential) District to include classrooms, restrooms, a group room, and a reception area.

Property Owner(s): Westminister Presbyterian Church

Applicant/Agent: Carl Trevathan

Acreage: 9.22

Existing Land Use: Place of Worship

Surrounding Properties: Single-Family detached residences, Multi-Family residences, & The Georgia Department of Community Affairs

Adjacent Zoning: **North:** OI & Brookhaven City Limits **South:** R-85 **East:** OI **West:** MR-1

Comprehensive Plan: SUB **Consistent** **Inconsistent**

Proposed Density: NA	Existing Density: NA
Proposed Units: 2,100 sf one-story addition	Existing Units: Place of Worship
Proposed Lot Coverage: 25.1%	Existing Lot Coverage: 24.6%

ZONING HISTORY

The subject site is an existing 23,952 square foot place of worship (Westminister Presbyterian Church) on 9.2 acres located on the northeast corner of Sheridan Road and Chantilly Drive, approximately 1,122 feet west of Executive Park Drive at 1438 Sheridan Road in unincorporated DeKalb County. Per the submitted plat, the building setback along Sheridan Road 40 feet and 35 feet along Chantilly Drive. Additional structures on the site include a 1 story wood and stone house located southwest of the property, and a one story brick building located near the soccer field. Currently there are one hundred forty three (143) parking spaces, with approximately 831 feet of frontage along Sheridan Road and 325 feet along Chantilly Drive. The site has two means of egress and ingress on Sheridan Road and one means of egress and ingress on Chantilly Drive.

The character of the area consists of Single-Family detached residences, Multi-Family residences. Contiguous to the site, along the east property line, is *Briarhill Apartments*. North of the site is the *City of Brookhaven* city limits as well as *The Georgia Department of Community Affairs*. Directly west of the site are the *Longwood, Sheridan Park, and Chantilly Commons* Subdivisions.

PROJECT ANALYSIS

County records, indicate that the site is currently in the Land Disturbance permitting process, and was approved for a lot division on October 27, 2017. The church has been in existence prior to the zoning requirement that Places of Worship in a residential district obtain a SLUP. Since the applicant seeks an expansion, the SLUP requirement must now be met. The proposed SLUP request is to add approximately 2,100 square foot addition for additional classroom space. Per the submitted Letter-of-Application, the proposed addition will be one story, with physical characteristics to match the adjoining building's height (14'-1/2" to top of roof parapet), roof line, as well as exterior materials (brick and windows). In addition, the proposed addition will include three (3) new classrooms, two (2) restrooms (single fixture), one (1) group room, and one (1) reception area. The current hours of operation will not change.

Per the submitted site plan, one hundred forty three (143) parking spaces exist will remain the same for the site. The existing curb cut along Sheridan Road and Chantilly Drive will remain. Only 1.74% (0.16 acres) will be disturbed and the existing lot coverage of 24.6% will increase (by 0.5%) to 25.1%.

DEVELOPMENT STANDARDS:

Places of Worship must comply with **Sec.27-4.2.42** of the DeKalb County Zoning Ordinance for 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 fifty (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 twenty (20) feet for a side-yard and no less than thirty (30) feet for a rear-yard.**

The submitted site plan depicts that the existing and proposed church buildings are more than 50 feet from any residentially zoned property line.

- B. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.**

Located in the R-85 (Residential Medium Lot) District, the minimum front yard setback is 40 feet on a local street. The existing building setback is over 40 feet. That will not change.

- C. The parking areas and driveways for any such uses shall be located at least twenty (20) feet from any property line, with a visual screen, provided by a six (6) foot high fence or sufficient vegetation established within that area.**

Existing and proposed parking is depicted over 20 feet from adjacent side yard property lines and greater than 40 feet from the rear property line.

- D. Places of worship, convents and monasteries shall be located on a minimum lot area of three (3) acres and shall have frontage of at least one hundred (100) feet along a public street.**

The site consists of 9.22 acres with approximately 831 feet of frontage along Sheridan Road and 325 feet along Chantilly Drive.

- E. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.**

Sheridan Road and Chantilly Drive are classified as local streets. However, the existing church is legally non-conforming.

- 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.**

Per the submitted application, all existing and proposed uses, buildings or structures operated by the church that are not specifically included within the definition of place of worship will fully comply.

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be considered" states that no application for a Special Land Use Permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in Article 4:

- A. 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:**

Located on over 9.22 acres, it appears that 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.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

Based on the submitted site plan, the proposed place of worship is compatible with existing low density residential development the subject site.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Based on the location of the subject site along a local street, it appears that public services, public facilities and utilities are available to adequately serve the proposed place of worship.

- D. 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 proposed use, so as not to unduly increase traffic or create congestion in the area:**

Sheridan Road and Chantilly Drive are adequate for the place of worship and there is sufficient traffic carrying capacity so as not to unduly increase traffic and create congestion in the area.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. 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:

The submitted site plan shows that there will be 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

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

Given that the proposed use is a place of worship, it appears that the development would not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

The hours of operation proposed for the place of worship will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

The manner of operation (how activities are conducted) should not create adverse impacts upon adjoining land uses.

I. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

The submitted site plan depicts compliance with the dimensional requirements of the R-85 (Single-Family Residential) District in which the proposed place of worship is located.

J. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Located within the Suburban Character Area, the proposed use is consistent with the following Plan Policies and Strategies of the 2005-2025 DeKalb County Comprehensive Plan: SCAS21: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.

K. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

Transitional buffer zones are not required.

L. Whether or not there is adequate provision of refuse and service areas:

Adequate refuse areas will be provided.

M. Whether the length of time for which the special land use permit is granted should be limited in duration:

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit. The site has been operating as a place of worship on the site for several years.

N. Whether or not 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:

The topography of the site appears to slope down from Sheridan Road and Chantilly Drive mitigating the impact of the size and massing of the existing building. The submitted site elevations for new construction depict compatibility with the size and massing of the existing church building.

O. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

It does not appear that the proposed place of worship will adversely affect historic building sites, districts, or archaeological resources.

P. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

The site satisfies the requirements contained within the supplemental regulations for such special land use permit.

Q. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height:

There will be no negative shadow impact on any adjoining lot. Given the location, the proposed church addition should not create a negative shadow impact on any adjoining lot or building.

R. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

The proposed church expansion is compatible with existing single-family residences and Multi-Family residences in the area. The proposed use does not conflict with the overall objective of the comprehensive plan to provide opportunities for community interaction and cultural opportunities in unincorporated DeKalb County.

COMPLIANCE WITH R-85 (RESIDENTIAL MEDIUM LOT) DISTRICT STANDARDS PER ARTICLE 27-TABLE 2.2

STANDARD	REQUIRED	EXISTING	COMPLIANCE
LOT WIDTH	85 Feet	Approximately 831 feet of frontage along Sheridan Road and 325 feet along Chantilly Drive	Yes
LOT AREA	12,000 Square Feet	9.22 Acres	Yes
FRONT SETBACK	35 Feet	> 35Feet	Yes
SIDE SETBACK	8.5 feet adjacent to residential zoned property	>8.5Feet	yes
REAR SETBACK	40 feet adjacent to residential zoned property	> 40 Feet	Yes
TRANS. BUFFERS	No buffers are required. However visual screens adjacent to parking areas are required.	N/A	Yes
BUILDING HEIGHT	Maximum 35 Feet	Existing building height/Proposed addition height: 39 feet and 11 inches/ 14 feet and 1 ½ inches	Yes
LOT COVERAGE	May not exceed 35%	Proposed construction will increase lot coverage to 25.1%	yes
PARKING (Article 6)	Place of worship: One (1) parking space for each 4 seats in the largest assembly room used for public worship.	143 parking spaces provided per submitted site plan.	Yes

Staff Recommendation: APPROVAL WITH CONDITIONS

Located on the northeast corner of Sheridan Road and Chantilly Drive, the approximately 9.22-acre site complies with development standards for a Places of Worship in the R-100 (Residential Medium Lot) District. Located within the Suburban Character Area, the proposed use is consistent with the following Plan Policies and Strategies of the 2005-2025 DeKalb County Comprehensive Plan: SCAP6 - The non-residential development in suburban areas shall meet the needs of the surrounding residents; SCAS21: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction. The proposed expansion of the place of worship would be compatible with surrounding residential land uses and would not create adverse impacts on adjoining and surrounding properties. Therefore, Staff recommends that the special land use permit for the place of worship and related facilities be **APPROVED CONDITIONAL** subject to Staffs' Recommended Conditions:

1. Restrict use to a Place of Worship and proposed addition not to exceed 26,252 square feet and based on the conceptual site plan dated 10/12/2018.
2. Parking lot lighting shall be directed away from adjacent residential zoned properties.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Department Comments
2. Application & Letter of Intent
3. Impact Analysis
4. Submitted site plan
5. Zoning Map

(11)



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-19-1235307 Parcel I.D. #: 18-154-05-016

Address: 1438
Sheridan Rd
Atlanta, GA 30324

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field reviewed. Found nothing that would disrupt traffic flow.

Signature: David Wilcox

Zoning Comments (Jan 2019)

N1. No comment.

N2. Engineer must verify sight distance when placing driveways.

N3. No Comment.

N4 & N5. Rock Chapel Road is State Road 124. GDOT review and approval required prior to issuing any permits. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov Minor Arterial. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. No acceleration lane. Prefer deceleration lane. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. 6 foot sidewalk. Street lights required.

N6. No Comment.

N7. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Tilson Road is classified as a collector street. Right of way dedication of 35 feet from centerline, 6 foot sidewalks, street lights, bike lanes required. Verify driveway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N8. Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. River Road is classified as a minor arterial. Right of way dedication of 35 feet from centerline, 6 foot sidewalks, street lights, bike lanes required. Verify driveway/roadway placement to ensure required sight distance requirements are met based on the speed limit and curvature of roadway. Interior streets to be local- 55 foot right of way, five foot landscape strip, 5 foot sidewalk, street lights required.

N9. Cook Road is within the GDOT I-20 Right of Way. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov . Construct sidewalks up to Flat Shoals Road within the existing right of way.

N10. No comment.

N11. No comment.

N12. No comment.

N13. No comment.

N14. Candler Road is State Route 155. GDOT review and approval required prior to permitting. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov GDOT review and approval for access is required prior to issuing any permits.

N15. Covington Hwy is a State Route. GDOT review and approval for access is required prior to issuing any permits. GDOT Contact: Justin Hatch at juhatch@dot.ga.gov . Refer to Section 14-190 of the Land Development Code and Chapter 5.4.3 of the Zoning Code for infrastructure requirements. Covington Hwy is classified as a major arterial. Right of way dedication of 50 feet from centerline, 6 foot sidewalks,

12/21/2018

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/21/2018

N.9

CZ-19-1235305 2018-3068 15-140-03-018; 15-140-03-020

2128 & 2170 COOK RD, DECATUR, GA 30032

Amendment

- Please review general comments.

N.10

Z-19-1235304 2018-306918-026-06-016

7189 ROCKBRIDGE RD, STN MTN 30087

Amendment

- Septic installed 11/27/2011: Car Care and paint and Collision. Please review general comments.

N.11

SLUP-19-1235307 2018-3070 18-154-05-016

1438 SHERIDAN RD, ATLANTA, GA 30324

Amendment

- Please review general comments.

N.12

SLUP-19-1235312 2018-3071 15-033-01-071

3903 SNAPPINGER RD, LITHONIA, GA 30038

Amendment

- Please review general comments.

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

0013
BY: _____

Date Received: _____

Application No: 1235307

APPLICANT NAME: Carl Trevathan

Daytime Phone: 770-313-2254 E-Mail: cartrevathan@gmail.com

Mailing Address: 407 Smokerise Circle, Marietta, GA 30067

Owner Name: Westminster Presbyterian Church

(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-636-1496 E-Mail: e.veerman@wmpca.org

Mailing Address: 1438 Sheridan Road, NE, Atlanta, GA 30324

SUBJECT PROPERTY ADDRESS OR LOCATION: 1438 Sheridan Road, NE, Atlanta, GA 30324

DeKalb County, GA,

Parcel ID: 18 154 05 016 Acreage or Square Feet: 9.22 acre Commission Districts 2

Existing Zoning: R-85 Proposed Special Land Use (SLUP) _____

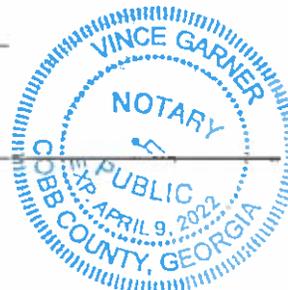
2,100 square feet classroom addition

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: Signature of Applicant

Carl Trevathan

Printed Name of Applicant:
Carl Trevathan



Notary Signature and Seal:

Vince Garner



DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 10/12/2018

TO WHOM IT MAY CONCERN:

(I), (WE) John White, trustee
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Carl Trevathan, Collins Project Management

Name of Agent or Representative

to file an application on (my), (our) behalf.

[Signature]
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
August 16, 2019

Notary Public

Notary Public

Notary Public

Notary Public

[Signature]
~~Owner~~ Trustee

Owner

Owner

Owner

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

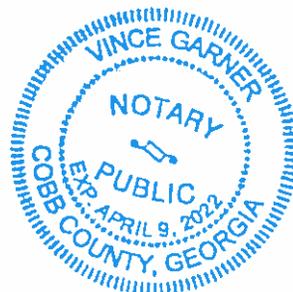
Vince G
Notary

Cal Smith 10/19/18
Signature of Applicant /Date

Check one: Owner _____ Agent X

4/9/2022
Expiration Date/ Seal

*Notarization is not needed if the response is "No"



DEPARTMENT OF PLANNING & SUSTAINABILITY

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Linda W. Gilbert
Notary

[Signature]
Signature of Applicant /Date

Check one: Owner X Agent _____

Linda W Gilbert
NOTARY PUBLIC
DeKalb County, GEORGIA
My Commission Expires
August 16, 2019

Expiration Date/ Seal

*Notarization is not needed if the response is "No"

PUBLIC NOTICE

To

Request for Special Land Use Permit

Filed by: Westminster Presbyterian Church

Located at:

1438 Sheridan Road NE, Atlanta, GA 30324

Proposed Use: Addition of approximately 2,100 for classroom space

Pre-submittal Community Meeting to take place at: Westminster Presbyterian Church

Location: 1438 Sheridan Road NE, Atlanta, GA 30324 in the Fellowship Hall

Date & Time: Tuesday, October 30, 2018 at 7:00 PM

October 30, 2018

Department of Planning and Sustainability
Clark Harrison Building
330 West Ponce de Leon Avenue
Decatur, GA 30030

Reference: Special Land Use Application – Letter of Application
Westminster Presbyterian Church
1438 Sheridan Road, NE
Atlanta, GA 30324

Gentlemen:

The Owner of the subject property request a Special Land Use be granted for a proposed 2,100 square foot classroom addition. Details of the said addition are contained in this application package.

The following is the requested information:

Zoning Classification: Currently R-85. No change to this classification is being requested.

Reason for SLUP request: To add approximately 2,100 square foot addition for additional classroom space.

The existing and proposed use of the property: the property is currently used as a place of worship. No change to this use is being requested.

Detailed characteristics of the proposed use:

- Approximately 2,100 square feet.
- One story. Physical characteristics match the adjoining building's height (14'-½" to top of roof parapet), roof line, and exterior materials (brick and windows).
- Contains 3 new classrooms, 2 restrooms (single fixture), 1 group room, 1 reception area.
- The staff size (employees) does not change.
- The hours of operation does not change from the current use.

We trust this information, and our application, provides you with sufficient information in analyzing our request.

Sincerely:



Carl Trevathan, Applicant
Collins Project Management

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

A. Adequacy of the size of the site for 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. The proposed additions meets all of the requirements for building setbacks of the property. Because the addition does not affect the seating capacity of the large assembly spaces (Sanctuary, Fellowship Hall), there is no impact to the current parking situation.

B. Compatible of the proposed use with adjacent properties and land use and other properties and land uses in the district. The property is currently zoned R-85, which is not changing due to this additions. The property is surrounded by other Residential zonings, as well as Office and Industrial. Since this addition does not change the use of the property, it remains compatible with adjacent properties.

C. Adequacy of public services, public facilities and utilities to serve the use contemplated. The church is currently serviced by public utilities for electricity, water, and sewer. The Addition has been analyzed for impact to sewer, and the church has received the sewer letter from Dekalb county confirming that capacity of the public sewer system is adequate for the proposed restrooms.

D. 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. Because the addition does not affect the seating capacity of the large assembly spaces (Sanctuary, Fellowship Hall), there is no impact to the current traffic situation. The widening of one of the entrances onto Sheridan Road will make navigating the turn into the property, thereby reducing any congestion that may be created by vehicles turning into the property.

E. 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. Existing land uses along the access route to the site will not be impacted, as the addition will not add to the church's parking and traffic situation.

F. Ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular references to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency. Because the addition does not affect the seating capacity of the large assembly spaces (Sanctuary, Fellowship Hall), there is no impact to the current traffic situation. The widening of one of the entrances onto Sheridan Road will make navigating the turn into the property, thereby reducing any congestion that may be created by vehicles turning into

the property. This will also improve the ability to move emergency vehicles into and out of the property.

G. Whether or not 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. No impacts. The proposed use does not create new noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use will create adverse impacts upon any adjoin land use by reason of the hours of operation of the proposed use. No impacts. The operating hours of the church will not change due to this addition.

I. Whether or not the proposed use will create adverse impact upon any adjoin land use by reason of the manner of operation of the proposed use. No impacts. The use of the facility is not changing due to this addition.

J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located. The proposed addition is consistent with all of the requirements of the zoning district classification.

K. Whether or not the proposed use is consistent with the policies of the comprehensive Plan. The proposed addition is consistent with the policies of the Comprehensive Plan.

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district in which the use is proposed to be located. The proposed addition provides for all required buffer zones and transitional buffer zones where required. If appropriate, a solid 6' high fence can be erected between this property and the Apartment community to the east of the property.

M. Whether or not there is adequate provision of refuse and service areas. The refuse and service requirements do not change due to this addition, and the current use has adequate refuse and service areas.

N. Whether the length of time for which the special land use permit is granted should be limited in duration. As this is a permanent structure, the Special Land Use Permit should not be limited in duration.

O. Whether or not 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 the adjacent and nearby lots and buildings. The addition is a one-story structure matching the height of the adjacent structure, and will feature similar exterior materials (brick, windows, roof line, etc.)

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources. There are no historic buildings, sites, districts, or archaeological resources in the area, so there will be no affect.

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit. The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

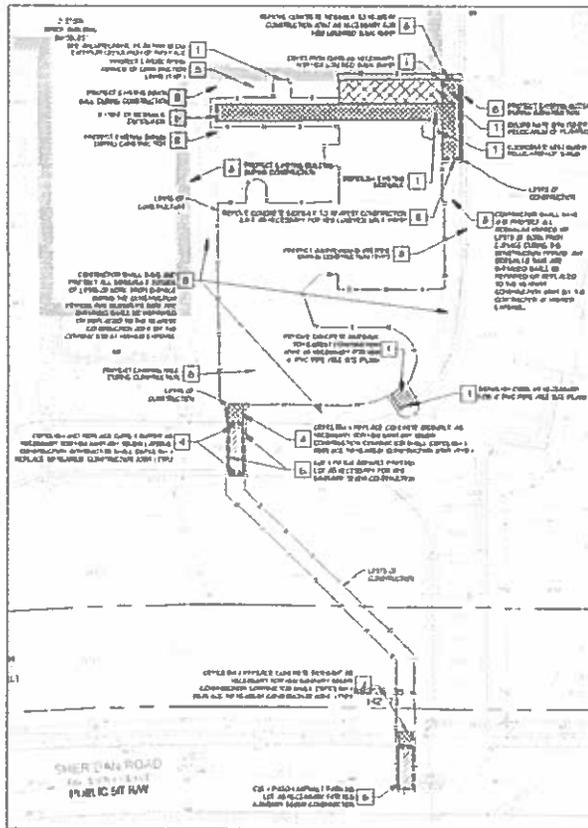
R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building. The proposed building, as a result of its proposed height, will not create a negative shadow impact on any adjoining lot or building

S. 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 objectives of the comprehensive plan. No impacts. The use of the facility is not changing due to this addition.

thence South $00^{\circ}17'47''$ East for a distance of 611.23 feet to an iron pin found (1/2" re-bar) on the northerly right-of-way of Sheridan Road (formerly known as Stephens Avenue) (public 50-foot right-of-way); thence along the northerly right-of-way of Sheridan Road (formerly known as Stephens Avenue) (public 50-foot right-of-way) the following courses and distances:

- (1) North $89^{\circ}26'35''$ West, 142.71 feet;
- (2) 207.91 feet along the arc of a curve to the Left, said curve having a radius of 892.46 feet and being subtended by a chord of South $83^{\circ}52'59''$ West, 207.44 feet;
- (3) 184.14 feet along the arc of a curve to the Left, said curve having a radius of 892.46 feet and being subtended by a chord of South $71^{\circ}17'54''$ West, 183.81 feet;
- (4) 23.90 feet along the arc of a curve to the Left, said curve having a radius of 892.46 feet and being subtended by a chord of South $64^{\circ}37'13''$ West, 23.90 feet;
- (5) South $63^{\circ}51'11''$ West, 136.81 feet;
- (6) 140.24 feet along the arc of a curve to the Left, said curve having a radius of 698.65 feet and being subtended by a chord of South $58^{\circ}06'09''$ West, 140.01 feet to the **Point of Beginning**.

Said tract or parcel containing 9.22278 acres or 401,744 square feet.

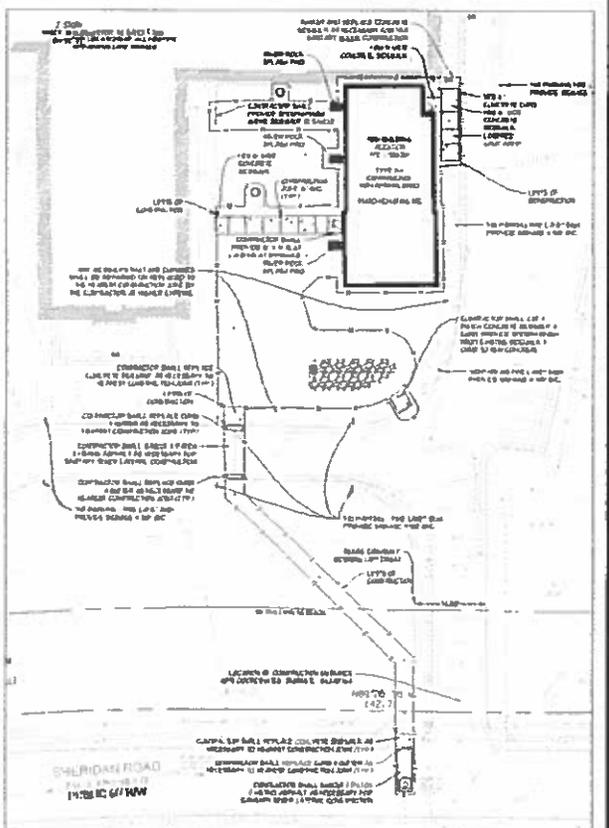


DEMOLITION NOTES

1. FOUNDATION SHALL BE DEMOLISHED TO THE UNFINISHED FLOOR SLAB. ALL EXPOSED REINFORCING SHALL BE CUT AND REMOVED TO THE STREET.
2. ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO THE UNFINISHED FLOOR SLAB. ALL EXPOSED REINFORCING SHALL BE CUT AND REMOVED TO THE STREET.
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12. ALL EXISTING CONCRETE SHALL BE DEMOLISHED TO THE UNFINISHED FLOOR SLAB. ALL EXPOSED REINFORCING SHALL BE CUT AND REMOVED TO THE STREET.

DOKALB COUNTY DEMO NOTES

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SITE PLAN



DEMOLITION PLAN



DEMOLITION LEGEND

1	EXISTING CONCRETE TO BE DEMOLISHED TO THE UNFINISHED FLOOR SLAB
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STAKING PLAN LEGEND

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STAKING PLAN NOTES

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APPLICABLE CODES

24-HR CONTACT INFORMATION
ERIK VEERMAN
 WESTMINSTER PRESBYTERIAN CHURCH
 DIRECTOR OF MINISTRIES
 770-615-1845

CAUTION

UTILITIES PROTECTION CENTER

DO NOT DELAY DATE BECAUSE YOU DID

CONSULTANT SEAL

WESTMINSTER PRESBYTERIAN CHURCH BUILDING ADDITION
1438 SHERIDAN ROAD, NE
ATLANTA, GA 30324

REVISIONS

No.	DATE	DESCRIPTION
1	11/17/17	FORM # 517
2	12/17/17	ADD 10' X 10' PORCH
3	01/17/18	ADD 10' X 10' PORCH
4	02/17/18	ADD 10' X 10' PORCH
5	03/17/18	ADD 10' X 10' PORCH
6		
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12		

DEMOLITION & SITE PLANS

C200

SHEET

Breedlove Land Planning, Inc. • Landscape Architects • Site Planners • Civil Engineers • 115 S. Tenth Street, N.W., Atlanta, GA 30309 • P: 770-405-1173 • www.breedlovelandplanning.com

Description of Property
Westminster Presbyterian Church

All of that tract or parcel of land lying and being in Land Lot 154 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

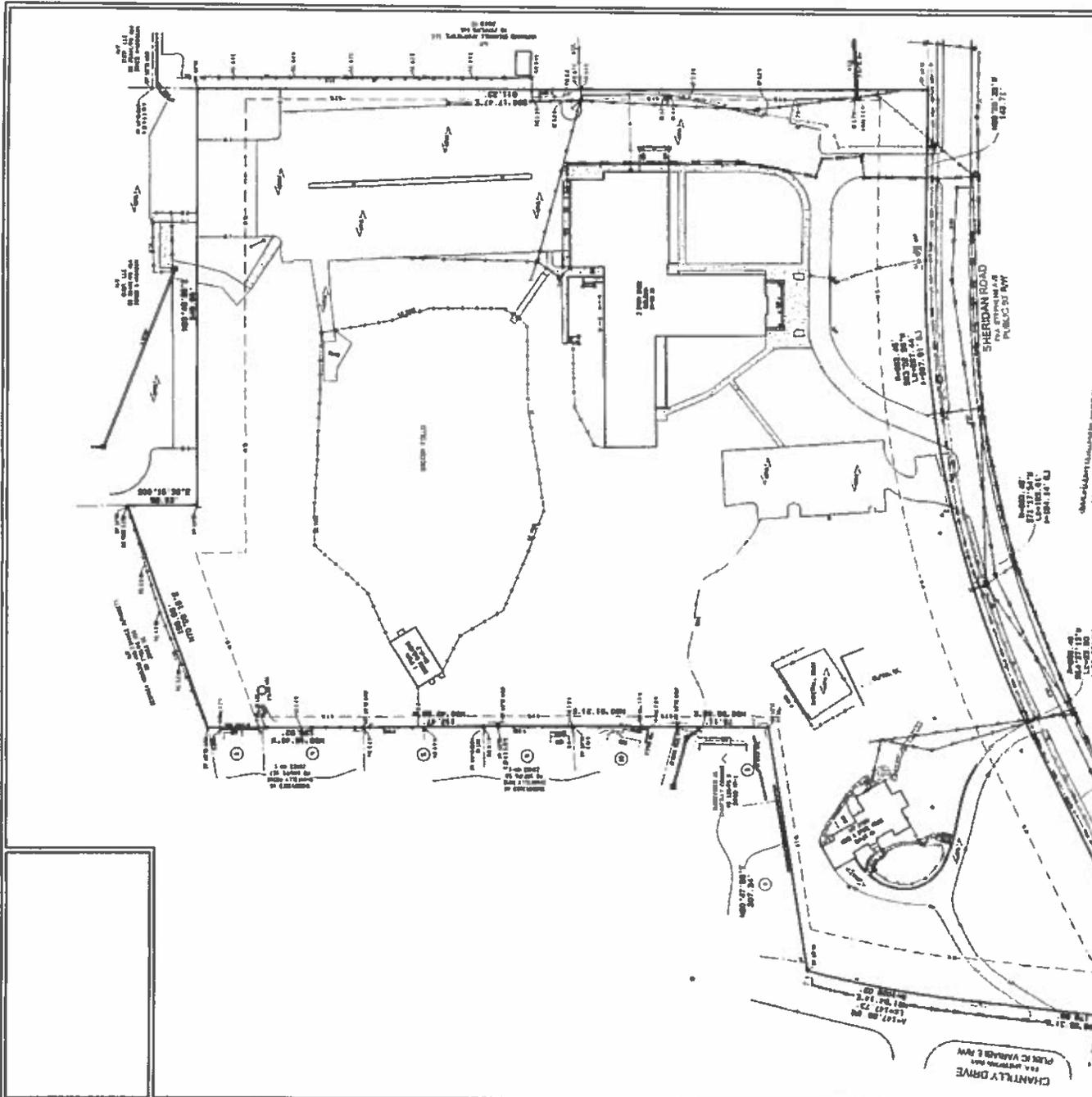
Beginning at a mag nail placed at the intersection of the northerly right-of-way of Sheridan Road (formerly known as Stephens Avenue) (public 50-foot right-of-way) and the easterly right-of-way of Chantilly Drive (formerly known as Sheridan Way) (public variable right-of-way) and proceed thence along the easterly right-of-way of Chantilly Drive (formerly known as Sheridan Way) (public variable right-of-way) the following courses and distances:

(1) North 05°56'31" East, 178.89 feet;

(2) thence 147.86 feet along the arc of a curve to the Right, said curve having a radius of 1026.02 feet and being subtended by a chord of North 10°04'14" East, 147.73 feet to an iron pin found (1/2" re-bar);

thence departing the easterly right-of-way of Chantilly Drive (formerly known as Sheridan Way) (public variable right-of-way) and proceeding thence North 80°47'58" East for a distance of 207.34 feet to an iron pin found (1/2" open top pipe); thence North 00°05'02" East for a distance of 76.11 feet to an iron pin placed (1/2" re-bar with cap); thence North 00°01'21" East for a distance of 150.03 feet to an iron pin placed (1/2" re-bar with cap);

thence North 00°42'58" West for a distance of 112.47 feet to an iron pin placed (1/2" re-bar with cap); thence North 00°16'40" West for a distance of 129.82 feet to an iron pin placed (1/2" re-bar with cap); thence North 70°09'15" East for a distance of 198.68 feet to an iron pin found (1/2" re-bar); thence South 00°16'38" East for a distance of 58.03 feet to an iron pin found (1/2" re-bar); thence North 89°49'59" East for a distance of 348.86 feet to an iron pin found (1/2" re-bar);



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GRAPHIC SCALE
1" = 100' ±

NOTE: THE BELOW BENCHMARK INFORMATION HAS BEEN COPIED FROM THE ORIGINAL SURVEY, DATED 4/26/2017.

NOTE: THIS SHEET SHOWS THE BOUNDARY CONDITIONS FOLLOWING LOT CONSOLIDATION. THIS SHEET HAS BEEN PROVIDED FOR GIS REFERENCE ONLY, AND DOES NOT SHOW THE PROPOSED SITE FOR THIS PROJECT'S SCOPE. REFER TO SHEET C200 FOR THE PROPOSED SITE PLAN.

WESTMINSTER PRESBYTERIAN CHURCH
154 SHERIDAN ROAD
DEKALB COUNTY, GEORGIA

LOT CONSOLIDATION PLAT
C052

W&B
W&B ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1000 W. BUCKLEBOURNE DRIVE
ALPHARETTA, GEORGIA 30201
PHONE: 770-241-1111
FAX: 770-241-1112
WWW.W&BENGINEERS.COM

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PROPOSED SITE

LOT CONSOLIDATION PLAT FOR
WESTMINSTER PRESBYTERIAN CHURCH
LOCATED IN
LAND LOT 154
18TH DISTRICT
DEKALB COUNTY, GEORGIA

W&B ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1000 W. BUCKLEBOURNE DRIVE
ALPHARETTA, GEORGIA 30201
PHONE: 770-241-1111
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Chief Executive Officer
Paul Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Applicant Name: Carl Trevaethan
Westminster Presbyterian Church Phone: 770-225-2254 Email: carltrevaethan@gmail.com

Property Address: 1438 Sheridan Rd

Tax Parcel ID: 1815405016 Comm. District: 216 Acreage: _____

Existing Use: church Proposed Use: expand 2100 sq ft

Rezoning: Yes _____ No

Existing Zoning: R85 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

Existing Land Use: SUB Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes No _____ Article Number(s) 27 4.2.42

Special Land Use Request(s) Expand a church

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified and request: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: Planning Commission:
 Owners Authorization: Community Council Meeting: Public Notice: Notice Signs:
 Building Permits: Fire Inspection: Business License: Land Disturbance Permit: State
 License: Lighting Plan: Campaign Disclosure: Impact Analysis: Zoning
 Conditions: Letter of Intent: Board of Commissioners: Tent Permit:
 Supplemental Regulations: Overlay District DRI Separation

Review of Site Plan

Setbacks: front sides side corner rear Lot Size: Frontage:
 Landscape Strips: Buffers: Parking Lot Landscaping: Parking Spaces:
 Screening: Streetscapes: Fencing/Walls: Open Space: Enhanced
 Open Space: Building Materials: Roof Material: Fenestration: Façades:
 Orientation: Garages: Pedestrian Plan: Sidewalks

Possible Variances: Several non-conforming situations but legal

Comments: _____

Planner: MOC

Date 10/6

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00

