



**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**

<b>Proposed Density:</b> NA	<b>Existing Density:</b> NA
<b>Proposed Units:</b> 2,100 sf one-story addition	<b>Existing Units:</b> Place of Worship
<b>Proposed Lot Coverage:</b> 25.1%	<b>Existing Lot Coverage:</b> 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](mailto:MMALEXANDER@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto: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) 6/7<sup>TH</sup> 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](mailto: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](mailto: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](mailto: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](mailto: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

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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.

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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.

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N.11

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

1438 SHERIDAN RD, ATLANTA, GA 30324

Amendment

- Please review general comments.

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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) \_\_\_\_\_

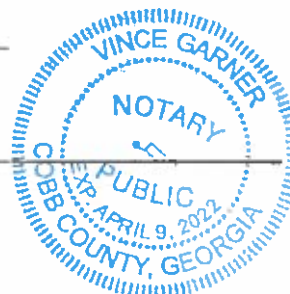
2,100 square feet classroom addition

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.

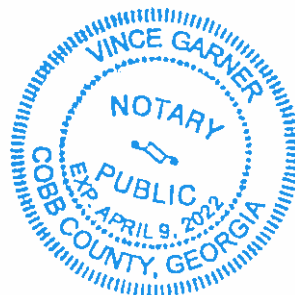
Vince G  
Notary

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

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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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.



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 1-800-877-8229  
 404-525-3111  
 www.811.com

Know what's below.  
 Call before you dig.

**THREE WORKING DAYS BEFORE YOU DIG**

Information about proposed excavation projects is a key to the utility industry. The timely exchange of information between the excavator and the utility industry is essential to the safe and efficient operation of the utility industry. The timely exchange of information is essential to the safe and efficient operation of the utility industry.

**CAUTION**

Excavation work is hazardous and can result in injury or death. The excavator is responsible for the safety of the workers and the public. The excavator should take all necessary precautions to ensure the safety of the workers and the public. The excavator should take all necessary precautions to ensure the safety of the workers and the public.

**DEALCO DESIGN PROFESSIONALS CERTIFICATION STATEMENT**

I, the undersigned, being a duly Licensed Professional Engineer in the State of Georgia, do hereby certify that the work shown on the above entitled drawings was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Georgia.

Name: *[Signature]*  
 Date: 11/11/2023

License No: 24615  
 State: GA

Address: 1100 Peachtree Street, NE  
 Atlanta, GA 30309

Professional Seal: *[Seal]*

**SITE WORK CONSTRUCTION DRAWINGS**

FOR:

**WESTMINSTER PRESBYTERIAN CHURCH**

1438 SHERIDAN RD NE

ATLANTA, GA 30324

DEKALB CO. PLANNING & SUSTAINABILITY FILE # 1235028

TAX PARCEL ID #s: 18-154-05-016

**SLURP SECTION G SITE CHECKLIST**

NO.	DESCRIPTION	DATE	STATUS
1	COMPLETE DRAINAGE OF THE SITE	11/11/23	COMPLETED
2	INSTALL CURBS AND GUTTERS	11/11/23	COMPLETED
3	INSTALL STORM DRAINAGE SYSTEM	11/11/23	COMPLETED
4	INSTALL UTILITIES AND CONDUITS	11/11/23	COMPLETED
5	INSTALL FLOORING	11/11/23	COMPLETED
6	INSTALL ELECTRICAL SYSTEM	11/11/23	COMPLETED
7	INSTALL MECHANICAL SYSTEM	11/11/23	COMPLETED
8	INSTALL PLUMBING SYSTEM	11/11/23	COMPLETED
9	INSTALL FINISHES	11/11/23	COMPLETED
10	INSTALL EXTERIOR FINISHES	11/11/23	COMPLETED
11	INSTALL INTERIOR FINISHES	11/11/23	COMPLETED
12	INSTALL LANDSCAPING	11/11/23	COMPLETED
13	INSTALL SIGNAGE	11/11/23	COMPLETED
14	INSTALL FURNITURE	11/11/23	COMPLETED
15	INSTALL EQUIPMENT	11/11/23	COMPLETED

**PROJECT INFORMATION**

**SITE DATA**

ADDRESS: 1438 SHERIDAN RD NE, ATLANTA, GA 30324  
 LAND LOTS: 18-154-05-016  
 TAX PARCEL: 18-154-05-016  
 EXISTING USE: CHURCH  
 PROPOSED USE: CHURCH  
 AREA: 2.15 ACRES  
 DISTURBED AREA: 1.14 ACRES  
 EXISTING LOT COVERAGE: 1.14 ACRES  
 PROPOSED LOT COVERAGE: 1.14 ACRES  
 EXISTING BUILDING: 10,000 SQ FT  
 PROPOSED BUILDING: 10,000 SQ FT  
 EXISTING PROPOSED TOTAL: 21,140 SQ FT

**PROJECT CONTACTS**

**OWNER/PRIORITY PERMITTEE:**  
 WESTMINSTER PRESBYTERIAN CHURCH  
 1438 SHERIDAN RD NE  
 ATLANTA, GA 30324  
 PH: 404-525-3111

**DEVELOPER:**  
 BREDLOVE LAND PLANNING, INC.  
 1100 PEACHTREE STREET, NE  
 ATLANTA, GA 30309  
 PH: 404-525-3111

**CONSULTANT:**  
 DEKALB COUNTY PLANNING & SUSTAINABILITY  
 1100 PEACHTREE STREET, NE  
 ATLANTA, GA 30309  
 PH: 404-525-3111

**SITE PLAN LEGENDS**

LAYOUT & STAINING	SITE UTILITIES
<ul style="list-style-type: none"> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> </ul>	<ul style="list-style-type: none"> <li>EXISTING UTILITY</li> <li>PROPOSED UTILITY</li> <li>PROPOSED UTILITY</li> <li>PROPOSED UTILITY</li> <li>PROPOSED UTILITY</li> </ul>
PAVEMENT MARKINGS	GENERAL
<ul style="list-style-type: none"> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> </ul>	<ul style="list-style-type: none"> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> </ul>
STORM DRAINAGE - DIMENSIONS	SHEET INDEX
<ul style="list-style-type: none"> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> </ul>	<ul style="list-style-type: none"> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> <li>PROPOSED DRIVE</li> </ul>

**SOIL SURVEY MAP**



**PROJECT SCOPE OF WORK**

The project scope of work includes the design and construction of the site work. The project scope of work includes the design and construction of the site work. The project scope of work includes the design and construction of the site work.

**DEKALB COUNTY NOTES**

1. ALL UTILITIES SHALL BE DEEPER THAN 2 FEET.  
 2. ALL UTILITIES SHALL BE DEEPER THAN 2 FEET.  
 3. ALL UTILITIES SHALL BE DEEPER THAN 2 FEET.

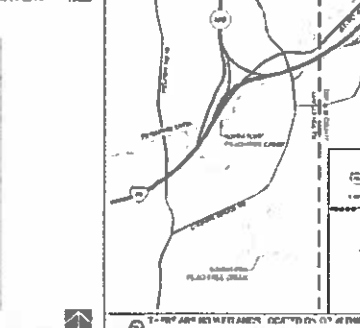
**NPDES FEE SUMMARY**

NPDES FEE SUMMARY: \$1000.00

**FLOODPLAIN MAP**



**VICINITY/LOCATION MAP**



**PROPOSED UTILITY DESCRIPTION**

1. 12" POLYETHYLENE GLASS REINFORCED SANDWICH PANEL (PGRP) WATER MAINS AT 12" DEPTH.  
 2. 12" POLYETHYLENE GLASS REINFORCED SANDWICH PANEL (PGRP) WATER MAINS AT 12" DEPTH.  
 3. 12" POLYETHYLENE GLASS REINFORCED SANDWICH PANEL (PGRP) WATER MAINS AT 12" DEPTH.

**PROPOSED UTILITY QUANTITIES**

ITEM	DESCRIPTION	QUANTITY
1	12" PGRP WATER MAINS AT 12" DEPTH	1000' ±
2	12" PGRP WATER MAINS AT 12" DEPTH	1000' ±
3	12" PGRP WATER MAINS AT 12" DEPTH	1000' ±

**24-HR CONTACT INFORMATION**

**ERIK VEERMAN**  
 WESTMINSTER PRESBYTERIAN CHURCH  
 DIRECTOR OF MINISTRIES  
 770-815-1945



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

**Breedlove Land Planning, Inc.** • Civil Engineers • Site Planners • Landscape Architects • 1615 Peachtree Street, N.E. Atlanta, GA 30309 P: 770-455-1173 www.breedlove.com

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/11/23	ISSUE FOR PERMITS
2	11/11/23	REVISIONS TO PERMITS
3	11/11/23	REVISIONS TO PERMITS
4	11/11/23	REVISIONS TO PERMITS
5	11/11/23	REVISIONS TO PERMITS

**SUBMITTALS**

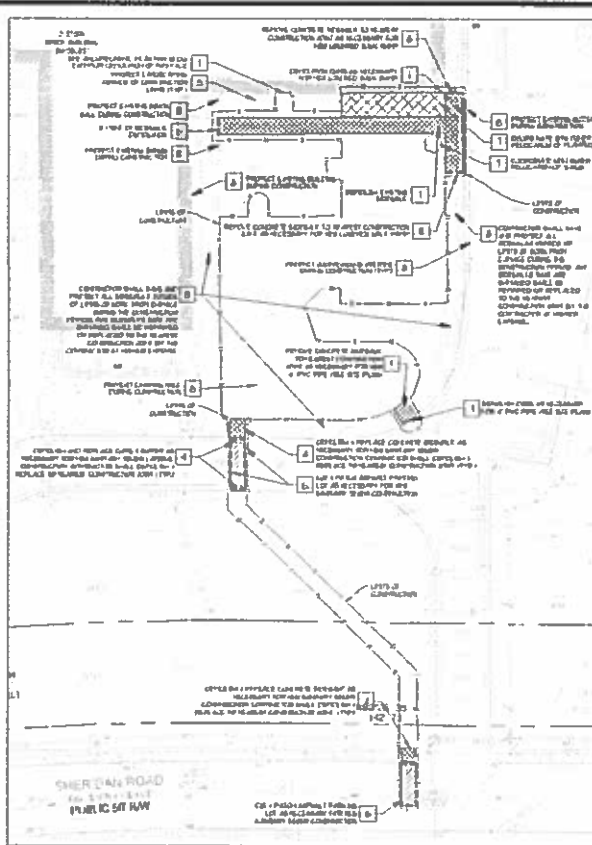
NO.	DATE	DESCRIPTION
1	11/11/23	PERMITS SET
2	11/11/23	CONSTRUCTION PERMITS
3	11/11/23	CONSTRUCTION PERMITS

**SITE WORK COVER SHEET**

**C000**





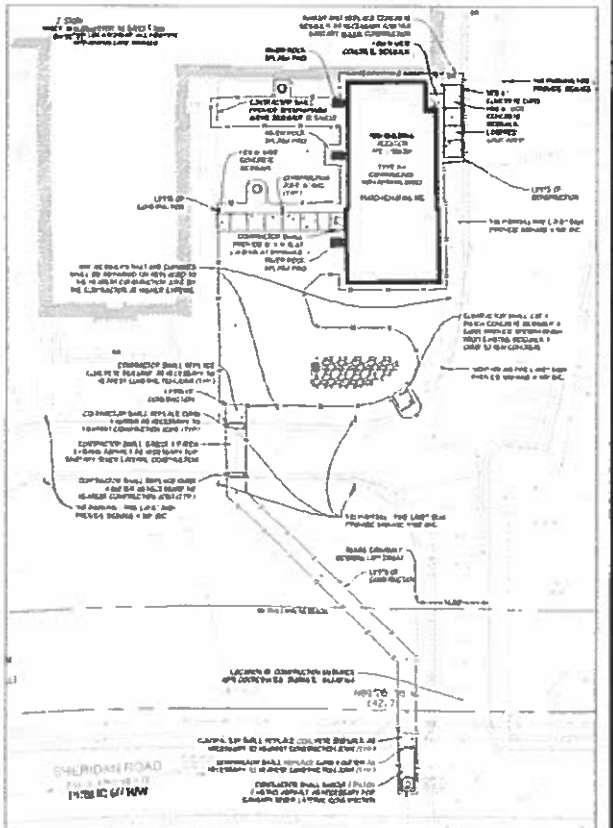


**DEMOLITION NOTES**

1. FOUNDATION SHALL BE DEMOLISHED TO THE UNFINISHED FLOOR FINISH.
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**DOKALB COUNTY DEMO NOTES**

1. ALL UTILITIES SHALL BE DELETED FROM THE DEMOLITION AREA.
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**SITE PLAN**

**DEMOLITION PLAN**

**DEMOLITION LEGEND**

1	DEMOLITION AREA
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5	DEMOLITION AREA
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11	DEMOLITION AREA
12	DEMOLITION AREA

**STAKING PLAN LEGEND**

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**STAKING PLAN NOTES**

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12. STAKING PLAN NOTES

**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	11/14/2018	ISSUE FOR PERMIT
2	11/14/2018	ISSUE FOR PERMIT
3	11/14/2018	ISSUE FOR PERMIT
4	11/14/2018	ISSUE FOR PERMIT
5	11/14/2018	ISSUE FOR PERMIT
6		
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**CU REVISIONS**

NO.	DATE	DESCRIPTION
1	11/14/2018	ISSUE FOR PERMIT
2	11/14/2018	ISSUE FOR PERMIT
3	11/14/2018	ISSUE FOR PERMIT
4	11/14/2018	ISSUE FOR PERMIT
5	11/14/2018	ISSUE FOR PERMIT
6		
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10		
11		
12		

**DEMOLITION & SITE PLANS**

**C200**

SHEET

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**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:

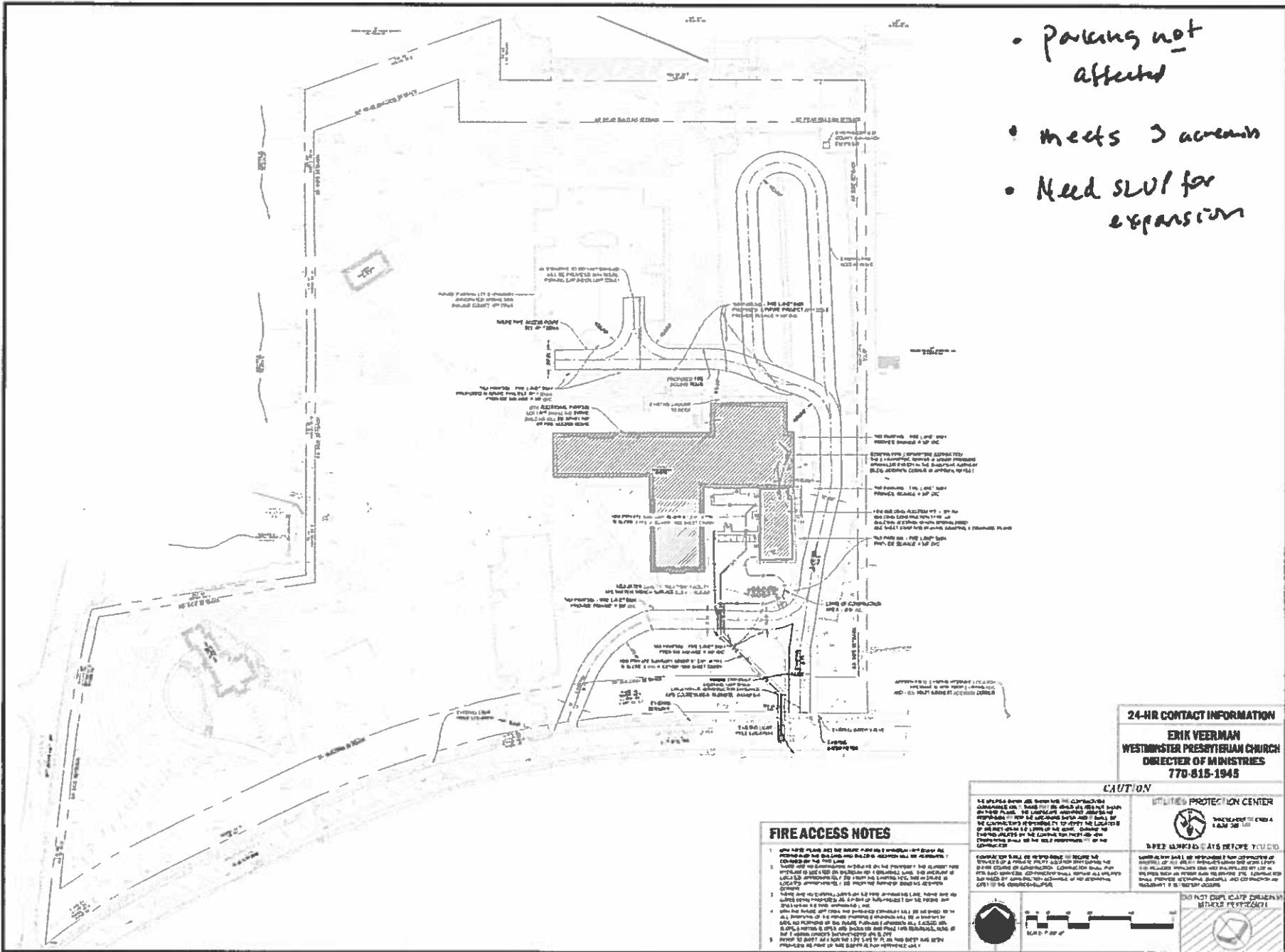
**Beginning** at a mag nail placed at the intersection of the northerly right-of-way of Sheridan Road (formerly known as Stephens Avenue) (public 50-foot right-of-way) and the easterly right-of-way of Chantilly Drive (formerly known as Sheridan Way) (public variable right-of-way) and proceed thence along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

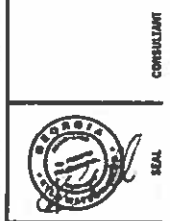
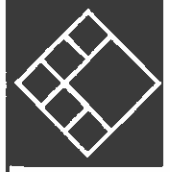
(2) thence 147.86 feet along the arc of a curve to the Right, said curve having a radius of 1026.02 feet and being subtended by a chord of North 10°04'14" East, 147.73 feet to an iron pin found (1/2" re-bar);

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);



- parking not affected
- meets 3 acre min
- Need SLU for expansion



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

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11/14/10	ISSUED FOR PERMITS
2	11/14/10	ISSUED FOR PERMITS
3	11/14/10	ISSUED FOR PERMITS
4	11/14/10	ISSUED FOR PERMITS
5	11/14/10	ISSUED FOR PERMITS

**SUBMITTALS**

NO.	DATE	DESCRIPTION
1	11/14/10	FORM 1 SET
2	11/14/10	FORM 2 SET
3	11/14/10	FORM 3 SET
4	11/14/10	FORM 4 SET
5	11/14/10	FORM 5 SET
6	11/14/10	FORM 6 SET
7	11/14/10	FORM 7 SET
8	11/14/10	FORM 8 SET
9	11/14/10	FORM 9 SET
10	11/14/10	FORM 10 SET

**OVERALL SITE PLAN**  
**C100**  
 SHEET

**24-HR CONTACT INFORMATION**  
**ERIK VEERMAN**  
 WESTMINSTER PRESBYTERIAN CHURCH  
 DIRECTOR OF MINISTRIES  
 770-815-1945

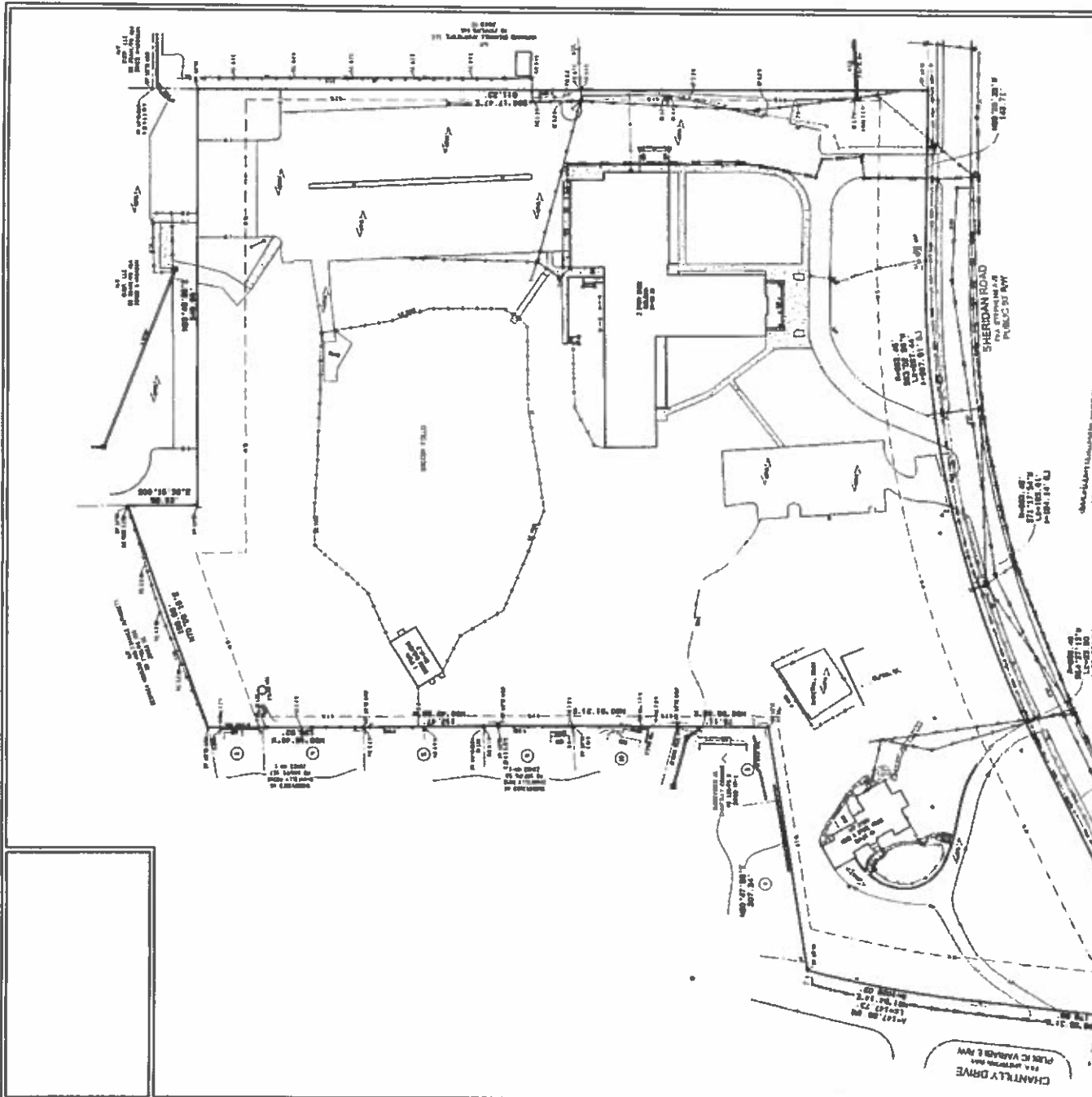
**FIRE ACCESS NOTES**

1. ALL FIRE ALARMS ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS.
2. ALL FIRE ALARMS ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS.
3. ALL FIRE ALARMS ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS.
4. ALL FIRE ALARMS ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS.
5. ALL FIRE ALARMS ARE TO BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS. THE FIRE ALARM SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE CITY OF ATLANTA FIRE DEPARTMENT REQUIREMENTS.

**CAUTION**  
 UTILITIES PROTECTION CENTER  
 THREE ALWAYS CALLS BEFORE YOU DIG  
 CALL 811 FOR A FREE SERVICE CALL TO IDENTIFY ALL UTILITIES BEFORE YOU DIG. CALL 811 FOR A FREE SERVICE CALL TO IDENTIFY ALL UTILITIES BEFORE YOU DIG. CALL 811 FOR A FREE SERVICE CALL TO IDENTIFY ALL UTILITIES BEFORE YOU DIG.



Landscape Architects • Site Planners • Civil Engineers • 165 E. North Street • Atlanta, GA 30308 • P: 770-815-1173 • www.breedleelandplanning.com



**LEGEND**

**SYMBOLS**

**BOUNDARIES**

**ADJACENT PROPERTIES**

**UTILITIES**

**PROPOSED IMPROVEMENTS**

**EXISTING IMPROVEMENTS**

**PROPOSED LOT LINES**

**PROPOSED BUILDING FOOTPRINTS**

**PROPOSED PARKING SPACES**

**PROPOSED DRIVEWAYS**

**PROPOSED WALKWAYS**

**PROPOSED LANDSCAPING**

**PROPOSED LIGHT FIXTURES**

**PROPOSED SIGNAGE**

**PROPOSED SECURITY**

**PROPOSED FENCE**

**PROPOSED GROUND COVER**

**PROPOSED TREES**

**PROPOSED SHRUBS**

**PROPOSED PLANTS**

**PROPOSED MATERIALS**

**PROPOSED FINISHES**

**PROPOSED COLORS**

**PROPOSED SIZES**

**PROPOSED QUANTITIES**

**PROPOSED COSTS**

**PROPOSED SCHEDULE**

**PROPOSED CONTRACTORS**

**PROPOSED PERMITS**

**PROPOSED REGULATIONS**

**PROPOSED STANDARDS**

**PROPOSED SPECIFICATIONS**

**PROPOSED DETAILS**

**PROPOSED NOTES**

**NOTES**

1. 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.

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

3. THE INFORMATION FOR THESE POINTS IS BASED ON THE DATA AND SURVEYS BY [NAME] AND IS TO BE CHECKED AGAINST THE ORIGINAL SURVEY.

4. PROJECT BENCHMARK: [NAME] AND DATE OF SURVEY: [DATE].

5. ALL DISTANCES ARE IN FEET AND INCHES.

6. ALL ANGLES ARE IN DEGREES AND MINUTES.

7. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.

8. ALL POINTS ARE REFERENCED TO THE NAD 83 DATUM.

9. ALL POINTS ARE REFERENCED TO THE 1117000E UTM ZONE.

10. ALL POINTS ARE REFERENCED TO THE 18N UTM BAND.

11. ALL POINTS ARE REFERENCED TO THE 84S UTM QUAD.

12. ALL POINTS ARE REFERENCED TO THE 18N 84S UTM QUAD.

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19. ALL POINTS ARE REFERENCED TO THE 18N 84S UTM QUAD.

20. ALL POINTS ARE REFERENCED TO THE 18N 84S UTM QUAD.

**PROPERTY INFORMATION**

OWNER: WESTMINSTER PRESBYTERIAN CHURCH

ADDRESS: 675 SHERIDAN ROAD, DEKALB COUNTY, GA 30034

APPLICANT: [NAME]

DATE: [DATE]

PROJECT: [PROJECT NAME]

SCALE: 1" = 100'

GRAPHIC SCALE: [SCALE BAR]

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.

**PROPOSED SITE**

**WESTMINSTER PRESBYTERIAN CHURCH**

LAND LOT 154

18TH DISTRICT

DEKALB COUNTY, GEORGIA

**LOT CONSOLIDATION PLAT**

**C052**

**SHEETS**

**TITLE**

**DATE**

**BY**

**CHECKED**

**APPROVED**

**SCALE**

**GRAPHIC SCALE**

**LEGEND**

**SYMBOLS**

**BOUNDARIES**

**ADJACENT PROPERTIES**

**UTILITIES**

**PROPOSED IMPROVEMENTS**

**EXISTING IMPROVEMENTS**

**PROPOSED LOT LINES**

**PROPOSED BUILDING FOOTPRINTS**

**PROPOSED PARKING SPACES**

**PROPOSED DRIVEWAYS**

**PROPOSED WALKWAYS**

**PROPOSED LANDSCAPING**

**PROPOSED LIGHT FIXTURES**

**PROPOSED SIGNAGE**

**PROPOSED SECURITY**

**PROPOSED FENCE**

**PROPOSED GROUND COVER**

**PROPOSED TREES**

**PROPOSED SHRUBS**

**PROPOSED PLANTS**

**PROPOSED MATERIALS**

**PROPOSED FINISHES**

**PROPOSED COLORS**

**PROPOSED SIZES**

**PROPOSED QUANTITIES**

**PROPOSED COSTS**

**PROPOSED SCHEDULE**

**PROPOSED CONTRACTORS**

**PROPOSED PERMITS**

**PROPOSED REGULATIONS**

**PROPOSED STANDARDS**

**PROPOSED SPECIFICATIONS**

**PROPOSED DETAILS**

**PROPOSED NOTES**

**NOTES**

1. 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.

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

3. THE INFORMATION FOR THESE POINTS IS BASED ON THE DATA AND SURVEYS BY [NAME] AND IS TO BE CHECKED AGAINST THE ORIGINAL SURVEY.

4. PROJECT BENCHMARK: [NAME] AND DATE OF SURVEY: [DATE].

5. ALL DISTANCES ARE IN FEET AND INCHES.

6. ALL ANGLES ARE IN DEGREES AND MINUTES.

7. ALL BEARINGS ARE IN DEGREES, MINUTES AND SECONDS.

8. ALL POINTS ARE REFERENCED TO THE NAD 83 DATUM.

9. ALL POINTS ARE REFERENCED TO THE 1117000E UTM ZONE.

10. ALL POINTS ARE REFERENCED TO THE 18N UTM BAND.

11. ALL POINTS ARE REFERENCED TO THE 84S UTM QUAD.

12. ALL POINTS ARE REFERENCED TO THE 18N 84S UTM QUAD.

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**LOT CONSOLIDATION PLAT FOR**

**WESTMINSTER**

**PRESBYTERIAN CHURCH**

LOCATED IN

**LAND LOT 154**

**18TH DISTRICT**

**DEKALB COUNTY, GEORGIA**

**PROPOSED SITE**

**WESTMINSTER PRESBYTERIAN CHURCH**

**W.P.C.**

**WESTMINSTER PRESBYTERIAN CHURCH**

**DEKALB COUNTY, GEORGIA**

**LOT CONSOLIDATION PLAT**

**C052**

**SHEETS**

**TITLE**

**DATE**

**BY**

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**APPROVED**

**SCALE**

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**PROPOSED STANDARDS**

**PROPOSED SPECIFICATIONS**

**PROPOSED DETAILS**

**PROPOSED NOTES**

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: Westminster Presbyterian Church <sup>Carl Trevaathan</sup> Phone: 770-225-2254 Email: carltrevaathan@gmail.com

Property Address: 1438 Sheridan Rd

Tax Parcel ID: 18 154 05 016 Comm. District: 296 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

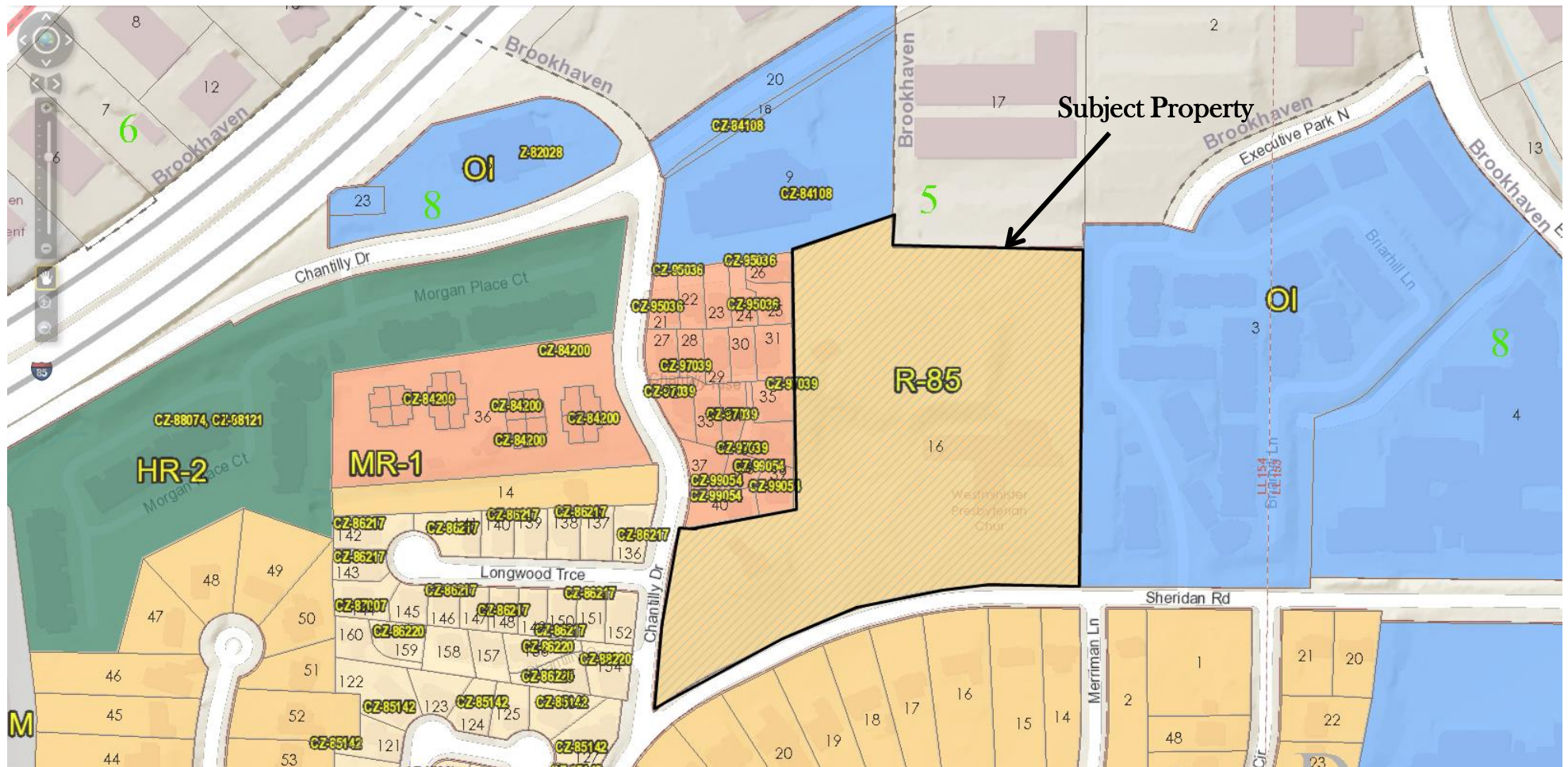
Possible Variances: Several non-conforming situations but legal

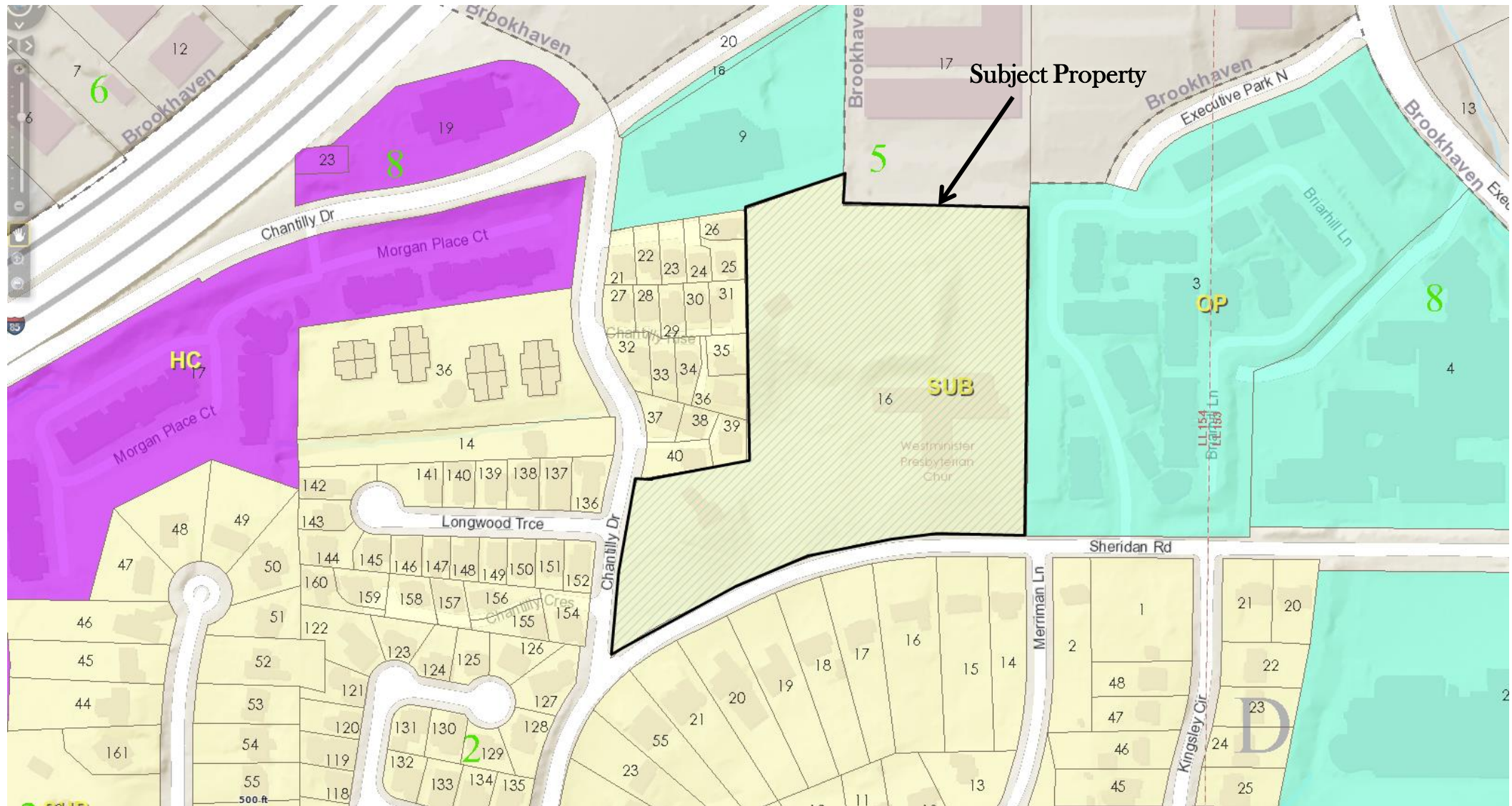
Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Planner: MOC Date 10/6

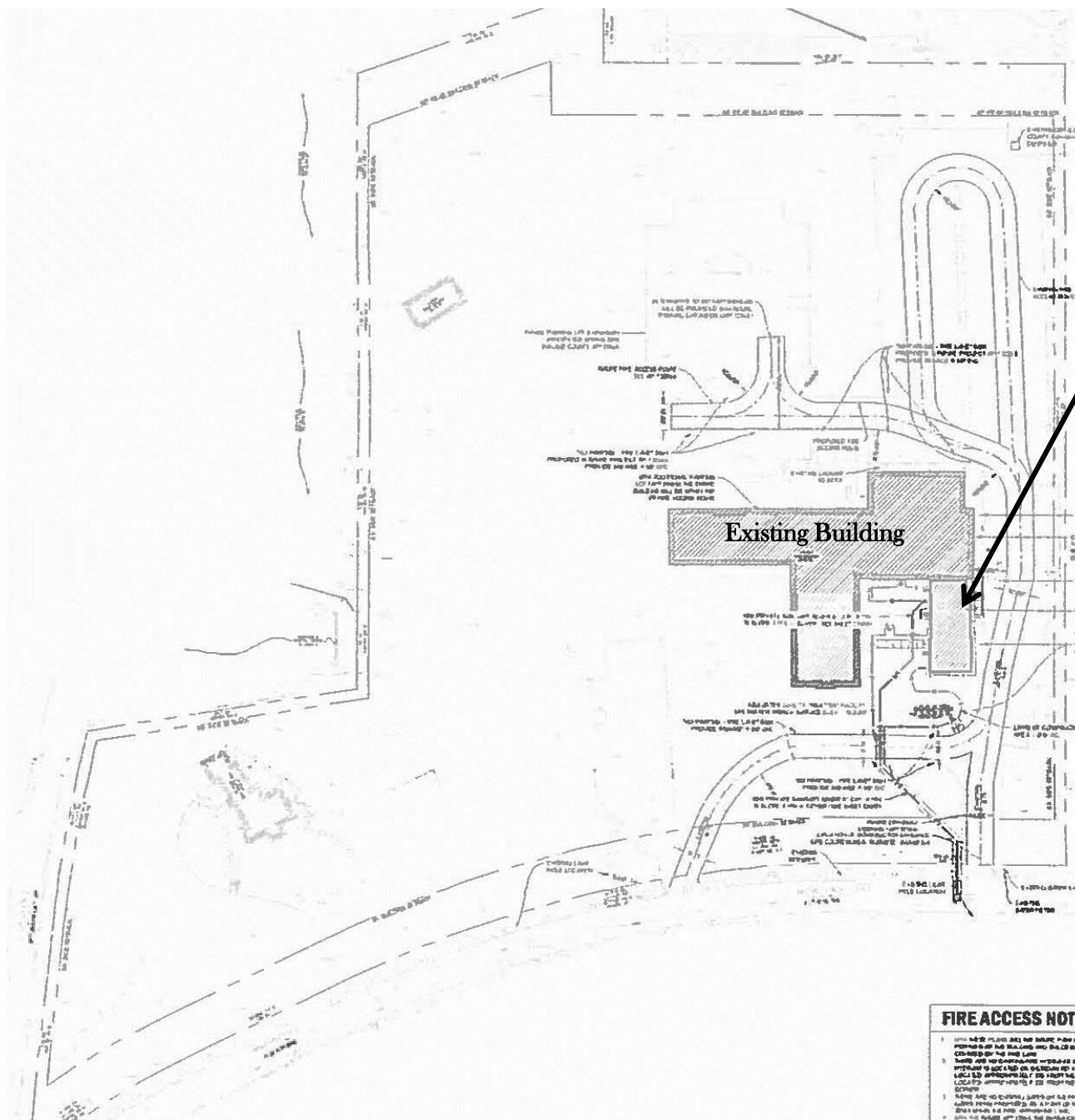
**Filing Fees**

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









Proposed One-Story 2,100 sf Expansion



