

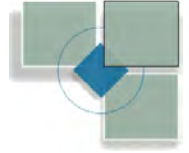


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: May 6, 2021
Board of Commissioners Hearing Date: May 27, 2021

STAFF ANALYSIS

Case No.:	SLUP-21-1244249	Agenda #: D7
Location/ Address:	Northwest corner of Rockbridge Road and Mountain Park Trail at 5942 Rockbridge Road in Stone Mountain, Georgia.	Commission District: 4 Super District: 7
Parcel ID:	18 035 01 001	
Request:	For a Special Land Use Permit (SLUP) in the R-100 (Single-Family Residential) District to construct a Place of Worship and an accessory skills development center, gymnasium, educational garden, and religious education facilities.	
Property Owner:	Chinagozi Sarah Ugwu	
Applicant/Agent:	Casswell Design Group	
Acreage:	3.001 acres	
Existing Land Use:	Two vacant residential structures	
Surrounding Properties:	Single-family homes to the north, east, south, and west.	
Adjacent Zoning:	North: R-100 South: R-100 East: R-100 West: RSM and R-100	
Comprehensive Plan:	SUB (Suburban) Consistent <input checked="" type="checkbox"/>	Inconsistent <input type="checkbox"/>
Proposed Density: NA	Existing Density: NA	
Proposed Units/Square Ft.: Place of Worship and accessory uses	Existing Units/Square Feet: Two Vacant Buildings.	
Proposed Lot Coverage: NA	Existing Lot Coverage: NA	

Staff Recommendation: FULL CYCLE DEFERRAL

The proposed request for a Place of Worship with Accessory Uses is required to obtain a Special Land Use Permit (SLUP) since the property falls within a single-family residential zoning district (R-100 Residential Medium Lot). The subject property has frontage along and access to a two-lane minor arterial (Rockbridge Road). This item was deferred from the March 25th Board of Commissioners public hearing. Since that meeting, the applicant has completed a traffic impact study (see attached) to address community concerns about traffic issues. That traffic study was just recently

submitted to the County's Transportation Department on Monday April 19th and is still in review. At the April 20th Community Council meeting, the applicant indicated that they were planning on reducing the scope of the application and were going to meet with the community again on April 27th. The applicant requested that this item be deferred full cycle until the July agenda cycle (see attached email) to allow time to revise the plan based on community comments and to allow time for the DeKalb County Transportation Department to review and comment on the Traffic Impact Study. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be "*Deferred, Full Cycle*".

ZONING HISTORY

The subject property has been zoned R-100 (Residential Medium Lot) since the initial adoption of the DeKalb County Zoning Ordinance in 1956.

PROJECT ANALYSIS

The subject property comprises 3.001 acres and contains two vacant residential homes.

The property currently has frontage and one curb cut along Rockbridge Road (a two-lane minor arterial road) and a driveway access to Mountain Park Trail for the existing single-family residence along the north portion of the property (to be used as a groundskeeper residence).

Supplemental Requirements: When the revised plan is submitted it will be reviewed for compliance with the Place of Worship Supplemental Regulations of the Zoning Ordinance (Section 27-4.2.42)

LAND USE AND ZONING ANALYSIS

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- 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:**

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. The *Zoning Ordinance* requires a minimum site size of three acres and the site contains 3.001 acres. The applicant is still in the process of revising the proposal and engaging with the community. A full evaluation of the project is incomplete at this time. Additionally, the Transportation Department is still reviewing the Traffic Impact Study recently submitted on April 19th.

- 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 and information it cannot be determined at this time if the proposed SLUP

request is compatible with surrounding properties. Planning Department is recommending a full cycle deferral to allow the applicant time to revise the plan based on community comments at the April 27th community meeting and to allow time for the DeKalb County Transportation Department to review and comment on the Traffic Impact Study recently submitted on April 19th.

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

Based on the submitted information, it appears that public transportation facilities are generally adequate to service the use contemplated since the site has frontage along and access to a minor arterial road (Rockbridge Road). However, there are several accessory uses which need further clarification regarding project scope and operating hours to determine if there are any additional traffic impacts on surrounding properties. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

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:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located appears to be generally adequate since the proposed Place of Worship will be located along and have access to a minor arterial road (Rockbridge Road). However, the DeKalb County Transportation Department has indicated that the proposed access onto Mountain Park Trail is too close to the Rockbridge Road intersection and needs to be moved further north to comply with county regulations. Additionally, some of the proposed accessory uses need to be clarified regarding project scope and operating hours to ensure that traffic carrying capacity is adequate. The DeKalb County Transportation Department is currently reviewing the traffic impact study recently submitted on April 19th.

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:

Based on the submitted site plan and information, as well as field investigation of the project site, it cannot be determined if existing land uses located along access routes to the site would not be adversely affected by the character of the vehicles or the volume of traffic generated. The applicant has submitted a traffic impact study. It is being reviewed presently.

F. 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:

Based on the submitted site plan, as well as field investigation of the project site, it appears that ingress and egress to the subject property is not adequate since the DeKalb County Transportation Department has indicated that the proposed curb cut on Mountain Park Trail needs to be moved further away from the Rockbridge Road/Mountain Park Trail intersection to comply with county transportation regulations. See criteria above regarding traffic impact analysis.

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:

Based on submitted site plan and information, and field investigation of the project site, it cannot be determined at this time if the proposed use would adversely affect adjacent and surrounding properties.

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:

Based on the submitted information, it cannot be determined if the proposed use would create adverse impacts upon adjoining land uses by reason of hours of operation. Some of the proposed accessory uses need to be clarified regarding project scope and operating hours.

I. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use:

See criteria "H".

J. 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:

See criterial "A".

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

Consistency cannot be determined at this time. The project is still under development.

L. 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:

No transitional buffers are required for Places of Worship. When a revised plan is submitted, it will be reviewed to ensure compliance with the supplemental regulations for places of worship to ensure compatibility with surrounding properties.

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

Based on the submitted information, ample refuse and service areas will be provided.

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

This is a permanent development and 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 adjacent and nearby lots and buildings:

When a revised plan is submitted, it will be reviewed to ensure that proposed building massing and building height are appropriate in relation to the size, scale and massing of adjacent and nearby lots and buildings.

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

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

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

When the revised plan is submitted it will be reviewed for compliance with the following place of worship supplemental regulations of the *Zoning Ordinance*.

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

When a revised plan is submitted, it will be reviewed to ensure that proposed building massing and building height are appropriate and 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 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:

See criterion K.

Planning and Sustainability Department Recommendation: FULL CYCLE DEFERRAL

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs

Re: 5942 Rockbridge Rd SLUP Community Meeting

Ksenia OConnor <kseniaoconnor@yahoo.com>

Wed 4/21/2021 11:21 AM

To: Hanna Casswell <hannacasswell@ymail.com>; Reid, John <jreid@dekalbcountyga.gov>

Cc: Melinda <melinda@casswelldesigngroup.net>

John,

We would like to request a full cycle deferral to July cycle as suggested. We still plan on having a community meeting on April 27th as the flyers have been mailed out to the residents.

Thank you!

Ksenia O'Connor
Casswell Design Group, LLC
404-213-3712

On Wednesday, April 21, 2021, 07:48:52 AM EDT, Reid, John <jreid@dekalbcountyga.gov> wrote:

Hannah did you want to send me an email requestng full cycle deferral
john

From: Reid, John <jreid@dekalbcountyga.gov>

Sent: Tuesday, April 20, 2021 2:24 PM

To: Hanna Casswell <hannacasswell@ymail.com>; Ksenia OConnor <kseniaoconnor@yahoo.com>

Cc: Melinda <melinda@casswelldesigngroup.net>

Subject: Re: 5942 Rockbridge Rd SLUP Community Meeting

ok--at CC4 meeting tonight you might want to state something to that effect

From: Hanna Casswell <hannacasswell@ymail.com>

Sent: Tuesday, April 20, 2021 2:08 PM

To: Ksenia OConnor <kseniaoconnor@yahoo.com>; Reid, John <jreid@dekalbcountyga.gov>

Cc: Melinda <melinda@casswelldesigngroup.net>

Subject: Re: 5942 Rockbridge Rd SLUP Community Meeting

Hi John,

Thanks for reaching out. Yes, that would be preferable.

Hanna Casswell
Casswell Design Group, LLC
404-317-9766

On Tuesday, April 20, 2021, 01:47:45 PM EDT, Reid, John <jreid@dekalbcountyga.gov> wrote:

All,

Given that you want to schedule a second community meeting and that Patreece just received Traffic study yesterday, it may be appropriate to request a fully cycle deferral to July cycle. Is that something you would like to consider? Planning Dept. may have to recommend that anyways since Traffic Study was just submitted to Patreece yesterday and staff reports are due Thursday

john



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID jreid@DEKALBCOUNTYGA.GOV

COMMENTS FORM: PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-21-1244249

Parcel I.D. #: 18-035-01-001

Address: 5942 Rockbridge Road

Stone Mountain, Georgia

WATER:

Size of existing water main: 6" AC, 6" CI, 8" DI, 16" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Stone Mountain Creek Basin

Is sewer adjacent to property: Yes (X) No () If no, distance to nearest line: _____

Water Treatment Facility: Pole Bridge WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 6.48 (MGPD)

COMMENTS:

*** Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.**

Signature: _____



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-21-1244249 Parcel I.D. #: 18-035-01-001

Address: 5942
Rockbridge Rd
STN. MOUNTAIN, GA 30087

Mountain Park Trl Trl Trl
Trl Trl
(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:

<u>Reviewed, nothing found that would change traffic flow.</u>

Signature: David M Ross

N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at TMatthews@dot.ga.gov. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at Juhatch@dot.ga.gov) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mount Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N14. No comment.

N15, N16 and N17. Panola Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Young Road is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. N. Williamsburg Drive is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N19. No Comment

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

**Board of Health**

02/15/2021

To: 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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

Board of Health

- N.1 **TA-21-1244539 2021-2108**
County-Wide (All District)
36
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06
 3581 Rockbridge Road, Stone Mountain, GA 30083
 3605 Rockbridge Road, Stone Mountain, GA 30083
 3611 Rockbridge Road, Stone Mountain, GA 30083
 3599 Rockbridge Road, Stone Mountain, GA 30083
 3593 Rockbridge Road, Stone Mountain, GA 30083
 3581 Rockbridge Road, Stone Mountain, GA 30083
 - **Please review general comments**
 - **Septic system installed on September 23, 1960 for property 3605**
 - **Septic system installed on September 23, 1960 for property 3611**
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30035
 - Please review general comments
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07
 5011 Covington Highway, Decatur, GA 30045
 - Please review general comments
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07
 2346 Pine Mountain Street, Lithonia, GA 30058
 - Please review general comments
 Total acres 1.2



Board of Health

- N.7 **Z-21-1244581 2021-2114 / 16-168-01-008** District 05 Super District 07
2346 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
Total acres 1.2
- N.8 **TA-21-1244599 2021-2115** District 02 Super District 06
North Druid Hills Briarcliff Node, Atlanta, GA 30329
- Please review general comments
Total acres (not stated)
- N.9 **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**
District 02 Super District 06
2490 North Druid Hills Road, Atlanta, GA 30329
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 5.6
- N.10 **LP-21-1244541 2021-2117 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79
- N.11 **Z-21-1244542 2021-2118 / 16-167-08-010** District 05 Super District 07
2328 Pine Mountain Street, Lithonia, GA 30058
- Please review general comments
- Several surrounding properties with septic system installed
Total acres 0.79



Traffic Impact Study

Proposed Place of Worship

STONE MOUNTAIN SKILLS DEVELOPMENT & WORSHIP CENTER

5942 Rockbridge Rd Dekalb County Georgia

March 3, 2021
CDG Project #160613



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Introduction

This study assesses the traffic impact of a proposed place of worship at 5942 Rockbridge Rd, Stone Mountain in Dekalb County, Georgia. The site is located on the north side of Rockbridge Rd, at the corner of Rockbridge Rd and Mountain Park Trail. The existing site is 3.001 acres of R-100 zoned property and consists of a single-family residential home and accessory structures. In addition to the structures, the site is primarily covered with natural ground cover, vegetation, and trees. The existing single family residential home will be demolished for the development. The site is in the R-100 district and the adjacent properties are also zoned R-100. The proposed development requires a Special Land Use Permit (SLUP) for R-100 zoning to permit a place of worship on the subject lot. The site meets all the SLUP qualifications that are presented within the County regulations (ie: lot size, zoning, use, etc.). Commercial property is located approximately 2,000 feet west of the property. Existing water utilities, fire hydrant and overhead power are present at the intersection. The site is currently served by septic. A sanitary sewer tie in is an option approximately 80 feet northwest of the site. One drive cut exists on Rockbridge Road. The proposed driveway is in the same location as the existing on Rockbridge Rd. The driveway is planned to be reworked so that it is compliant with Dekalb County's current regulations. The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, to project future traffic volumes, to assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient traffic conditions in the vicinity of the project.

Description of Existing Roadways

Rockbridge Rd is a free flowing, two lane Urban Minor Arterial with two 12 ft travel lanes and 4 ft grassed shoulders with a 2 ft ditch on both sides of the roadway. The posted speed limit of Rockbridge Rd is 45 mph. The typical section Mountain Park Trail is two 12 ft lanes with concrete curbing. Approximately 700 feet west of the subject address at Pennybrook Lane, a center turn lane is present, as well as a sidewalk on the northern side of Rockbridge

Mountain Park Trail is a stop sign controlled, two lane subdivision road with a speed limit of 25 mph. Mountain Park Trail runs North/South with one outlet at Rockbridge Road. Land uses along Rockbridge Rd. include single family residential, with commercial uses to the west nearing the N. Stone Mountain Lithonia Rd. The road frontage along Rockbridge Rd The terrain along the adjacent segment of Rockbridge Rd is very gently rolling and the posted speed limit is 45 mph in this area. In 2018 (the latest year for which data was available at the time of this study) the Georgia Department of Transportation (GDOT) recorded an Annual Average Daily Traffic (AADT) volume of 14,200 vehicles per day (vpd) on Rockbridge Rd just north of Rockbridge Rd/Hwy 212. Rockbridge Rd connects Hwy 124 in Dekalb County (east of the site) to Hwy 10/ Memorial Dr in Dekalb County (west of the site). Park Trail is 25 mph. A home based business is located at 501 Mountain Park Trail, A General Contractor by the name of Victorious One. There are approximately 32 single family residential homes located on Mountain Park Trail.



Figure 1-Site Location Map

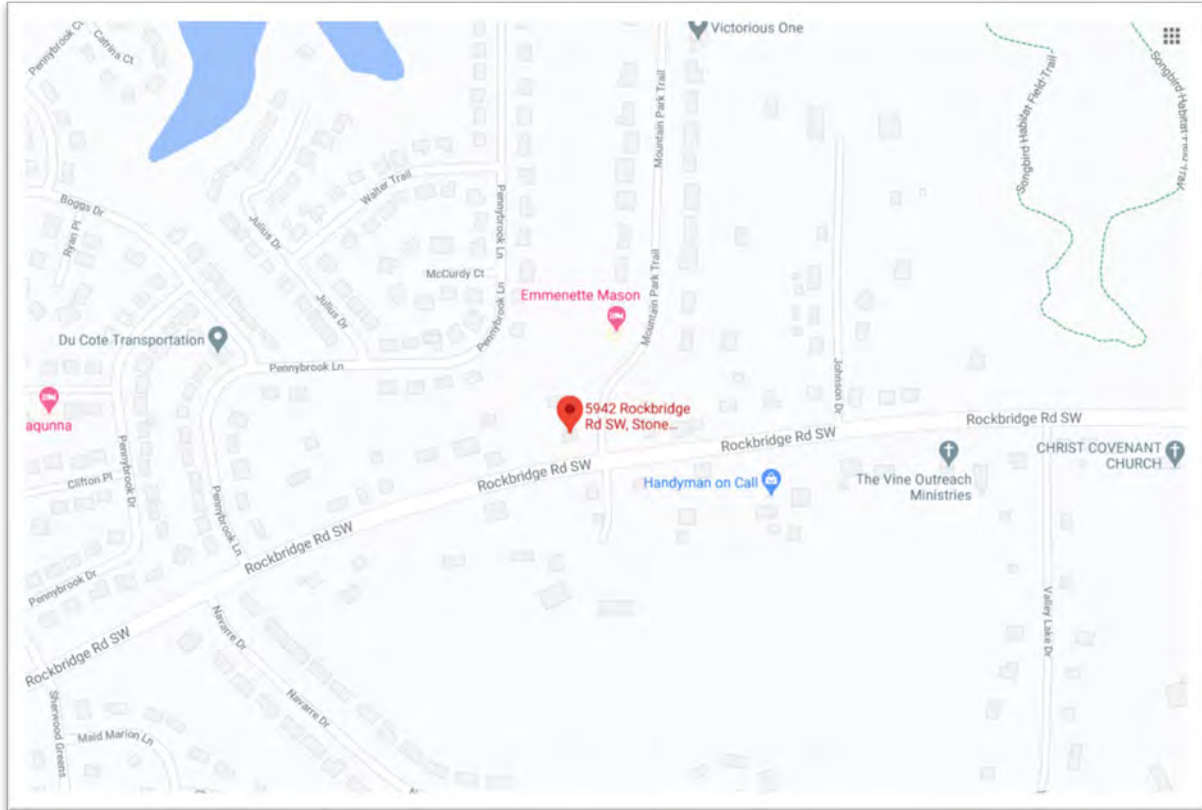




Figure 2-Site Aerial Map

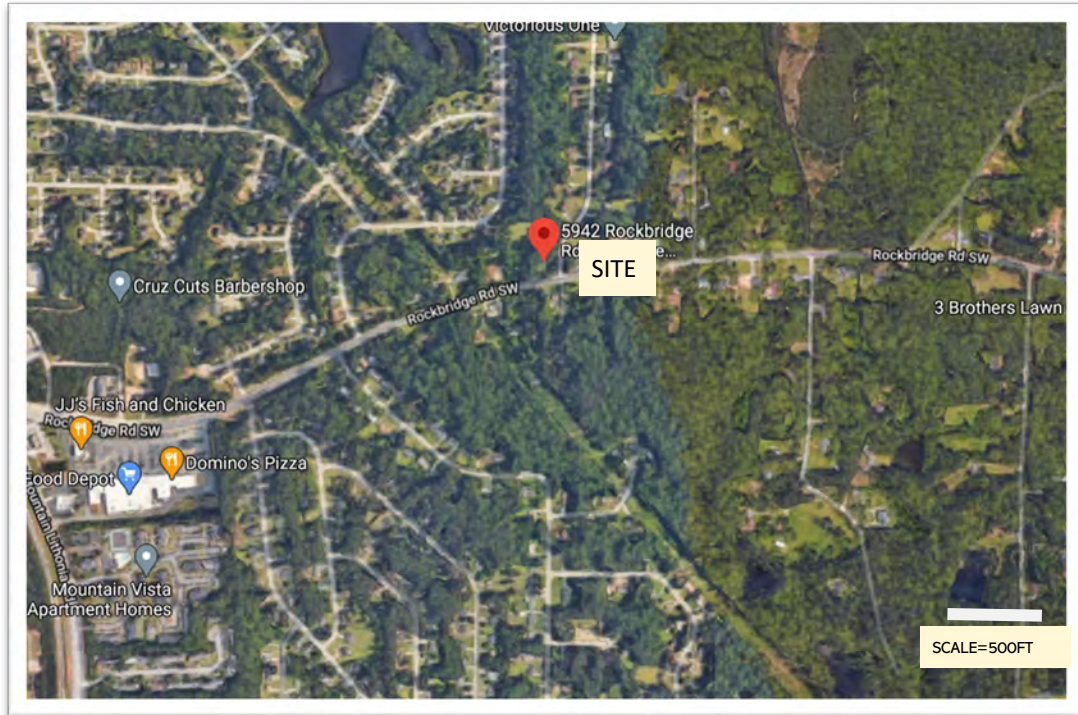


Photo 1 -Site Street View Photo





Photo 2 -Street Conditions at site



Photograph 3- Rockbridge Rd Facing North @Mountain Park Tr

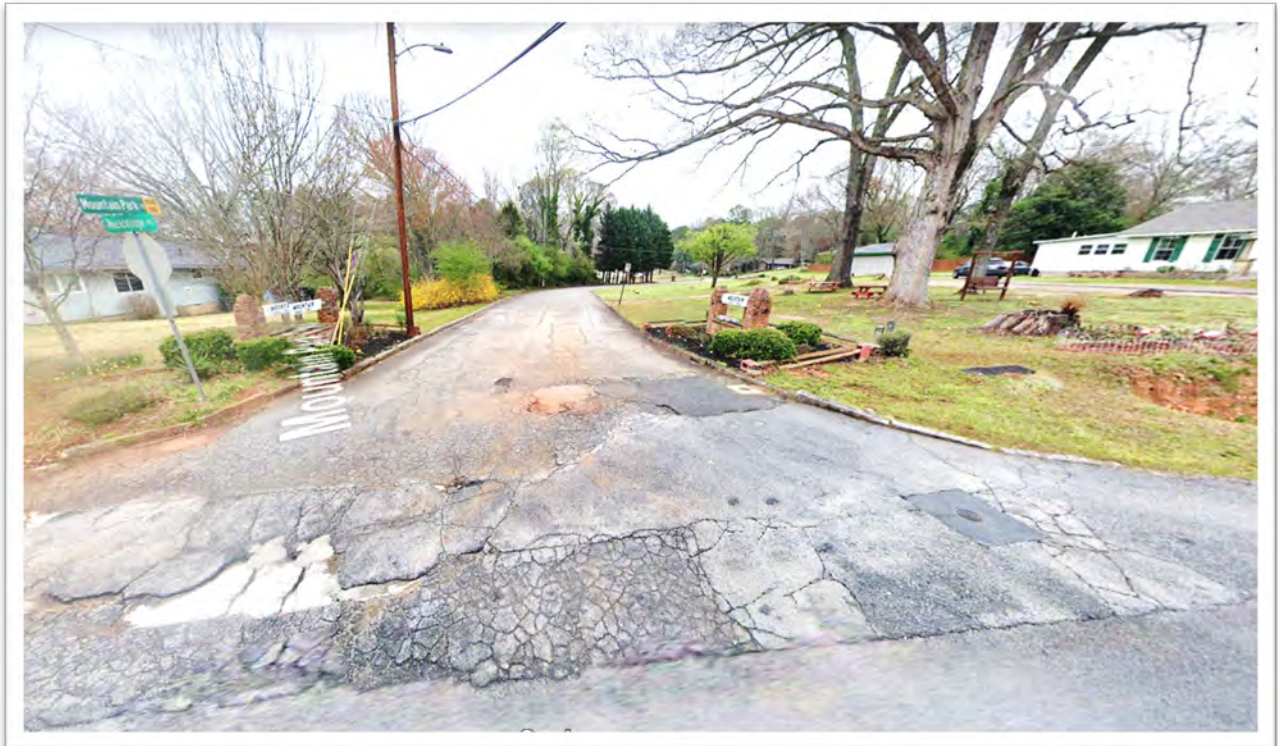




Photo 4 - Street Conditions Rockbridge Rd and Pennybrook Lane



Photo 5 - Street Conditions Signalized Rockbridge Rd and Pennybrook Ln BirdsEye

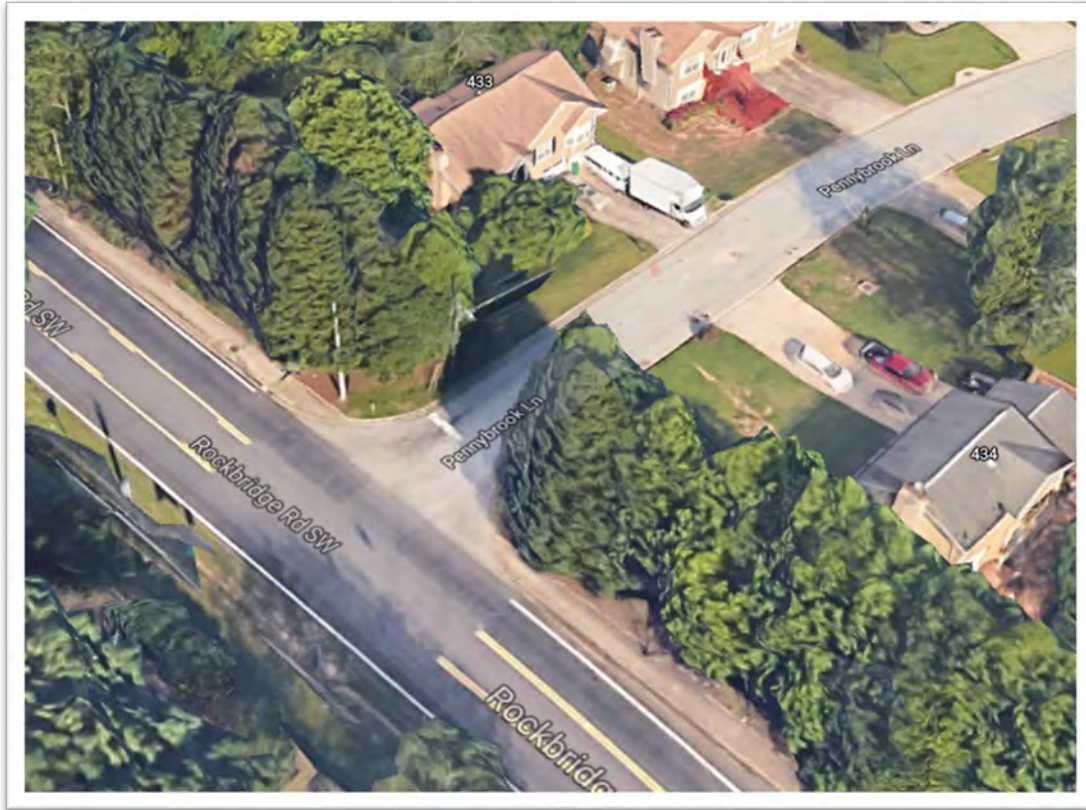


Photo 6 - Street Conditions Signalized Rockbridge Rd and Pennybrook Lane Facing West

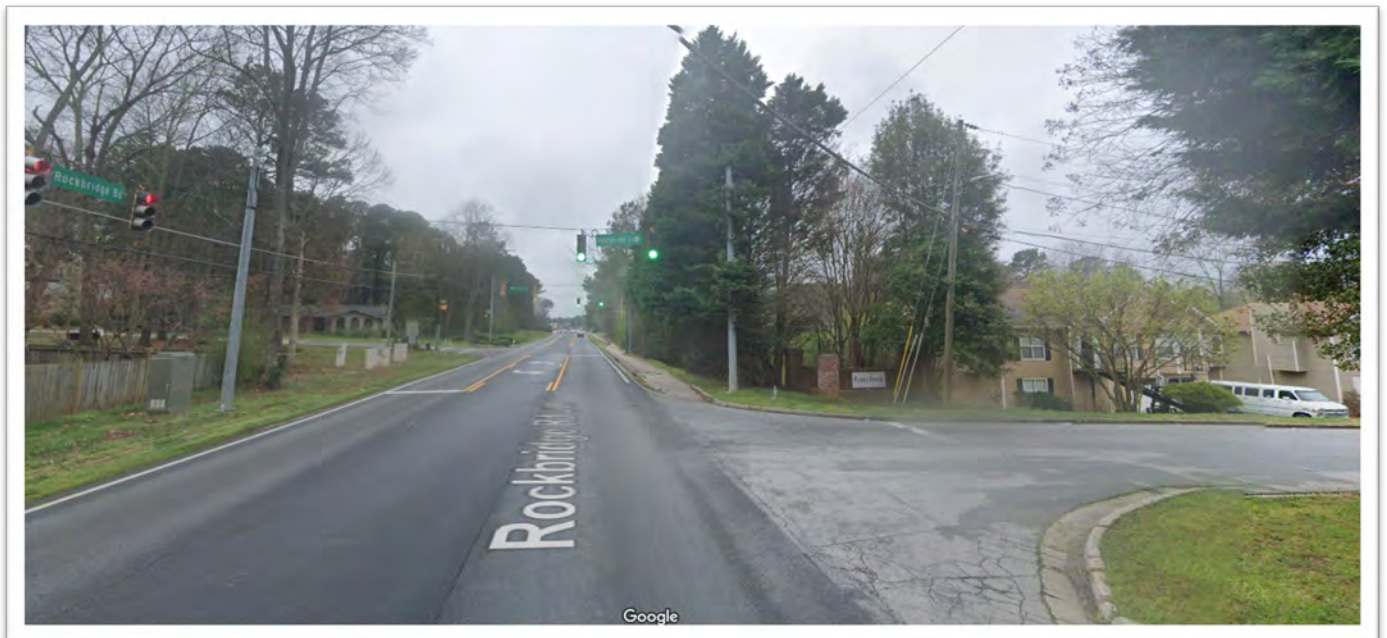


Photo 7 - Street Conditions Signalized Rockbridge Rd and Pennybrook Lane Facing East

Casswell Design Group, LLC 279 W. Crogan St, Lawrenceville, GA 30046
470.282.1875



Photo 8- Rockbridge Rd Facing North at Pennybrook Ln





Figure 3-Concept Site Plan





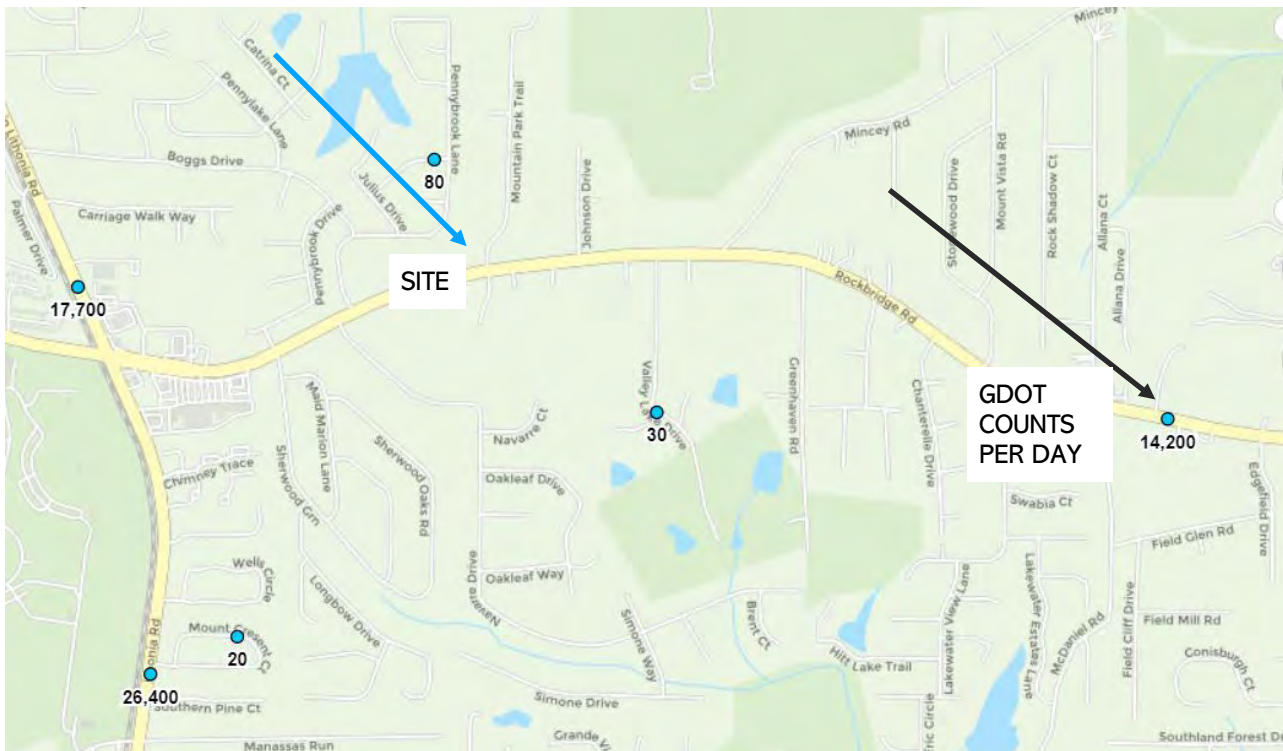
Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed place of worship development were assessed. Considerations were given to the proposed use of a place of worship development. The following is a description of existing transportation facilities, traffic volumes, and intersection operations. The sight distance along Rockbridge Rd exceeds 600 ft in the easterly direction and exceeds 1,000 ft in the westerly direction.

Vehicle peak hour turning movement counts were performed at two (2) existing study intersections. Counts were collected along Rockbridge Rd at Mountain Park Trail and Rockbridge Rd and at the intersection of Pennybrook Lane and Rockbridge Rd, west of the Mountain Park Trail intersection. The peak hour turning movement counts and daily traffic counts were performed on several days in March of 2021. The AM and PM peak hours for each intersection are listed below in Table. The peak hour traffic counts were used to perform the analysis presented in this report.

Table 1: Intersection Peak Hours		
Intersection	AM Peak Hour	PM Peak Hour
1. Rockbridge Road at Mountain Park Trail (Unsignalized)	7:00 AM – 8:00 AM	5:00 PM – 6:00 PM
2. Rockbridge Road at Pennybrook Lane (Signalized)	8:00 AM – 9:00 AM	5:00 PM – 6:00 PM

Figure 4-GDOT Traffic Counts





Pedestrian, Bicycle, and Transit Accessibility

Sidewalks are currently not provided along either side of Rockbridge Rd in the vicinity of the site. Sidewalks and bicycle trails are part of the construction project that is currently underway as part of Dekalb County's comprehensive Plan to develop a program to rebuild and maintain the Decatur-Stone Mountain bicycle trail as part of countywide bicycle trail plan Crosswalks and pedestrian crossing signals are not provided on the approach at the signalized intersection of Rockbridge Rd / Mountain Park Trail. There are no designated bicycle lanes in this vicinity. There is a MARTA bus stop approximately 0.64 miles west of the study area.

Existing Traffic Volumes

The following intersections were counted and evaluated in the existing condition:

1. Rockbridge Rd and Mountain Park Trail
2. Rockbridge Rd at Pennybrook Lane

The counts at the Rockbridge Rd intersections were provided by GDOT office of planning and verified in on-site with Casswell Design Group's (CDG) field study. CDG counts were collected on several days in March 2021. The counts were collected at least one weekday for each intersection at the selected peak hour time windows from 6:00 a.m. to 9:00 a.m., 11:00 to 1:00 p.m. and from 3:00 p.m. to 6:00 p.m. We also collected data on a Sunday. Area schools were in standard session on some of the days on which the counts were recorded; although attendance was lower than previous years, due to the Covid pandemic. From the count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These values were used to determine our peak hour time periods for the study. The eastbound and westbound through volumes on Rockbridge Rd, in the counts collected at the Mountain Park Trail intersection, were adjusted to reflect the GDOT proposed project data, as shown in Figure 2.

Study Conditions

Intersection : Rockbridge Rd and Mountain Park Trail

Date: March 14th & March

16th, 2021 Weather Conditions:

6 am. -9am 60 degrees - 50 degrees

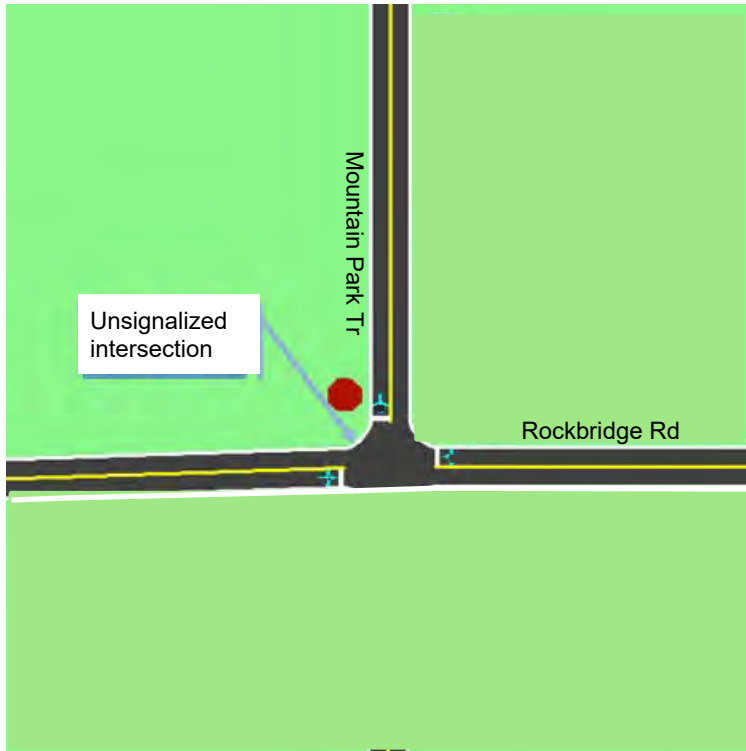
and partly cloudy Wednesday, March

17th, 2021 Weather Conditions:

11:00 am - 1pm 60 degrees and partly cloudy



Figure 5 : Mountain Park Tr.



Intersection : Rockbridge Road and Pennybrook Dr.

Date: March 10th, 2021

Weather Conditions:

Thursday, March 10th, 2020 11:00 am – 1pm

72 degrees and sunny

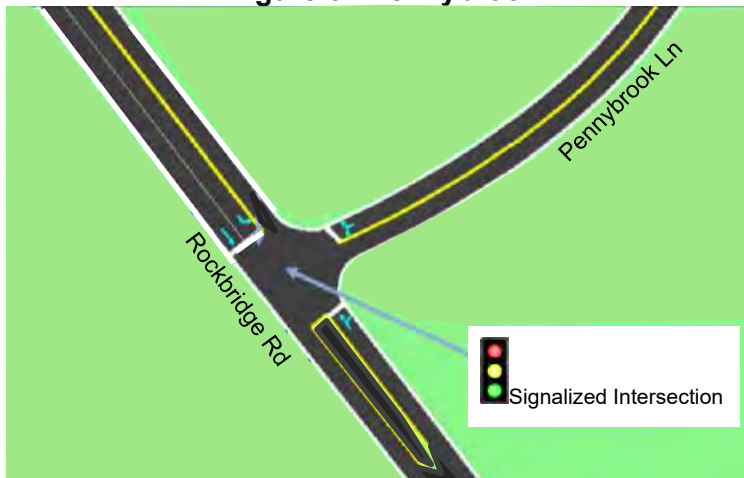
March 18th , 2021 Weather Conditions:

Friday, March 18th, 2021 64 degrees and dark

6am – 9 am

64 degrees and sunrise 4pm – 8pm

Figure 6 : Pennybrook Ln.





Traffic Data

A summary for Casswell Deign Group, LLC (CDG) average field counts from all study days are as follows for both intersections:

Table 2: Count Data

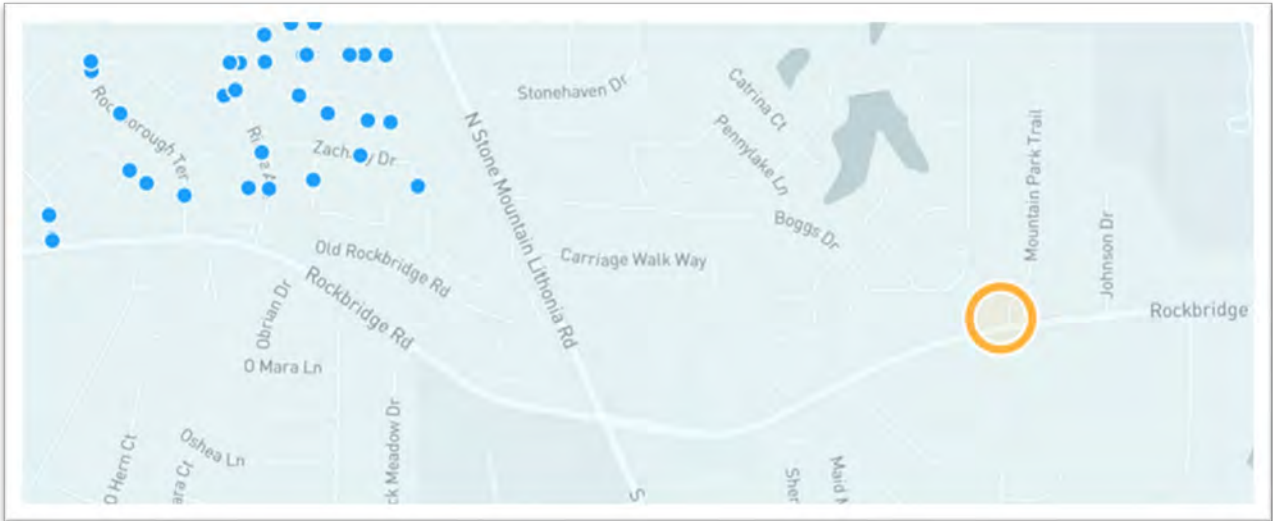
	Vehicle								Vehicle Total
	Eastbound		Westbound		Northbound Pennybrook		Northbound Mountain Park Trail		
	TR	Total	TR	Total	L	Total	L	Total	
6:00 AM	11	11	46	46	2	2	1	1	59
6:15 AM	23	23	49	49	4	4	2	2	79
6:30 AM	27	27	73	73	3	3	3	3	106
6:45 AM	39	39	74	74	3	3	4	4	119
7:00 AM	40	40	77	77	7	7	4	4	127
7:15 AM	44	44	85	85	7	7	4	4	140
7:30 AM	48	48	96	96	5	5	3	3	152
7:45 AM	49	49	85	85	7	7	6	6	146
8:00 AM	41	41	87	87	5	5	4	4	137
8:15 AM	43	43	88	88	5	5	7	7	142
8:30 AM	56	56	77	77	4	4	5	5	142
8:45 AM	54	54	70	70	6	6	7	7	136
9:00 AM	43	43	71	71	7	7	4	4	124
11:00 AM	73	73	58	58	8	8	4	4	143
11:15 AM	57	57	67	67	7	7	7	7	137
11:30 AM	50	50	69	69	4	4	5	5	128
11:45 AM	68	68	65	65	2	2	5	5	140
12:00 PM	62	62	62	62	6	6	9	9	139
12:15 PM	78	78	67	67	5	5	9	9	160
12:30 PM	76	76	70	70	4	4	6	6	156
12:45 PM	53	53	77	77	5	5	4	4	139
1:00 PM	82	82	76	76	8	8	4	4	169
6:00 PM	127	127	93	93	6	6	8	8	234
6:15 PM	119	119	104	104	4	4	5	5	232
6:30 PM	101	101	90	90	6	6	11	11	208
6:45 PM	113	113	74	74	5	5	9	9	201
7:00 PM	94	94	68	68	7	7	9	9	178
7:15 PM	95	95	73	73	2	2	5	5	176
7:30 PM	75	75	53	53	4	4	4	4	136
7:45 PM	87	87	55	55	5	5	4	4	151
8:00 PM	79	79	53	53	4	4	5	5	141



Traffic Safety

According to GDOT traffic history, there have not been any traffic accidents reported at the intersection on Rockbridge Rd and Mountain Park Trail nor Rockbridge Rd and Pennybrook Lane between the years on 2015 through 2019. 2019 was the most recent year that data was available at the time of this study.

Figure 7: Accident Data Locations





Annual Growth

Georgia DOT AADT volume counts were also obtained on nearby roadways for the five years from 2017 to 2019 (the latest year for which volumes are available). Table 3 presents the historic Georgia DOT counts and the annual growth rates between the counts.

Table 3- Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Rockbridge Rd				
Station Id: 089-3449				
Description: CRX951600				
	2021 this study adjusted	2019	2018	2017
AADT	12,857	14,200	14,100	16,700
Single Unit AADT	307	339	337	-
Combo Unit AADT	12	11	11	-
Truck %	3%	2%	2%	-
Walter Tr off Pennybrook Lane				
Station Id:089-8415				
Description:CR 547100 BEG AT				
	2021 this study adjusted for	2019	2018	2017
AADT	80	80	80	80
Single Unit AADT	-	-	-	-
Combo Unit AADT	-	-	-	-
Truck %	-	-	-	-

Growth in the area has been moderate. Some neighborhood road traffic counts have stayed the same, while others have decreased. The traffic counts on Rockbridge Road increased from 2017 to 2018 and then levelled out, according to the data available for 2017-2019. We anticipate the lower amount of vehicles on the road expected this year (even after the adjustment) is due to more permanent lifestyle changes that have come from the pandemic. The increase in truck traffic may be due to more home deliveries, as more people opt to work and learn from home.



Casswell Design Group (CDG) used the ITE Trip Generation Manual, 10th Ed. to estimate the trip generation data for the proposed worship center development and the alternative single family residential development. The PM peak hour common trip generation rates are shown on the following pages in Table 4.

Intersection Capacity Analysis

Based on the existing year (2020) AM and PM peak hour turning movement traffic volumes, and the existing traffic control and lane configurations, AM and PM peak hour traffic operations were analyzed at the study intersections using the methodologies outlined in the Highway Capacity Manual (HCM), and the Synchro 9.2 software program. According to the HCM, there are six levels of service (LOS) by which the operational performance of an intersection may be described. These levels of service range between LOS A, which indicates a relatively free-flowing condition, and LOS F, which indicates operational breakdown.

For signalized intersections, LOS is defined in terms of a weighted average control delay for all traffic movements at the intersection. Control delay is a complex measure that quantifies the increase in travel time that a vehicle experiences due to the traffic signal control, which is based on multiple variables, including signal phasing and coordination (i.e., progression of movements through the intersection and along the corridor), signal cycle length, and traffic volumes with respect to intersection capacity and resulting queues. Signalized intersection LOS is stated in terms of average control delay per vehicle (in seconds) during a specified time period (e.g., weekday PM peak hour). Table 4 summarizes the LOS criteria for signalized intersections, as described in the HCM (Transportation Research Board, 2016).

Table 4. Level of Service Criteria for Signalized Intersections

Level of Service	Control Delay (sec/veh)	General Description
A	≤ 10 seconds	Free Flow
B	> 10 seconds and ≤ 20 seconds	Stable Flow (slight delays)
C	> 20 seconds and ≤ 35 seconds	Stable flow (acceptable delays)
D	> 35 seconds and ≤ 55 seconds	Approaching unstable flow
E	> 55 seconds and ≤ 80 seconds	Approaching intersection capacity unstable flow, unfavorable progression
F ¹	> 80 seconds	Forced flow, poor progression

Source: Highway Capacity Manual, 6th Edition, Transportation Research Board, 2016.

¹ If the volume-to-capacity (v/c) ratio exceeds 1.0, LOS F is assigned.

For unsignalized intersections (i.e., minor street stop-controlled intersections) LOS criteria are defined in terms of the average control delay for each minor-street movement as well as major-street left-turns. Major-street through vehicles are assumed to experience zero delay, because of minimal conflicts in operation. Several factors affect the control delay for unsignalized intersections, such as availability and distribution of gaps in the conflicting traffic stream. LOS A indicates excellent operations with minimal delay to motorists, while LOS F indicates insufficient gaps of acceptable size to allow vehicles on the minor street



to cross safely, resulting in long delays and long queues. Table 5 shows LOS criteria for unsignalized intersections.

Level of Service Criteria for Unsignalized Intersections

Level of Service	Control Delay (sec/veh)	General Description
A	≤ 10 seconds	Minimal Delay
B	> 10 seconds and ≤ 15 seconds	Occasional Delay
C	> 15 seconds and ≤ 25 seconds	Moderate Delay
D	> 25 seconds and ≤ 35 seconds	Noticeable Delay
E	> 35 seconds and ≤ 50 seconds	Delay approaching tolerance
F ¹	> 50 seconds	Delay exceeding tolerance

Source: *Highway Capacity Manual, 6th Edition, Transportation Research Board, 2016.*

¹ If the volume-to-capacity (v/c) ratio exceeds 1.0, LOS F is assigned.

For the purposes of this traffic study and based on the Atlanta Regional Commission (ARC) guidelines all intersections were evaluated. The results of the intersection LOS and delay analysis for the existing year (2021) conditions are summarized in Table 6. As shown, the study intersections operate at LOS B or better in the AM and PM peak hours. Detailed HCM analyses, including capacity analysis worksheets, can be found in Appendix C. A summary of other findings from the detailed capacity analysis is listed below.

No-Build Traffic Conditions

A no-build condition was developed. This represents the traffic conditions that will exist in the future after the anticipated date of the build of the permitted single family residential use development, but not including the place of worship trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes that are expected to occur in the area if the project were not to move forward with construction.

In order to develop no-build volumes, a background growth factor was developed using the historic Georgia DOT 24-hour traffic counts that were presented previously in this report, in Table 1. Based on the growth trends identified in Table 1, a 1.0% annual growth factor was applied to the existing volumes when projecting the future no-build volumes. The growth factor was applied for three years, for a total of 3.0% growth that will occur while the permitted use development is under construction. The existing traffic volumes were increased by the 3.0% growth factor. The results are the 2024 no-build traffic volumes that will be on the roadway network in the future if the proposed worship center were not built, but a single-family development was built instead.



The no-build condition includes the no-build traffic volumes, as described above. These were entered into the Synchro model and the 2024 no-build traffic operations were analyzed at the study intersections using Synchro 10 software in accordance with the HCM 6 methodology

Study Intersection	Intersection Control Type	Existing Year (2021)	
		AM LOS Delay (s)	PM LOS Delay (s)
Pennybrook Ln @ Rockbridge Rd	Signal	A 8.3	A 8.5
Mountain Park Tr @ Rockbridge Rd	One way stop	A 9.4	B 11.8

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed worship center and how much traffic the project will generate, and where that traffic will travel.

Project Description

For purposes of this traffic study, it was assumed that the site will be developed with per the Concept Plan provided. The Transportation Analysis was prepared in compliance with the requirements of the Georgia Regional Transportation Authority. The Concept site plan is presented in Figure 3. The following is a summary of the recommendations CDG proposes for the proposed conditions:

1. At the existing Rockbridge Rd access, the driveway is proposed to be enhanced to meet the current Dekalb County regulations. The access will continue to be left and right ingress and egress from Rockbridge Rd.
2. At the existing Mountain Park Trail residential driveway, no changes are proposed.

Land Use

The total site acreage is approximately 3 acres. The current zoning is R-100 and the site is primarily surrounded by zone R-100 residential property.



Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the project was calculated using the equations and rates in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition. ITE Land Use 560 - was chosen as representative of the proposed place of worship. The trip generation of the no build scenario which substitutes single family subdivision for the proposed project, trip generation was calculated using ITE Land Use 210.

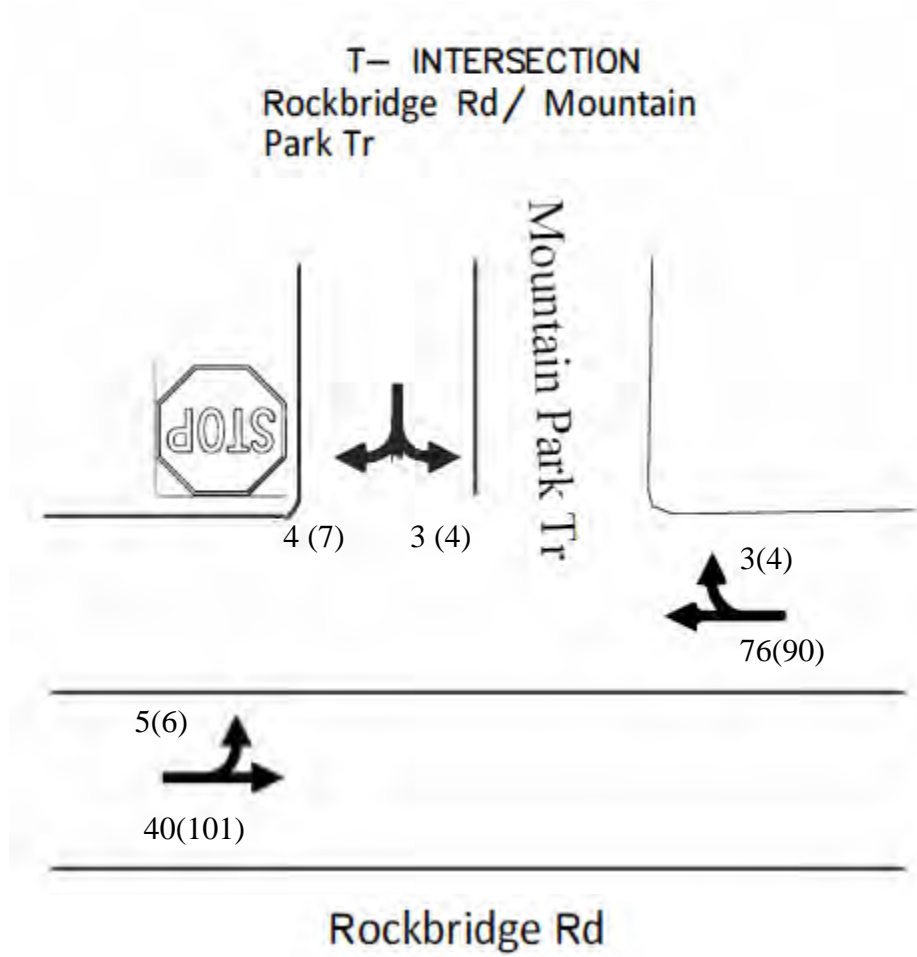
Table 5: Mainline Design Features: Rockbridge Rd @ Mountain Park Trail

	Existing	Standard*	Proposed
Typical Section			
- Number of Lanes	2	N/A	No change
- Lane Width(s)	12'	10'-12'	No change
- Median Width & Type	N/A	N/A	N/A
- Outside Shoulder or Border Area Width	10'	10'	10'-16'
- Outside Shoulder Slope	2%	2%	2%
- Bike Lanes	N/A	4'-5'	N/A
- Sidewalks	N/A	5'	N/A
Posted Speed	45		45
Design Speed	45	45	45
Min Horizontal Curve Radius	N/A	711'	No Change
Maximum Superelevation Rate	4%	4%	No change
Maximum Grade	7%	7%	No Change
Access Control	Full Access (Right & Left)	BY PERMIT	No Change
Design Vehicle	N/A	WB-40	No change
Pavement Type	ASPHALT	ASPHALT	ASPHALT

*According to current Dekalb County and GDOT design policy if applicable



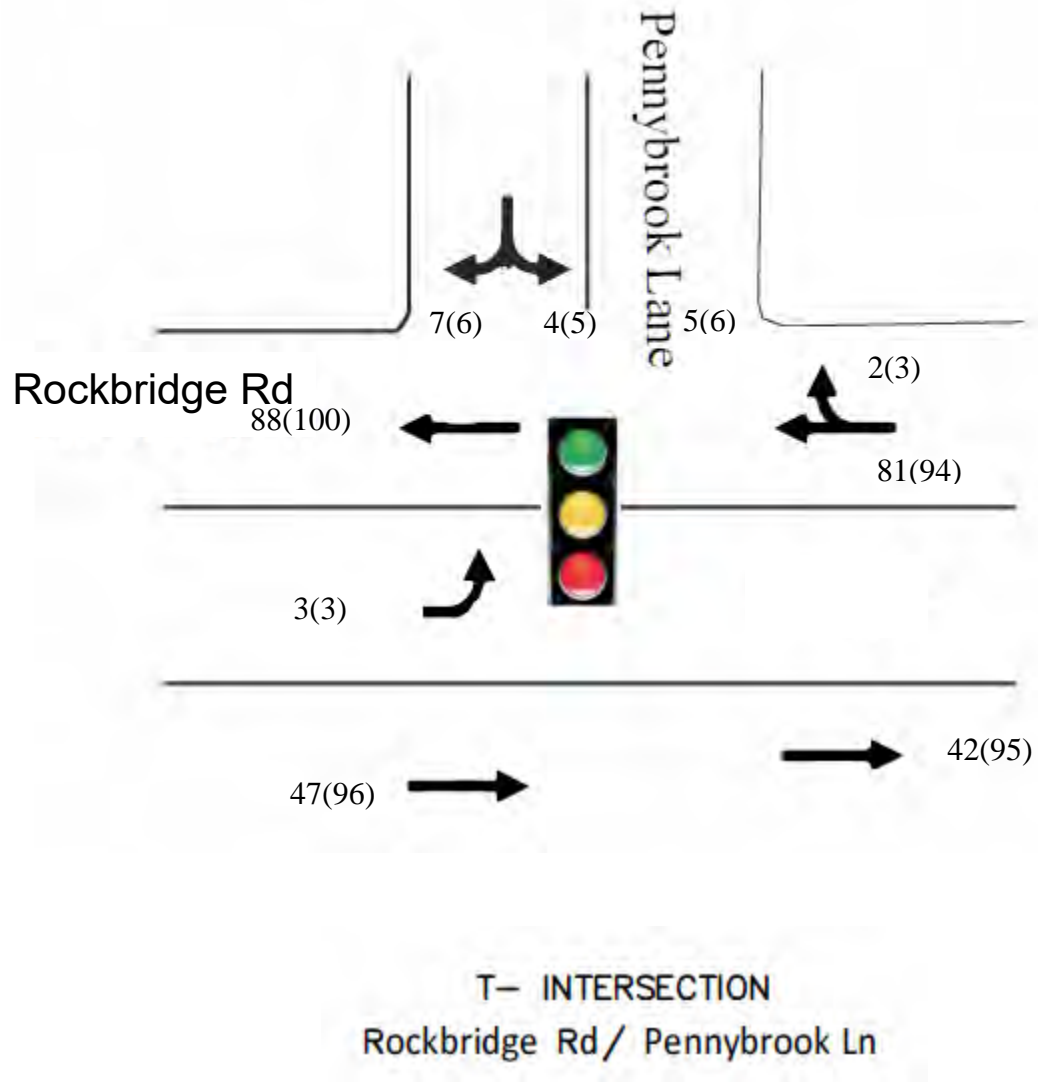
Figure 8: Peak Counts Shown AM(PM)
Interchanges/Intersections: Rockbridge Rd at Mountain Park Trail



(90)



Figure 9: Peak Counts Shown AM(PM)



Design Exceptions to FHWA/AASHTO controlling criteria anticipated: None

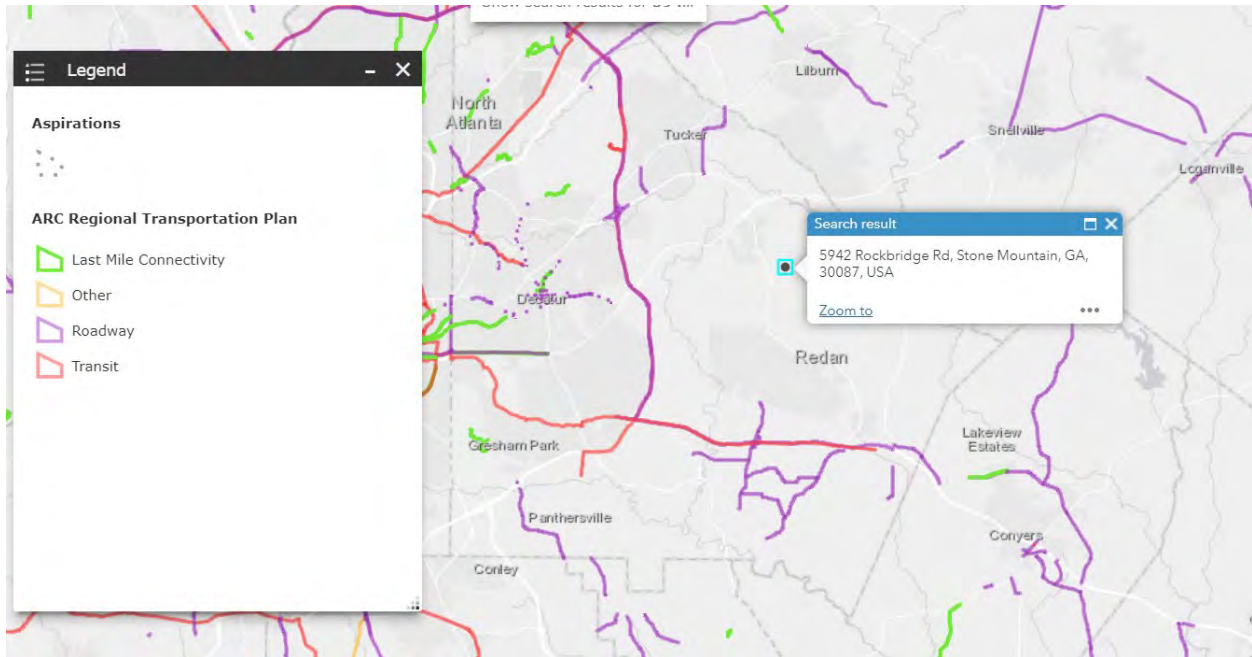
Design Variances to GDOT Standard Criteria anticipated: None



Planned Roadway Improvements

According to The ARC Regional Transportation Plan and the DeKalb County project list, no roadway improvements are planned for the site area at this time.

Figure 10: ARC Roadway Improvements Planned





Growth Rates

Based on the recent three-year historical growth rates at the available stations in the vicinity of the study intersections, the existing year (2021) AM and PM peak hour traffic volumes based on the available 2017 and 2019 counts and the proposed extrapolation methodology and based on the newly obtained traffic counts normalized to account for the ongoing pandemic using GDOT's traffic data for the past three years is shown below for the areas assessed.

The historical growth rates (recent five-year) were calculated based on historical traffic count data obtained from GDOT's Traffic Analysis and Data Application (TADA) at the count stations in the vicinity of the study intersections. The TADA locations were selected in this analysis to review growth rate trends in the vicinity of the study intersections over a wide area. It should be noted that even though some locations indicate recent low negative growth or high positive growth, a rate close to the average of these growth rates would be representative of the recent growth in traffic at the study intersections. The TADA locations where the low negative growth was calculated were reviewed in detail to understand the negative trend. These locations showed a plateauing level of recent historical traffic with minimal annual fluctuations, with no apparent reason for the recent negative growth.

Future Build Traffic Conditions

The future volumes consist of the condition that the property is to be developed as zoned with a Special Land Use Permit (SLUP). In this case it is assumed that the developer would be able to construct the proposed place of worship. This would allow for the developer to build 7 homes with a maximum parking of 38 spaces. The trips have been generated for the scenario of the residential development on the property. This scenario would not require community cooperation.



Future Build and No Build Traffic Conditions

The future volumes consist of the condition that the property was developed as zoned without a Special Land Use Permit (SLUP). In this case it is assumed that the developer would be able to connect to sanitary sewer with a Sewer Action Plan. This would allow for the developer to build 7 homes with a maximum parking of 28 spaces. The trips have been generated for the scenario of the residential development on the property. This scenario would not require community cooperation or special application. It should be noted that the property owners do not intend to build with this scenario. The scenario is used for comparison only, as the lot currently conforms.

PM Peak Hour

	Code	Description	Unit of Measure	Trips per Unit	Proposed	Trips
Proposed Build	560	Church	1000 SF GFA	0.49	10475	5.13275
	210	Single Family	Per Dwelling	0.99	1	0.99
	TOTAL FOR PROPOSED PLACE OF WORSHIP					6.12275
No Build*	210	Single Family	Per Dwelling	0.99	7	6.93

*It is assumed that "No Build" is developed as the property is currently allowed per ordinance

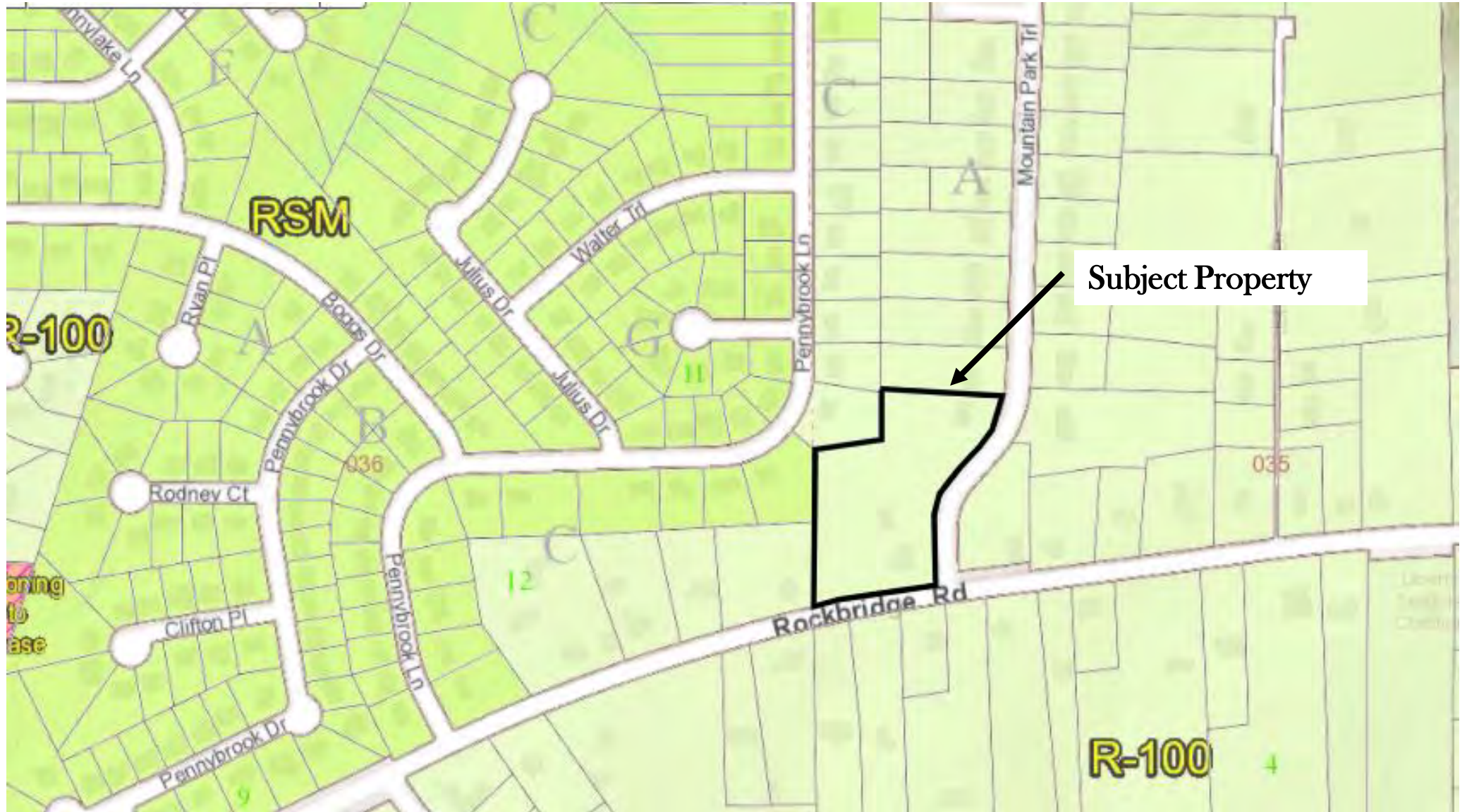
Conclusions and Recommendations

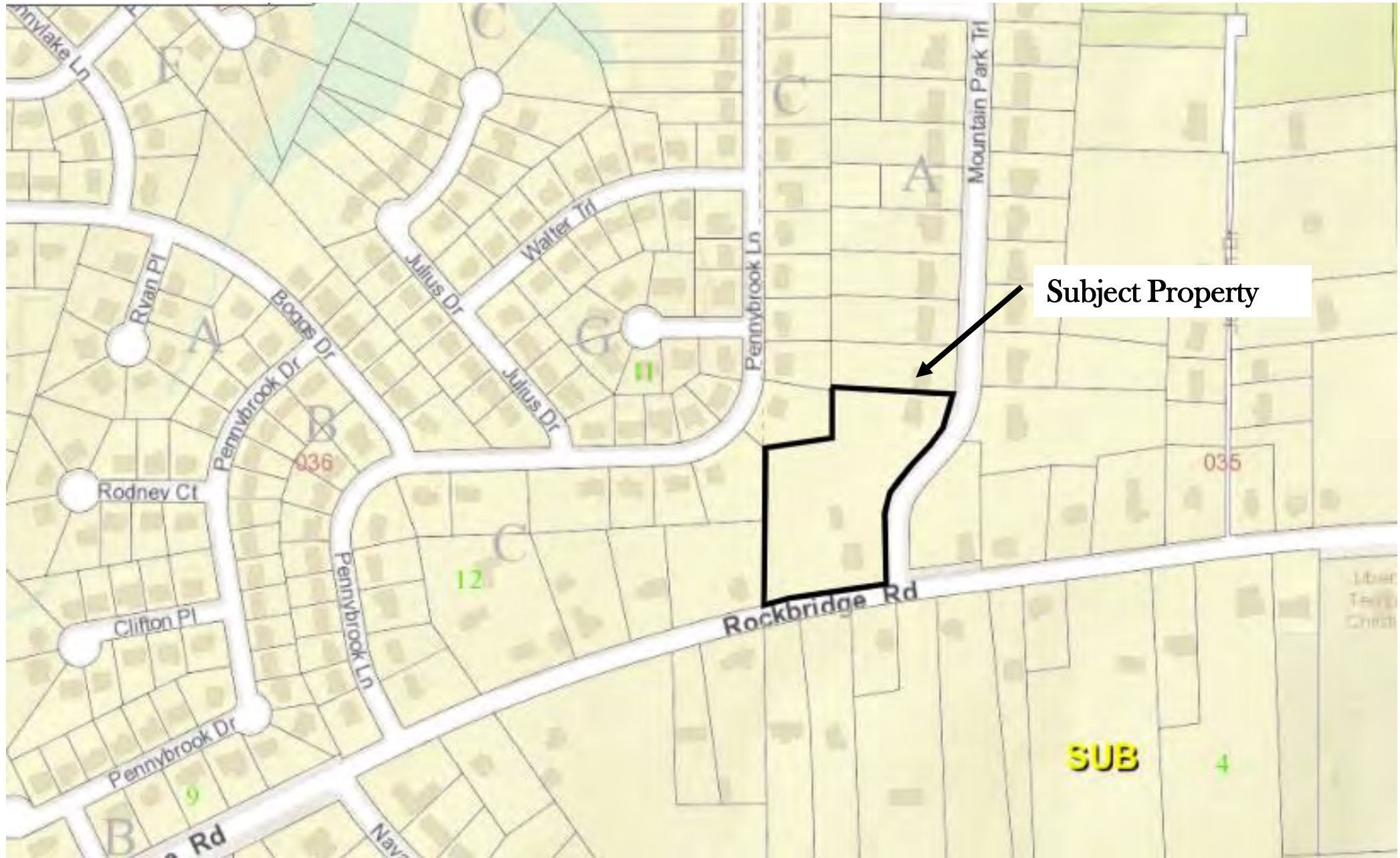
This traffic impact study evaluates the impact of a proposed place of worship development in Stone Mountain, DeKalb County. The site is located on the northwest corner of Rockbridge Rd and Mountain Park Tr. For this traffic study, it is assumed that the site will be developed with a 1500 square foot sanctuary and 38 required parking spaces. The entire building square footage has been taken into account for the ITE development comparison above. The proposed place of worship actually has less impact than One full access driveway exists on Rockbridge Rd, allowing right and left lane turns ingress and egress. The existing drive access is proposed to be maintained and used for the new development. It is intended that the single access drive be brought up to current Department of Transportation regulations. No new access drives are proposed for the property. An additional property was purchased and combined with the original lot. The additional lot has a former address of 424 Mountain Park Trail and a single-family residential home is located on the property, with access to Mountain Park Trail via one residential driveway. The building structure and driveway are proposed to remain unchanged and



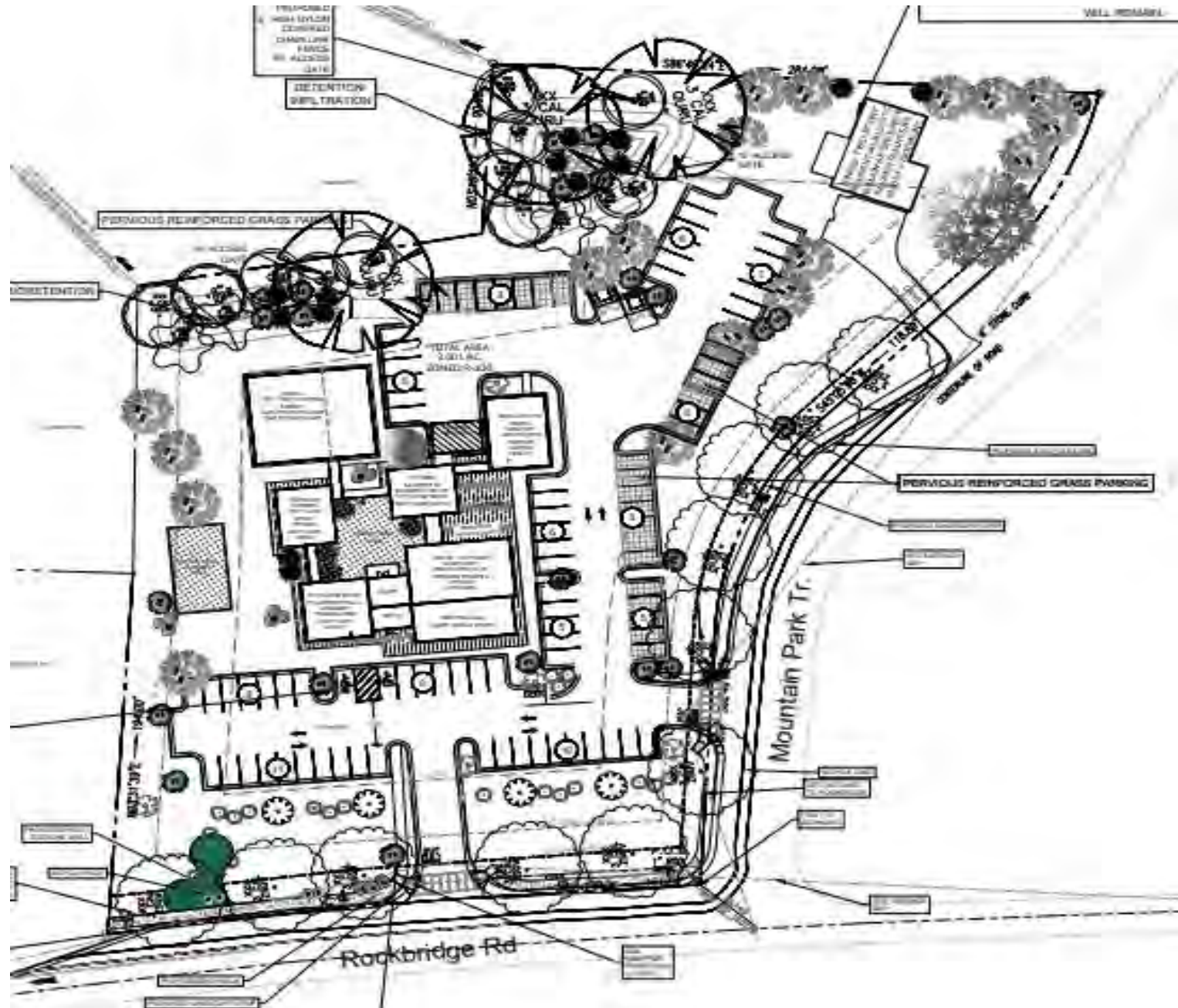
intended to be a pastoral residence for the place of worship. The following are the findings and recommendations of this study:

- 1 Existing operations at the access point are acceptable.
- 2 Traffic volume growth in this area has been stable and this is to continue into the future.
- 3 The no-build condition reveals traffic operations comparable to the existing condition with small increases due to increases in volumes. The addition of 7 homes at 2,000 sf would be more square footage and require more infrastructure than the proposed development. With the addition of the project's trips, future operations will continue to be acceptable at the study intersections.











SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No. _____

APPLICANT NAME: Hanna Casswell

Daytime Phone #: 404-317-9766 Fax #: n/a

Mailing Address: 279 W. Crogan St, Lawrenceville, GA 30046

E-mail: hannocasswell@gmail.com

OWNER NAME: Chinagozi Sarah Ugwu (If more than one owner, attach contact information for each owner)

Daytime Phone #: 614-316-3416 Fax #: n/a

Mailing Address: 6355 Windy Ridge Way, Lithonia, GA 30058

E-mail: okcugwu@yahoo.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 5942 Rockbridge Rd



Stone Mountain, DeKalb County, GA, 30087

District(s): 18 Land Lot(s): 35 Block(s): _____ Parcel(s): 18 035 01 001

Acreage or Square Feet: 3.001ac Commission District(s): 4 Existing Zoning: R-100

Proposed Special Land Use (SLUP): Place of worship

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

Owner: _____ Agent: Signature of Applicant: Hanna Casswell
(Check One)

Printed Name of Applicant: Hanna Casswell

Notary Signature and Seal:

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: _____

APPLICANT NAME: Hanna Casswell

Daytime Phone #: 404-317-9766 Fax #: n/a

Mailing Address: 279 W. Crogan St, Lawrenceville, GA 30046

E-mail: hannacasswell@ymail.com

OWNER NAME: Chinagozi Sarah Ugwu (If more than one owner, attach contact information for each owner)

Daytime Phone #: 614-316-3416 Fax #: n/a

Mailing Address: 6355 Windy Ridge Way, Lithonia, GA 30058

E-mail: okeugwu@yahoo.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 5942 Rockbridge Rd

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District(s): 18 Land Lot(s): 35 Block(s): _____ Parcel(s): 18 035 01 001

Acreage or Square Feet: 3.001ac Commission District(s): 4 Existing Zoning: R-100

Proposed Special Land Use (SLUP): Place of worship

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

Owner: _____ Agent: **Signature of Applicant:** Hanna Casswell
(Check One)

Printed Name of Applicant: Hanna Casswell

Notary Signature and Seal:

Melinda B Castro



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION 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.

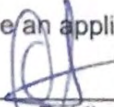
Date: 09/09/2020

TO WHOM IT MAY CONCERN:

(I) (WE), Chinagozi Sarah Ugwu
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Hanna Casswell
Name of Applicant or Agent

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


Notary Public


Owner

OLUWAFEMI IJITI
NOTARY PUBLIC
PRINCE GEORGE'S COUNTY
MARYLAND
MY COMMISSION EXPIRES JUNE 8, 2024

Notary Public

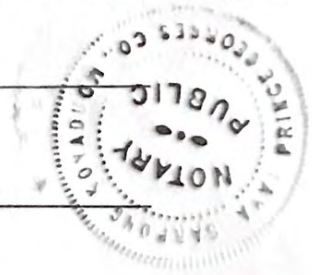
Owner

Notary Public

Owner

Notary Public

Owner





September 10, 2020

330 W. Ponce De Leon Avenue
Suite 500
Decatur, GA 30030

Re: Stone Mountain Skills Development and Worship Center (SEEDLI)
5492 Rockbridge Rd
Stone Mountain, GA

**SPECIAL LAND USE PERMIT REQUEST
Letter of Application & Analysis**

Dear Zoning Board,

The purpose of the request is so that the owner may be able to build a Stone Mountain Skills Development and Worship Center on the property. The center will be used for worship services, as well as skills empowerment, education, and leadership training for local youth and women. We understand that with the current zoning, we would be able to apply for SLUP in order to build a place of worship in the R-100 zone if the subject property was 3 acres. The property is currently 3.001 acres. We have developed very conceptual preliminary site plan and have had a boundary survey performed to help this process. Please see these items in the enclosed package. Based on our conversations with the County during our pre-application meeting, we feel that the SLUP would help us reach our goal.

ANALYSIS:

We are requesting the SPECIAL LAND USE PERMIT FOR THE PROPERTY WITH THE FOLLOWING DESCRIPTION:
All that tract or parcel of land lying and being in Georgia Militia District 18, Land Lot 35, City of Stone Mountain, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at the most Southeastern property pin, located North 49 degrees 20 minutes 10.07 seconds West a distance of 35.743 feet of the Intersection of Mountain Park Trail and Rockbridge Rd.
Thence South 86 degrees 16 minutes 54 seconds West a distance of 111.54 feet to a point;
Thence along a curve to the left with a radius of 2715.32 feet and an arc length of 167.93 feet, said curve having a chord bearing of South 83 degrees 24 minutes 43 seconds West and a chord distance of 167.90 feet to a point;
Thence North 80 degrees 06 minutes 55 seconds East a distance of 164.04 feet to a point;
Thence North 03 degrees 15 minutes 19 seconds East a distance of 90.99 feet to a point;
Thence South 86 degrees 49 minutes 24 seconds East a distance of 284.88 feet to a point, said
Thence along a curve to the right with a radius of 216.16 feet and an arc length of 111.66 feet, said curve having a chord bearing of South 28 degrees 28 minutes 06 seconds West and a chord distance of 110.42 feet to a point;

Thence along a curve to the left with a radius of 180.50 feet and an arc length of 119.66 feet, said curve having a chord bearing of South 21 degrees 50 minutes 27 seconds West and a chord distance of 117.48 feet to a point; said point being the TRUE POINT OF BEGINNING.

We have reviewed Article 7.3 of the Dekalb County Zoning Ordinance and we feel that the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties. We understand that the proposed use will impact traffic, expecting 120 new trips per day on average, including Sundays. We propose to accel and decal lanes, if permitted by the Department of Transportation.

There will not be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

Thank you for your consideration.

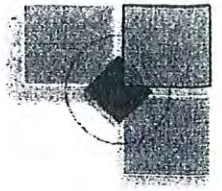
Best regards,

Hanna Casswell LEED AP
Casswell Design Group, LLC
hannacasswell@ymail.com
(404) 317-9766



DeKalb County Planning & Development Department

Lee May
Chief Executive Officer



PRE-APPLICATION REZONES, LAND USE AND SPECIAL LAND USE

(Pre-application appointment required prior to filing application; copy must be submitted at filing)

Property Frontage/Address: 5942 Rockbridge Rd

Parcel I.D.: 18-035-01-001 Acreage: 2.27

Proposed Development Name: 5942 Place of Worship DRI? Yes No

Existing Development/Use: VACANT Single Family

Proposed Use: Place of Worship Proposed Density/#Units: _____

Existing Zoning: R-100 Proposed Zoning: OI / OIT

Existing Plan Designation: _____ Consistent Inconsistent

Current Land Use: Residential Home Proposed Land Use: Place of Worship

Proposed Access: _____

SLUP Request: _____ Art. 27: _____

Contact Person: Vanessa Jasper Phone: 404 317-9766
Address: 962 Brighton Dr. Lawrenceville Ga 30043 Email: oconnmx22@yahoo.com

Reviewed Required Submittals/ Schedule/DRI

Reviewed Zoning Standards/Reference Chapter 14

Reviewed Site Plan Check list

Discussed Consistency with Plan and Surrounding Zoning/Uses

SLUP Requirements/Supplemental Regs

Process explained to applicant:

Staff Comments: Request Master Plan Development for Place of Worship

[Signature]
Planner

10/18/2016
Date

*Site less than 3 acres
as required by SLUP.
Rezoning recommended*

MEETING SIGN-IN SHEET

Project: Rezoning Place of Worship
 Facilitator: Lamont Tucker

Meeting Date: NOV 2 2016 7:30 pm

Location: 5942 Rockbridge Rd
 Stone Mountain GA 30087

Name	Address	Phone	E-Mail
Winnie Carswell	511 Mtn Park Trail	7469-4618	
Slavica Pijetkovic	116 Mtn. Side Trail	7-828-8799	
Young Walker	439 -" -	(4-4)247-9294	KYoungYoungCO
Leona Mitchell	5960 Rockbridge Rd	404-579-3502	
William Morgan	5960 Rockbridge Rd	404-579-3502	
MARK Bedell	485 Mount. PK Trl	214 2883207	
Kyle Moore Spence	562 Mountain Park Trl	770-861-2618	spencemo@aol.com
NASSEL SPENCE	562 Mnt PK Trl	770-861-2418	Bert Spence AOL.com
Warren Blackwell	516 Mt n Detrl	404-552-3539	webb555@comcast.net
Cheryl H. Edwards	551 Mtn PK Trail	770-356-7751	CherylHedwards@gmail.com
Pam Sewell	532 Mtn PK Trl	678-524-5057	dixielips@yahoo.com
Frank Ward Sr.	482 Mountain Park Trl	404-402-6125	frankwardjr@aol.com
C. MONROE	5499 WOODSONG TRCE	925-899-8360	
SCOTT Decker	20 Hamat Dr Apt. A SNELLVILLE	734-589-8603	
MARK PEARSON	3354 NEWCASTLE WAY	404-645-4828	
May Colson	442 Mountain Park Trl	770-895-8524	
Michael Barnes	443 " "	404-455-8191	

**5942 ROCKBRIDGE RD SW
STONE MOUNTAIN, GA 30087
BOUNDARY LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Georgia Militia District 18, Land Lot 35, City of Stone Mountain, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at the most Southeastern property pin, located North 49 degrees 20 minutes 10.07 seconds West a distance of 35.743 feet of the Intersection of Mountain Park Trail and Rockbridge Rd.

Thence South 86 degrees 16 minutes 54 seconds West a distance of 111.54 feet to a point;

Thence along a curve to the left with a radius of 2715.32 feet and an arc length of 167.93 feet, said curve having a chord bearing of South 83 degrees 24 minutes 43 seconds West and a chord distance of 167.90 feet to a point;

Thence North 80 degrees 06 minutes 55 seconds East a distance of 164.04 feet to a point;

Thence North 03 degrees 15 minutes 19 seconds East a distance of 90.99 feet to a point;

Thence South 86 degrees 49 minutes 24 seconds East a distance of 284.88 feet to a point, said

Thence along a curve to the right with a radius of 216.16 feet and an arc length of 111.66 feet, said curve having a chord bearing of South 28 degrees 28 minutes 06 seconds West and a chord distance of 110.42 feet to a point;

Thence along a curve to the left with a radius of 180.50 feet and an arc length of 119.66 feet, said curve having a chord bearing of South 21 degrees 50 minutes 27 seconds West and a chord distance of 117.48 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 130,725 square feet or 3.001 acres.

The above described property is shown on a Combination Plat for Ugwu Chinagozi Sarah, dated 10/24/2017, prepared by Garret Land Surveying, LLC.

2019017753 DEED BOOK 27350 Pg 30



Filed and Recorded:
1/17/2019 10:10:33 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Georgia Intangible Tax Paid \$0.00
Real Estate Transfer Tax \$0.00

RETURN TO:
BAILEY HELMS LEGAL LLC
300 Colonial Center Pkwy, Suite 100
Roswell, GA 30076
BHL064218 | Ugwu

In re: Property of CHINAGOZI SARAH UGWU
(Owner), Vesting Deed recorded in **Deed Book**
27092, Page 769, DeKalb County, Georgia Records

STATE OF GEORGIA
COUNTY OF DEKALB

AFFIDAVIT AFFECTING TITLE TO PROPERTY

CAPTION

TRACT 1

*AFFIDAVIT TO
CLEAR up misspelling
of name on
original
deed*

All that tract or parcel of land lying and being in Land Lot 35 of the 18th Land District, DeKalb County, Georgia, containing 9,191 square feet (0.211 acres) of land, more or less, and being more particularly described as follows:

COMMENCING at the most southeastern property pin on the West side of Mountain Park Trail, and the north side of Rockbridge Rd;

Thence North 02°49'58" East a distance of 370.37 feet to a point; at said point being the POINT OF BEGINNING.

Thence South 80°06'55" East a distance of 122.56 feet to a point;

Thence North 03°15'19" East a distance of 90.99 feet to a point;

Thence North 86°49'24" West a distance of 118.88 feet to a point;

Thence South 02°49'48" West a distance of 63.29 feet to a point; said point being the Point of Beginning.

Tax Parcel I.D.: Part of 18 035 01 022

PERSONALLY, APPEARED before me, the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia, Deborah S. Bailey, Attorney, who, after being duly sworn, depose(s) and upon oath states the following:

1.

That I am over 18 years of age, I am not laboring under any disabilities, and I make this affidavit based upon my personal knowledge.

2.

I am an attorney at law, duly licensed to practice in the State of Georgia and I practice with the law firm of Bailey Helms Legal LLC.

3.

That on or about August 16, 2018, I conducted a real estate closing transaction for the purchase and sale of a tract or parcel of land located on Mountain Park Trail, Stone Mountain Georgia, (the "Property").

4.

That in connection with the said closing, I prepared or caused to be prepared that certain Limited Warranty Deed from Carol June Fulford, Individually and as Executrix of the Estate of Jerry Townsend Fulford, Late of the State of Georgia and the County of Walton, deceased, dated August 16, 2018, filed and recorded August 17, 2018, recorded in **Deed Book 27092, Page 769**, DeKalb County, Georgia records (the "Limited Warranty Deed").

5.

The Limited Warranty Deed contains scrivener's errors in that Grantee's name.

6.

Grantee's correct name is as follows: CHINAGOZI SARAH UGWU

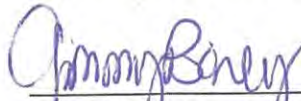
7.

The purpose of this affidavit is to reflect in the records of DeKalb County, Georgia, the correct spelling of Grantee's name of the said Limited Warranty Deed.

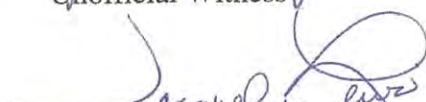
This Affidavit is being recorded to place all parties on notice of the above-mentioned Deeds pursuant to O.C.G.A. § 44-2-20, and may be relied upon by purchasers, sellers, lenders, attorneys and title insurance companies.

IN WITNESS WHEREOF, the undersigned has set her hand and seal this 31st day of December, 2018.

Signed, sealed and delivered in the presence of:




Unofficial Witness



Notary Public





Deborah S. Bailey
GA Bar No. 031807

2018142115 DEED BOOK 27092 Pg 769



Real Estate Transfer Tax \$6.50

Filed and Recorded:
8/17/2018 11:55:15 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Return Recorded Document To:
Bailey Helms Legal LLC
300 Colonial Center Parkway
Suite 100
Roswell, GA 30076
BHL064218|Ugwu

LIMITED WARRANTY DEED

TRACT 1

STATE OF GEORGIA
COUNTY OF FULTON

THIS INDENTURE, made the 16th day of August, 2018, between **Carol June Fulford, Individually and as Executrix of the Estate of Jerry Townsend Fulford, late of the State of Georgia and the County of Walton, deceased**, party of the first part, hereinafter called Grantor, and **Chinagozi Sarah Ugwu**, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 35 of the 18th Land District, DeKalb County, Georgia, containing 9,191 square feet (0.211 acres) of land, more or less, and being more particularly described as follows:

COMMENCING at the most southeastern property pin on the West side of Mountain Park Trail, and the north side of Rockbridge Rd;

Thence North 02°49'58" East a distance of 370.37 feet to a point; at said point being the **POINT OF BEGINNING**.

Thence South 80°06'55" East a distance of 122.56 feet to a point;

misspelled
↓
Affidavit
corrects
this

DEED BOOK 27092 Pg 770
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Thence North 03°15'19" East a distance of 90.99 feet to a point;

Thence North 86°49'24" West a distance of 118.88 feet to a point;

Thence South 02°49'48" West a distance of 63.29 feet to a point; said point being the Point of Beginning.

Tax Parcel I.D.: Part of 18 035 01 022

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Unofficial Witness

Carol June Fulford, EX (SEAL)
Carol June Fulford, Individually and as
Executrix aforesaid

[Signature]
Notary Public



TRACT 2

Establishes TRACT 2

Return Recorded Document To:
Bailey Helms Legal LLC
Attn: Deborah S. Bailey, Esq.
300 Colonial Center Parkway
Suite 100
Roswell, GA 30076
Deed Preparation Only –
No Title Examination

LIMITED WARRANTY DEED

STATE OF MARYLAND

COUNTY OF PRINCE GEORGES

THIS INDENTURE, made the 08 day of May, 2019, between CHINAGOZI UGWU, party of the first part, hereinafter called Grantor, and CHINAGOZI SARAH UGWU aka CHINAGOZI UGWU, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

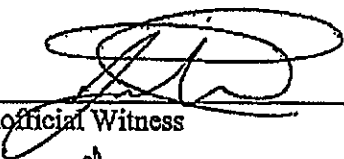
See Exhibit "A" attached hereto and made a part hereof

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, in **FEE SIMPLE**.

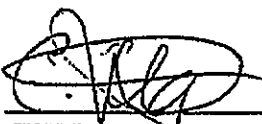
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

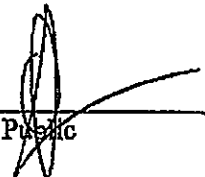
Signed, sealed and delivered in the presence of:



Unofficial Witness



CHINAGOZI UGWU (SEAL)



Notary Public


State of: Maryland
County of: Prince George's
The foregoing document was acknowledged
before me 2 day of May, 2019

Olwafemi Ijia, Notary Public
My Commission Expires: June 8, 2020

Exhibit "A"
Legal Description

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT AN IRON PIPE CORNER WHERE THE NORTH SIDE OF THE ROCKBRIDGE ROAD INTERSECTS THE WEST LINE OF SAID LAND LOT 35 AND RUNNING THENCE EAST ALONG THE NORTH SIDE OF SAID ROCKBRIDGE ROAD TWO HUNDRED EIGHTY THREE (283) FEET TO A CORNER THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID LAND LOT TWENTY THREE HUNDRED FEET (2300) MORE OR LESS TO THE NORTH LINE OF SAID LAND LOT, THENCE WEST ALONG THE NORTH LINE OF SAID LAND LOT TWO HUNDRED EIGHTY THREE FEET (283) TO THE NORTHWEST CORNER OF SAID LAND LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND LOT TWENTY THREE HUNDRED THIRTY FIVE (2335) FEET TO THE POINT OF BEGINNING AND CONTAINING 15 ACRES, MORE OR LESS, ACCORDING TO SURVEY MADE BY M.F. MABLE, FEBRUARY 1918.

LESS AND EXCEPT ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 35 of the 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE NORTHWEST CORNER OF LAND LOT 35 AND RUNNING SOUTH 0 DEGREES 53 FEET EAST ALONG THE WEST LINE OF LAND LOT 35 AND THE EAST LINE OF PROPERTY NOW OR FORMERLY BELONGING TO WALTER P. MCCURDY AND J.A MCCURDY, JR. 1974, 81 FEET TO A POINT ON THE NORTH LINE OF PROPERTY RETAINED BY GRANTOR HEREIN: RUNNING THENCE NORTH 76 DEGREEES 4 MINUTES 30 SECONDS EAST ALONG THE NORTHWEST LINE OF PROPERTY RETAINED BY GRANTOR 283.51 FEET TO A POINT; RUNNING THENCE NORTH 0 DEGREES 44 MINUTES WEST ALONG THE REAR LINES OF LOTS FRONTING ON MOUNTAIN PARK TRAIL 1906.30 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 35 RUNNING THENCE NORTH 89 DEGREEES 57 MINUTES 40 SECONDS WEST 281.32 FEET TO THE POINT OF BEGINNING, BEING 12.41 ACRES ACCORDING TO A PLAT BY ALVIN E VAUGHN AND ASSOCIATES DATED JULY 10.1972

This being the same property conveyed to Jerry Ray Robinson, Sr, by Deed recorded July 20, 1995 In Book 8623, Page 524, DeKalb County, Georgia Records.

TAX PARCEL ID 18 035 01 001



2017120842 DEED BOOK
Real Estate Transfer Tax \$150.00

26421 Pg 150
Filed and Recorded:
8/8/2017 11:41:35 AM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Record and Return to:
Lueder, Larkin & Hunter, LLC
4500 Hugh Howell Road, Suite 350
Tucker, GA 30084
File No.: GA-TK-17-0899-PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF DEKALB

THIS INDENTURE, made this 3rd day of August, 2017, between

EDWARD CULPEPPER

as party or parties of the first part, hereinafter called Grantor, and

CHINAGOZI UGWU

TRACT 3

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 35 of the 18th District, DeKalb County, Georgia being Lot 1, Block A, of Mountain Trail Subdivision, as per plat recorded in Plat Book 37, Page 90, DeKalb County Records, which plat is incorporated herein by reference and made a part of this description.

Parcel ID: 18-035-01-022

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

DEED BOOK 26421 Pg 151
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered
In the presence of:

GRANTOR:

A. Solomon
Unofficial Witness

Edward Culpopper (SEAL)
Edward Culpopper

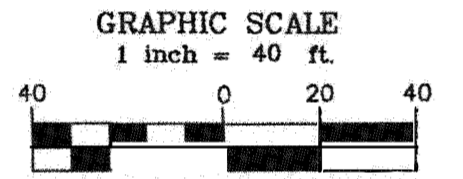
[Signature]
Notary Public
My Commission Expires: 7-27-19
[Notary Seal]



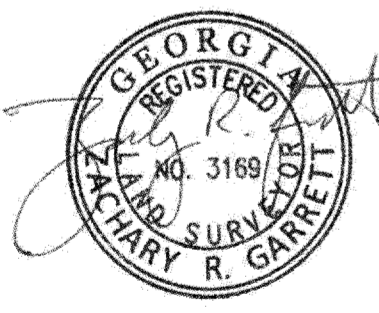
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

RECORD NORTH (PLAT REF.)

RECORDING INFORMATION GOES HERE
BY GA PLAT ACT 15-6-67
RESERVED FOR COURT CLERK USE



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	111.66	216.16	S28°28'06"W	110.42
C2	119.66	180.50	S21°50'27"W	117.48
C3	167.93	2715.32	S83°24'43"W	167.90



SURVEYORS CERTIFICATION (I):
As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Zachary R. Garrett 1/27/2020
ZACHARY R. GARRETT
GEORGIA REGISTERED LAND SURVEYOR #3169 DATE

GARRETT LAND SURVEYING, LLC
604 WARREN WAY
WINDER, GA 30680
770-883-2609
garrettlandsurvey@gmail.com

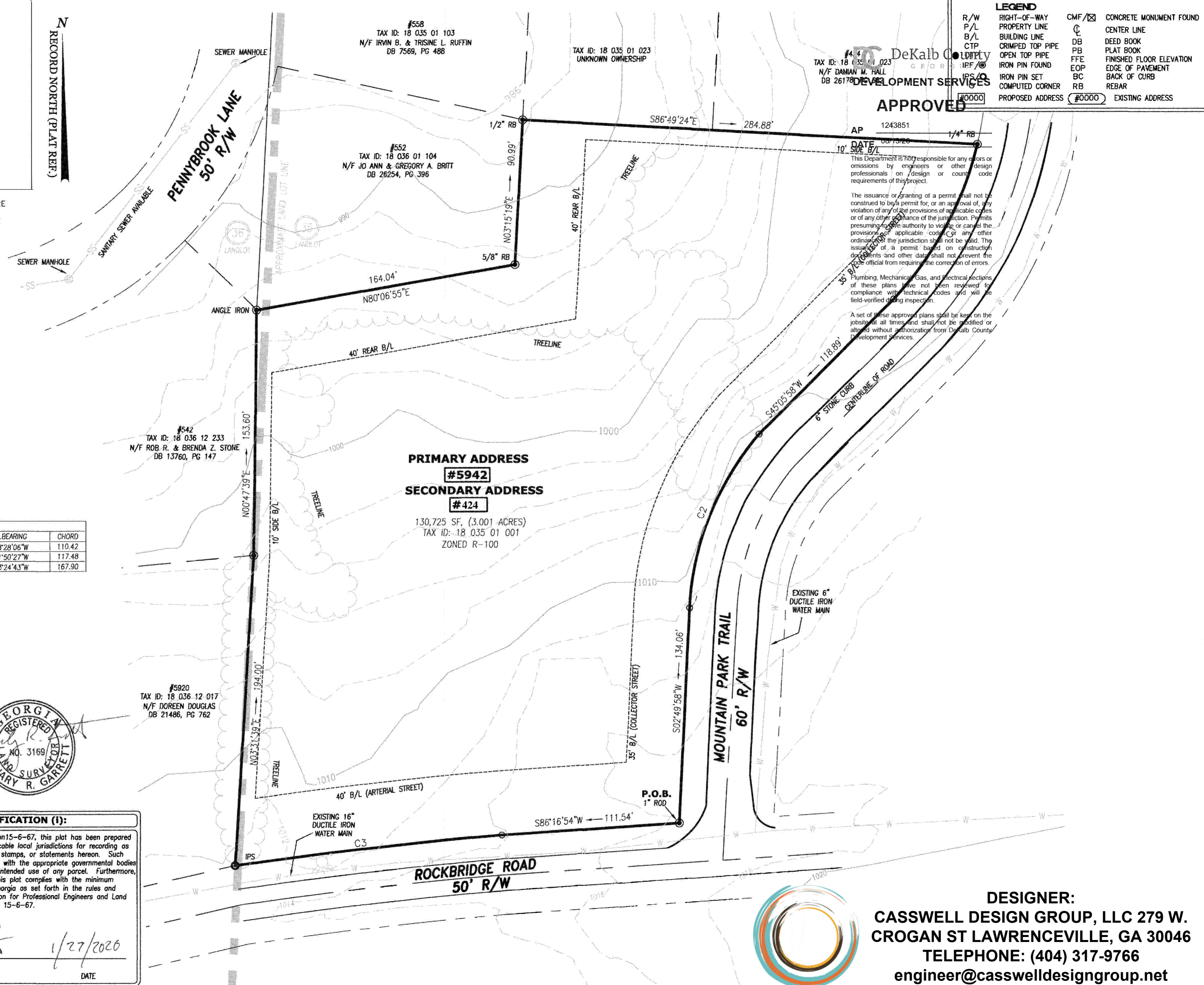
STATE: GEORGIA
COUNTY: DEKALB LANDLOT: 35
CITY: N/A TAX ID: AS SHOWN
LAND DISTRICT: 18 DRAFTED BY: ZRG
SURVEY PERFORMED: 10/24/2017

REVISION INDEX:
02/21/2019: Addressed county comments: 1) Added AP#
2) Corrected all misspellings of clients name.

COMBINATION PLAT FOR:
Ugwu Chinagozi Sarah

DESIGNER:
CASSWELL DESIGN GROUP, LLC 279 W. CROGAN ST LAWRENCEVILLE, GA 30046
TELEPHONE: (404) 317-9766
engineer@casswelldesigngroup.net

SHEET#
4 of 4



LEGEND

R/W	RIGHT-OF-WAY	CMF/☒	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	⊙	CENTER LINE
B/L	BUILDING LINE	⊠	DEED BOOK
CTP	CRIMPED TOP PIPE	DB	DEED BOOK
OTTP	OPEN TOP PIPE	PB	PLAT BOOK
IPF	IRON PIN FOUND	FFE	FINISHED FLOOR ELEVATION
IPSET	IRON PIN SET	EOP	EDGE OF PAVEMENT
CC	COMPUTED CORNER	BC	BACK OF CURB
PA	PROPOSED ADDRESS	RB	REBAR
EA	EXISTING ADDRESS		

APPROVED

DATE: 06/13/20
SIDE B/L

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Code official from requiring the correction of errors.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.

AP 1243851
DATE: 06/13/20
SIDE B/L

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VICINITY MAP

ACCORDING TO FEMA MAP NO. 13089C0092I, THIS SITE IS NOT LOCATED IN A FLOOD PLAIN. SEE FIRM THIS SHEET.

SITE ANALYSIS

LOCAL JURISDICTION	DEKALB COUNTY
ZONING DISTRICT	R-100
BUILDING SETBACK FRONT	50'
BUILDING SETBACK REAR	40'
BUILDING SETBACK SIDE	10'
LOT COVERAGE	32%
MAXIMUM COVERAGE PER CODE	35%
TOTAL SITE AREA	3.001 ACRES

DESIGNER

CASSWELL DESIGN GROUP LLC
279 W. CROGAN ST., LAWRENCEVILLE, GA. 30046
[404] 317-9766 casswelldesigngroup.net

SHEET TITLE

SLUP CONCEPTUAL SITE PLAN

PROJECT

STONE MOUNTAIN SKILLS DEVELOPMENT & WORSHIP CENTER
SEEDLI
THE NONPROFIT ORGANIZATION SKILLS EMPOWERMENT EDUCATION AND LEADERSHIP INSTITUTE, INC.
5942 Rockbridge Rd Stone Mountain, GA 30087

FOR

Okey Ugwu
5942 Rockbridge Rd
Stone Mountain, GA

SHEET NUMBER

C101

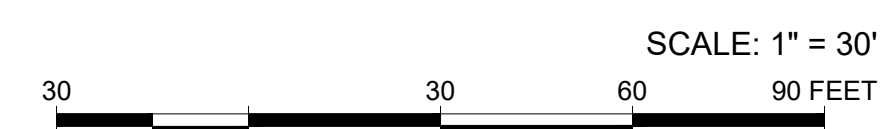
PROJECT NUMBER

160613

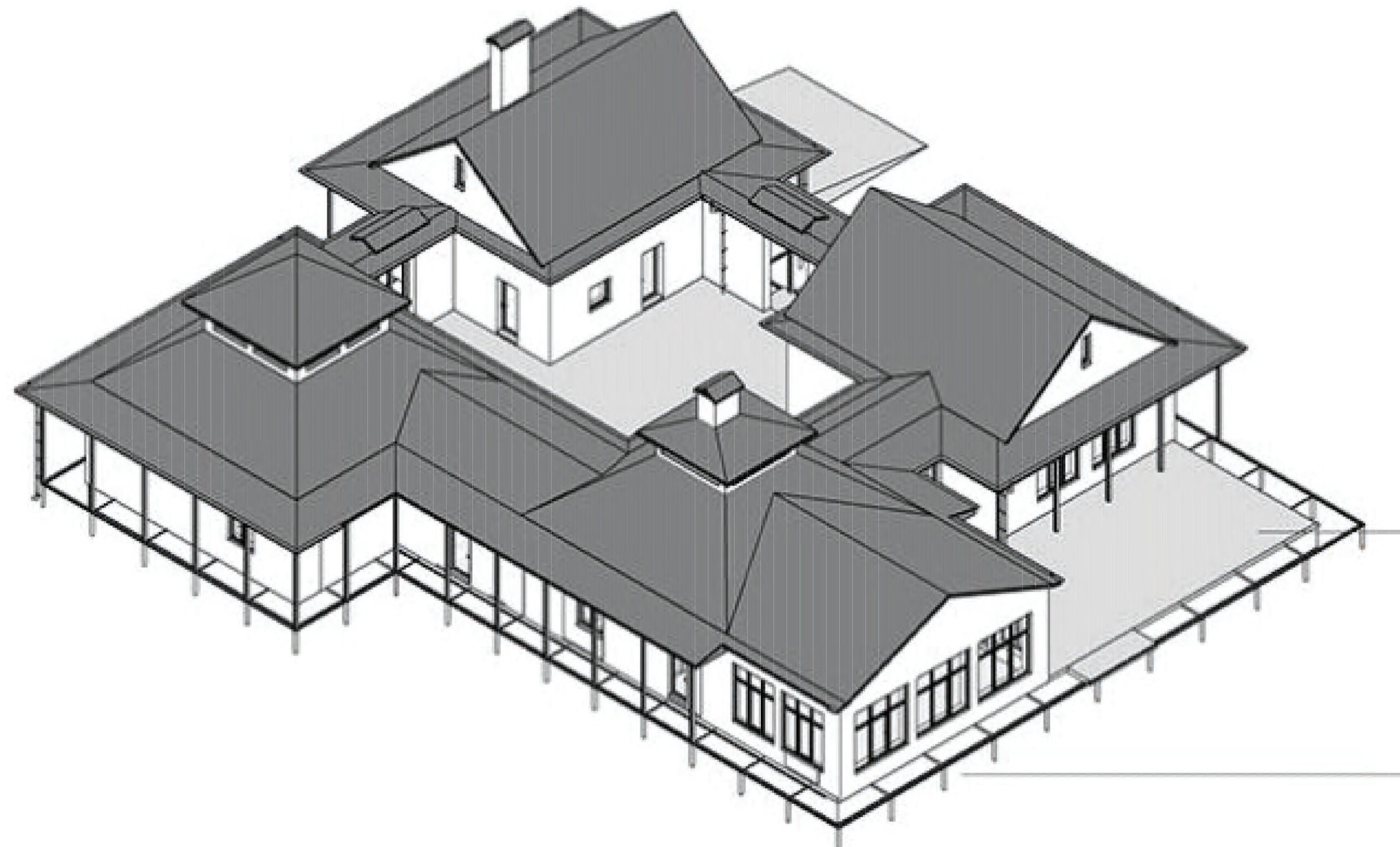
DATE

September 09, 2020

REVISIONS



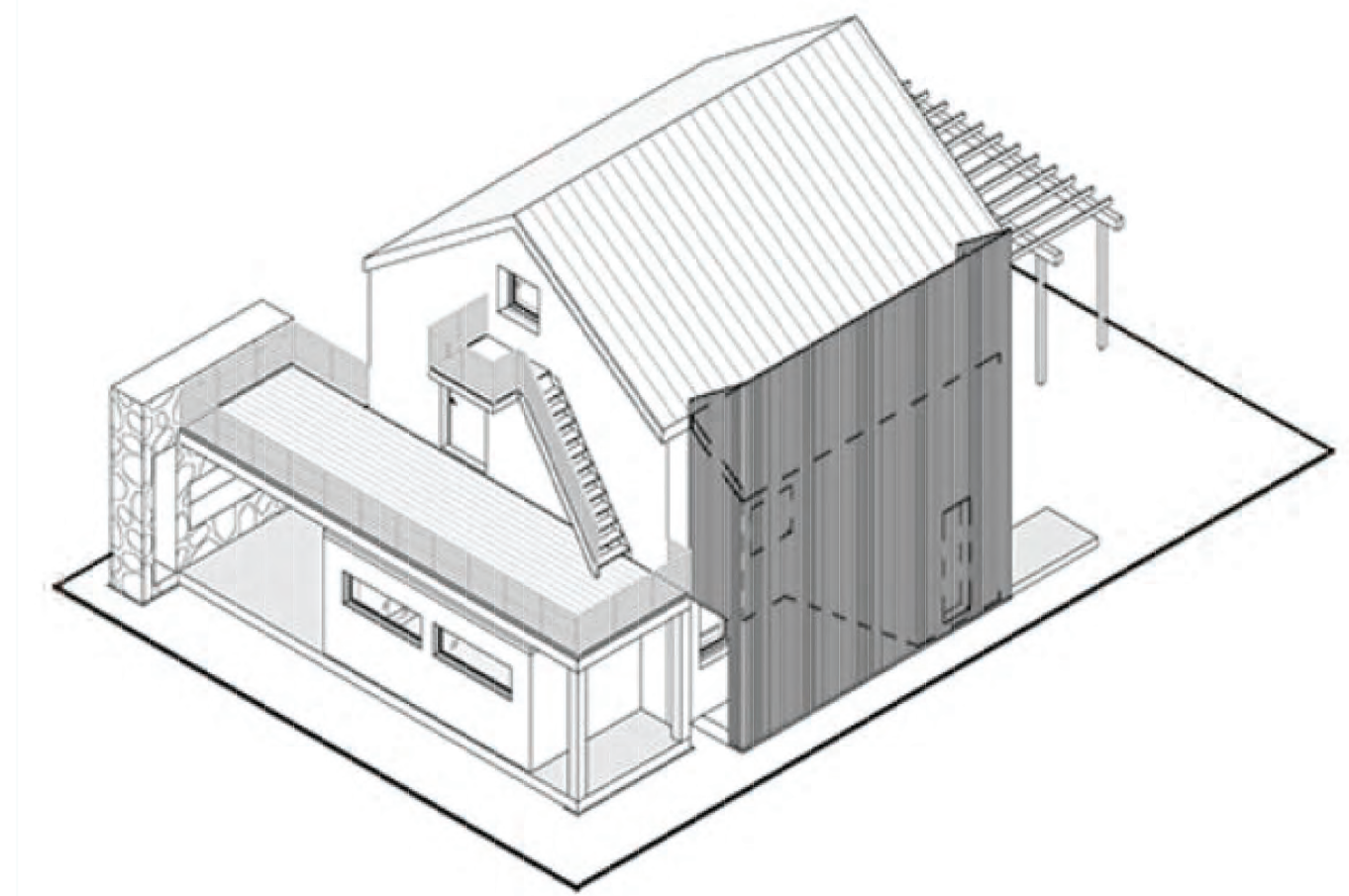
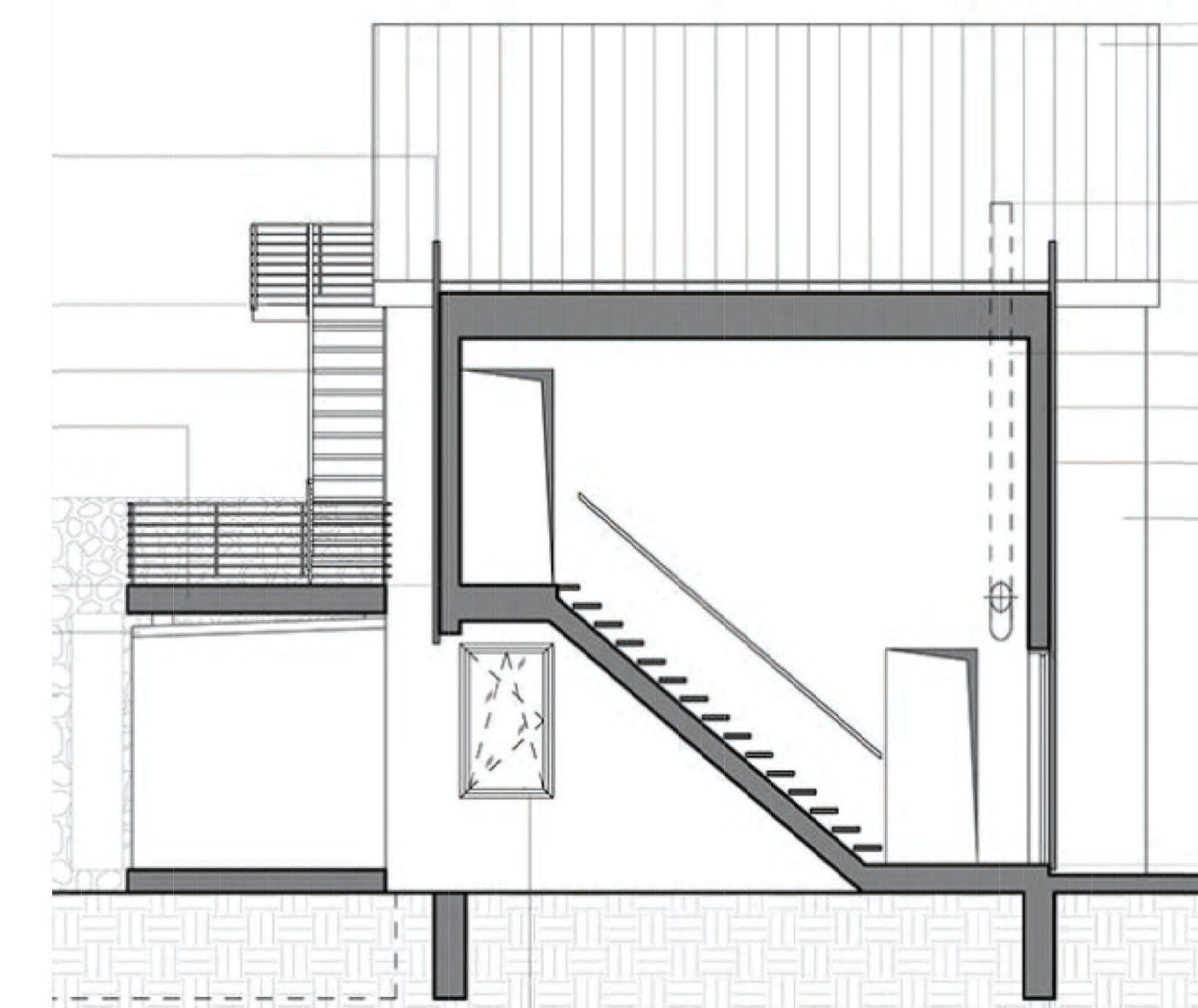
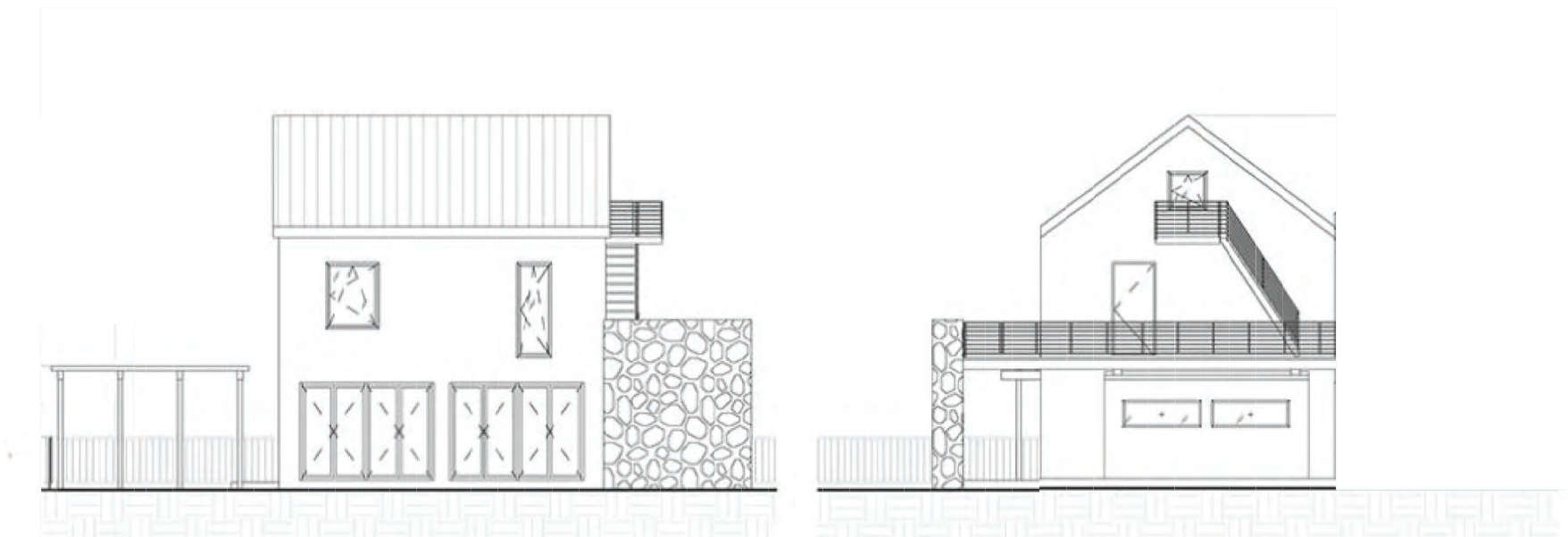
MAIN WORSHIP BUILDING



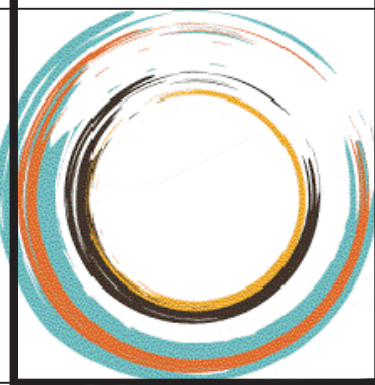
YOUTH MINISTRY BUILDING



GUEST HOUSE



DESIGNER
CASSWELL DESIGN GROUP LLC
 279 W. CROGAN ST., LAWRENCEVILLE, GA. 30046
 [404] 317-9766 casswelldesigngroup.net



SHEET TITLE
SLUP CONCEPTUAL BUILDING ELEVATION PLAN
 PROJECT
 STONE MOUNTAIN SKILLS DEVELOPMENT &
 YOUTH CENTER (SEED) PROGRAM
 FOR
Okey Ugwu
 5902 Rockbridge Rd
 Stone Mountain, GA
 5942 Rockbridge Rd Stone Mountain, GA 30087

SHEET NUMBER
A601

PROJECT NUMBER
160613

DATE
 September 09, 2020

REVISIONS

New Application for Casswell Design Group*

Application Status

You have successfully submitted a(n) Special Land Use Permit application. County staff will review the information and documents submitted to generate applicable fees. You will have to pay all applicable fees before your application will be fully processed.

Plan Type: Special Land Use Permit
Plan Number: 1244249
Site Location: 5942 ROCKBRIDGE RD STONE MOUNTAIN GA 30087-
Primary Applicant: Casswell Design Group*
Issue Date:
Fees:
Declared Value:
Legal Occupany:
Description of Work: The proposed use is to operate a place of worship. We want to build a Stone Mountain Skills Development and Worship Center on the property. The property is zoned R-100.
Milestone: Pre Screen

Application Checkstatus

Item Description	Status
All reviews must be completed	Pending
- PRE SCREEN PASSED	No result code