



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: January 5, 2021  
Board of Commissioners Hearing Date: January 28, 2021**

**STAFF ANALYSIS**

**Case No.:** SLUP-21-1244393 **Agenda #:** N8

**Location/Address:** The property is located on the northeast side of Briarcliff Road and Shallowford Road, at 2345 Shallowford Road. **Commission District:** 02 **Super District:** 06

**Parcel ID:** 18-233-07-002

**Request:** To request a Special Land Use Permit (SLUP) to rebuild and expand a Place of Worship in the R-100 (Single-family Residential) District.

**Property Owner/Agent:** The Church in Atlanta Inc.

**Applicant/Agent:** Dennis Webb, Jr.

**Acreage:** 8.08 acres

**Existing Land Use:** Place of Worship

**Surrounding Properties/ Adjacent Zoning:** North: R-100 (Residential Medium Lot-100); Single Detached homes. East: R-100 (Residential Medium Lot-100); Single Detached homes. South: R-100 (Residential Medium Lot-100); Single Detached homes West: R-100 (Residential Medium Lot-100); Single Detached homes.

**Comprehensive Plan:** Institutional (INS)  Consistent  Inconsistent

<b>Proposed Building Sq. Footage:</b> N/A	<b>Existing Building Sq. Footage:</b> N/A
<b>Proposed Lot Coverage:</b> <80%	<b>Existing Lot Coverage:</b> <80%

## **SUBJECT PROPERTIES AND ZONING HISTORY**

The property is located on the northeast side of Briarcliff Road and Shallowford Road, at 2345 Shallowford Road in Atlanta, Georgia. The site contains approximately 8.08 acres with approximately of 661 feet of street frontage along Shallowford Road, and approximately 428 feet along Briarcliff Road. The subject property is surrounded R-100 zoned properties to the north, east, south, and west. Directly north and south of the subject property are a places of worship. To the east and west are detached single family homes.

The subject property is currently zoned R-100 (Residential Medium Lot-100) District with a future land use designation of Institutional (INS). The property appears to have been zoned R-100 (Residential Medium Lot-100) since adoption of the first zoning ordinance and map in 1956.

## **PROJECT ANALYSIS**

Based on the submitted materials, the applicant is seeking to obtain a Special Land Use Permit to allow for the redevelopment and expansion of an existing place of worship. Per Chapter 27- Article 4.1.3 of the DeKalb County zoning ordinance, all places of worship located with the R-100 zoning district requires approval of a Special Land Use permit. The existing place of worship was constructed in 1977 and was never granted approval of a Special Land Use permit.

Per the letter of intent, on June 21, 2020 a vandal started a fire that damaged a portion of the building which caused extensive smoke and water damage. The fire was limited to the rear of the building, damaging part of the structure and leaving a large hole in the roof. Due to the nature of the damage, the church cannot operate.

Based on the submitted site plan, the proposed improvements will include approximately 1,835 square foot expansion to the first floor of the building along with an 11,450 square foot second floor, and additional 71 parking spaces.

## **IMPACT ANALYSIS**

**Section 27-7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.**

**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:**

The Subject Property is approximately 8.088 acres, which is adequate land area for the proposed use and the proposed building expansion, including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the R-100 district in which the use is proposed to be located. The fact that the Subject Property has contained a church use for the past 43 years points to the appropriateness of the site.

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

The church use is appropriate given the surrounding land uses.

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

The subject property is currently served by water and sewer and access to other public services and facilities.

**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:**

The surrounding roadways are adequate to handle the amount of traffic coming from the Church, particularly given that the roads have accommodated the Church's traffic for over 43 years.

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

The subject property is located directly on Briarcliff Road and Shallowford Road with existing curb cuts on each. The Church will continue to utilize the existing curb cuts which adequately serve the property. Therefore current use will no adversely affect the character of the vehicles or the volume of traffic.

**F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:**

The proposed redevelopment will have adequate ingress and egress to the subject site.

**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:**

The proposed redevelopment should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

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

The hours of operation should not create adverse impacts upon adjoining land uses.

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

The proposed use will not create adverse impact on the adjoining land use by reason of manner of use.

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

Proposed use is a permitted use within the R-100 zoning District with a Special Land Use Permit (SLUP).

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

The site is located within an Institutional Character Area designated by the DeKalb County 2035 Comprehensive Plan which designate specific areas that provide institutional services that consist of large areas used for religious, civic, educational and governmental purposes.

**L. Whether or not the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

A 50-foot transitional buffer is required adjacent to residentially zoned property to the south.

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

Adequate refuse areas will be provided.

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

The proposed use is a permanent use and should not be limited to any length of time on the subject site.

**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.**

The proposed SLUP is compatible in size and massing to adjacent and nearby buildings in the area.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed SLUP will not 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.**

The proposed SLUP complies with all of the supplemental regulations per Sec.27- 4.2.42 of the *DeKalb County Zoning Code*.

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

The proposed SLUP request does not create a negative shadow impact on any adjoining lot or building.

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

The proposed use would be consistent with the needs of the neighborhood or the community.

## **COMPLIANCE WITH DISTRICT STANDARDS**

The site zoned R-100 District must comply with minimum development standards per Article 2 – Table 2.2 Residential Zoning Districts Dimensional Requirements of the DeKalb County Zoning Ordinance.

<b>STANDARD</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
LOT WIDTH (C-1)	MINIMUM OF 100 FEET ON A PUBLIC STREET FRONTAGE	661 feet of street frontage along Shallowford Road, and approximately 428 feet along Briarcliff Road	YES
LOT AREA (C-1)	15,000 SQUARE FEET	8.08 acres	YES
LOT COVERAGE	Max. 35%	unclear	May need a variance
FRONT BUILDING SETBACK	30 FEET	>30 Feet	YES
FRONT BUILDING SETBACK ON ARTERIALS	35 FEET	>35 Feet	YES
TRANSITIONAL BUFFER Table 5.2(a)	50 feet adjacent to Residential Districts	>50 feet	Yes
HEIGHT	2 stories/35 Feet	2-Story	YES
PARKING Article 6	Max: one space per 20 square feet of assembly area Min: one space per 40 square feet of assembly area	211 parking spaces	YES

### **STAFF RECOMMENDATION:**

The site is located within an Institutional Character Area designated by the DeKalb County 2035 Comprehensive Plan which designate specific areas that provide institutional services that consist of large areas used for religious, civic, educational and governmental purposes. The proposed expansion and redevelopment will not create an adverse impact on the adjoining land uses. Therefore, it is the recommendation of the Planning and Sustainability Department that the Special Land Use Permit (SLUP) for the expanded place of worship on the subject site be APPROVED subject to the following conditions.

1. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
2. That the proposed expansion and redevelopment shall be submitted in substantial conformance with the submitted site plan, dated October 28, 2020.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map and Land Use Map
5. Aerial Photograph/Site Photographs

Zoning comments: 12/14/2020

N1. Constitution Road is classified as a minor arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontages at permitting. You may want to check whether this goes against the planning efforts in the DeKalb County SDAT Report Plan to limit trucks on Bouldercrest Road.

N2. Mercer University Drive and Flowers Road are both classified as collector roads. . Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Coordination is required with GDOT Project PI No. 0015646. Dedicate necessary right of way and easements needed for bridge construction.

N3. Rock Chapel Road is classified as a major arterial and state route. GDOT review and permits required, including updated traffic signal permit, prior to receiving permit. Requesting a traffic study to include all phases with proposed land uses. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N4. No comments

N5 & N6. Flat Shoals Pkwy is classified as a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Dedicate right of way to match surrounding parcels. Flakes Mill Road is classified as a minor arterial. . A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting. Limit access points to one access point on each road by closing the access point nearest the intersection.

N7. No comments

N8. Briarcliff Road and Shallowford Road are both classified as minor arterials. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 40 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N9. Covington Hwy is classified at a major arterial and state route. GDOT review and permits required prior to receiving permit. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path) and street lighting along all property frontage at permitting.

N10. North Druid Hill is classified as a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required improvements. A right of way dedication of 50 feet from centerline or such that all public infrastructure is on right of way, whichever greater, is required. Requires a 6 foot sidewalk, a 10 foot planting strip, bike lanes (or multiuse path- preferred) and street lighting along all property frontage at permitting.





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](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [jreid@DEKALBCOUNTYGA.GOV](mailto:jreid@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-21-1244393

Parcel I.D. #: 18-233-07-002

Address: 2345 Shallowford Road

Atlanta, Georgia

WATER:

Size of existing water main: 8" DI, 24" DI, and 30" DI Water Main (~~adequate/inadequate~~)

S.D

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Shoal Creek Basin

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

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate

Sewage Capacity; \* (MGPD)

Current Flow: 21.77 (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.

CAPACITY RESTRICTED AREA

S.D

Signature: [Signature]



## 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. **The discharge from the stormwater management facility, from the development shall be connected to an existing storm sewer structure to prevent properties downstream from experiencing an increased volume of runoff after construction.**

- **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.



Board of Health

12/14/2020

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 Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks 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 Z-21-1244232 2020-1531/15-077-01-002  
1795 Constitution Road, Atlanta, GA 30316  
- Please review general comments.
- N.2 SLUP-21-1244383 202-1532/18-265-05-002, 18-265-05-003, 18-266-01-002, 18-266-01-003, 18-266-01-004, 18-266-01-005, 18-266-01-007, 18-266-02-002, 18-266-02-003, 18-266-02-0052930  
2930 Flowers Road South, Chamblee, GA 30341  
- Please review general comments.  
- Septic system installed on property 3000 Flowers Road on 09/24/1970.
- N.3 CZ-21-1244384 2020-1534/16-195-01-002,16-195-011-004,16-195-01-006,16-195-01-007  
1688 Rock Chapel Road; Lithonia, GA 30058  
- Please review general comments.  
- Septic indicated on several properties surrounding this location.
- N.4 SLUP-21-1244387 2020-1535/15-164-02-001  
4085 Glenwood Road, Decatur, GA 30032  
- Please review general comments.  
- Septic indicated on several properties; installed between 10-07-59 – July 2001.
- N.5 SLUP-21-1244388 2020-1536/15-061-03-012  
4845 Flat Shoals Parkway, Decatur, GA 30034  
- Please review general comments.  
- Septic indicated on several properties in surrounding area.
- N.6 SLUP-21-1244389 2020-1537/15-061-03-012  
4845 Flat Shoals Parkway, Decatur, GA 30034  
- Please review general comments.  
- Septic system indicated on several properties in surrounding area.
- N.7 Z-21-1244393 2020-1538/15-201-05-002  
1548 Line Street, Decatur, GA 30032  
- Please review general comments.  
- Septic indicated on surrounding property: 1799 Line Street on April 22, 1996.



**Board of Health**

- N.8 SLUP-21-1244393 2020-1539/18-233-07-002  
2345 Shallowford Road, Atlanta, GA 30345
  - Please review general comments.
  - Septic system indicated on surrounding properties.
  
- N.9 Z-21-1244398 2020-1541/15-162-04-007  
5021 Covington Highway, Decatur, GA 30035
  - Please review general comments.
  - Septic system installed 05/24/1967.
  
- N.10 SLUP-21-1244417 2020-1542/18-112-02-003  
3033 North Druid Hills Road, Atlanta, GA 30329
  - Please review general comments.
  - Septic system installed on surrounding property 3035 North Druid Hills Road in 04/14/1980.
  
- N.11 TA-21-1244279 2020-1543  
County-Wide (ALL DISTRICTS)
  
- N.12 TA-21-1244414 2020-1546  
County-Wide (ALL DISTRICTS)
  
- N.13 V-20-1244428 15-228-01-003, 15-228-01-005, 15-228-01-093, 15-288-01-094  
1014 Elder Lane, Stone Mountain, GA 30083



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-21-1244393 Parcel I.D. #: 18-233-07-002

Address: 2345  
Shallowford Rd  
Atlanta, GA

Birney Rd Adjacent Roadway (s): Major  
\_\_\_\_\_  
(classification) (classification)

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

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

Field and plans reviewed. Nothing found that would disrupt traffic flow.

Signature: [Signature]  
\_\_\_\_\_  
DAV-dal Ross

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:** The Church in Atlanta, Inc. c/o Dennis J. Webb, Jr. Smith, Gambrell, & Russell, LLP

Daytime Phone #: 404-815-3620 Fax #: 404-685-6903

Mailing Address: 1230 Peachtree Street, Suite 3100, Atlanta, GA 30309

E-mail: dwebb@sgrlaw.com

**OWNER NAME:** The Church in Atlanta, Inc. f/ka The Local Church in Atlanta, Inc. (c/o Jon Gallant) (If more than one owner, attach contact information for each owner)

Daytime Phone #: 678-932-8236 Fax #: \_\_\_\_\_

Mailing Address: 2345 Shallowford Road, Atlanta, GA 30345

E-mail: jon@dg.dev

**SUBJECT PROPERTY ADDRESS OR LOCATION:** 2345 Shallowford Road

DeKalb County, GA 30345

District(s): 18 Land Lot(s): 233, 232 Block(s): 07 Parcel(s): 002

Acreage or Square Feet: 8.088 Ac Commission District(s): 2, 6 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:** \_\_\_\_\_  
(Check One)

**Printed Name of Applicant:** Dennis J. Webb, Jr - Smith, Gambrell, & Russell, LLP

Notary Signature and Seal:

Sheila Johnson





**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: 10/21/2020

TO WHOM IT MAY CONCERN:

(I) (WE), The Church in Atlanta, Inc. f/k/a The Local Church in Atlanta, Inc.  
Name of Owner(s)

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

Dennis J. Webb, Jr. Smith, Gambrell, Russell, LLP  
Name of Applicant or Agent

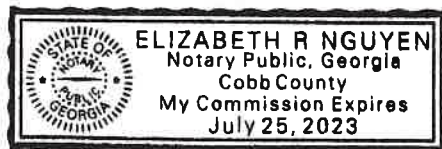
to file an application on (my) (our) behalf.

Elizabeth Nguyen Notary Public      Don Gallant Owner

\_\_\_\_\_  
Notary Public      Owner

\_\_\_\_\_  
Notary Public      Owner

\_\_\_\_\_  
Notary Public      Owner



**STATEMENT OF INTENT**

and

Other Material Required by the  
DeKalb County Zoning Ordinance  
for the

Special Land Use Permit Application

of

THE CHURCH IN ATLANTA, INC.

for

+8.088 acres of land located in  
Land Lots 232 and 233, 18<sup>th</sup> District  
2345 Shallowford Road

Submitted for Applicant by:

Dennis J. Webb, Jr.  
Kathryn M. Zickert  
J. Alexander Brock  
Smith, Gambrell & Russell, LLP  
Promenade Suite 3100  
1230 Peachtree Street, NE  
Atlanta, Georgia 30309  
(404) 815-3500

## I. INTRODUCTION

This Application seeks a Special Land Use Permit to allow an existing church that was damaged by fire to be rebuilt and expanded. The church, known as The Church in Atlanta (the “Church”<sup>1</sup>), is on a ±8.088 acre tract of land located in Land Lots 232 and 233, 18th District, DeKalb County, known as 2345 Shallowford Road (the “Subject Property”). The Subject Property contains a ±21,509 square foot (sf) structure, parking lots, and associated improvements. The building houses the congregation for the Church, a non-denominational Christian church. The Subject Property is zoned R-100 which allows a place of worship through a Special Land Use Permit (SLUP). The Applicant is unaware of any previous SLUP approvals for the Subject Property, however it has been actively used as a place of worship for at least 43 years.<sup>2</sup>

The Church constructed the building in 1977 and has continuously used it as its place of worship since that time. On June 21, 2020, however, a vandal started a fire that damaged a portion of the building and caused extensive smoke and water damage throughout. The fire was limited to the rear of the building, damaging that part of the structure and leaving a large hole in the roof that is now temporarily protected by a tarpaulin. The bigger issue, however, was water damage from the fire sprinklers and fire hoses, which affected most of the interior. Due to the extensive nature of the damage, the Church cannot use any part of the building and must renovate it entirely before reopening.

In addition to addressing the damage to the structure, the Church is taking this

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<sup>1</sup> The term “Church” will be used herein to describe both the organization and the building.

<sup>2</sup> The current church use began in 1977 and pre-dates the DeKalb County Zoning Ordinance’s SLUP requirement for such uses.

opportunity improve the building. The proposed improvements include a  $\pm 1,835$  sf expansion to the first floor of the building, the addition of an  $\pm 11,450$  sf second floor, and the addition of  $\pm 71$  parking spaces. These improvements necessitate the approval of a SLUP and the instant application.

In particular, the Applicant seeks to improve the functionality of the existing structure, largely gained through a proposed second floor.<sup>3</sup> The existing building does not have a formal second floor, but has a small, mezzanine-level room for the audio/visual equipment overlooking the main congregation area. All the other church functions are currently held on the main floor, including congregational areas, church offices and Sunday school classrooms. The addition of the second floor will allow the children's Sunday school classes to be moved upstairs along with an improved audio/visual room for the Sunday meetings. This will free up space on the first floor to be used as church offices, reading rooms, and/or small gathering rooms. The Church is also proposing a  $\pm 1,821$  sf addition to the first floor that will contain small study rooms, a bookroom, and a service office. Finally, the Church will be upgrading the exterior architecture to make it more aesthetically pleasing, as well as adding unlit sports amenities in the rear of the property. It is important to note that the proposed improvements do not include expanding the main assembly area, which does not contain fixed seating.

In addition to the building improvements, the Church seeks to expand its parking which does not meet its current needs or the minimum required by DeKalb County Code. The Church currently holds three regular, weekly meetings at the building: a Sunday morning congregational gathering, a Sunday evening ministry message, and a prayer night on Wednesdays. The Sunday

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<sup>3</sup> The proposed  $\pm 11,450$  sf second floor is not an entire floor, but less than half of the first floor footprint.

morning gathering has the largest attendance with around 300 congregants, while attendance at the other meetings is closer to 50 to 100 people. The Church also hosts a regional conference once a year. Currently, the Church is under parked with 140 parking spaces located on either side of the building.<sup>4</sup> This is insufficient to accommodate the vehicles for the Sunday morning gatherings and often leads to parishioners parking in the grassed area along Shallowford Road. To alleviate the parking situation, the Applicant is proposing the addition of 71 parking spaces in the grassed area where congregants currently park, which will also bring the Church into compliance with the DeKalb County Code's parking requirements.

These improvements will be a welcome addition to the Church, which has been a long-standing member of the community. Throughout its 43 years of existence on the Subject Property, the Church has co-existed in harmony with the surrounding neighborhood. The Subject Property is located in a predominantly residential area, but directly abuts no housing. Other places of worship are nearby, as well as a park. To the north is the Shallowford Presbyterian Church, zoned R-100; to the east is Mary Scott Park, owned by DeKalb County and zoned R-100; to the south is the right-of-way of Briarcliff Road; and to the west is the right-of-way of Shallowford Road. Further out are more R-100 districts, including single family residential lots in the Flair Forest subdivision to the north of Shallowford Presbyterian Church; to the east, beyond Mary Scott Park, is the Brookdale Park single family subdivision; to the south, across Briarcliff Road, is the Globe Academy school (formerly the Briarcliff Methodist Church); and to the west, across Shallowford Road, are single family residences within the Eco Hills subdivision.

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<sup>4</sup>DeKalb County Code of Ordinances § 6.1.4 requires one (1) space for each forty (40) square feet of floor space in the largest assembly room, which equates to 209 parking spaces.

Importantly, the Applicant is not pursuing the instant SLUP to fit a new use onto the property, but rather to continue a use that has existed within the community for decades. The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant's constitutional rights, and a written justification for the proposed SLUP as required by the DeKalb County Code of Ordinances ("Zoning Code"), §§ 27-7.4.6 and 27-4.2.42.

## **II. CRITERIA TO BE APPLIED TO SPECIAL LAND USE PERMITS**

- 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.**

The Subject Property is ±8.088 acres, which is more than adequate land area for the proposed use and the proposed building expansion, including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the R-100 district in which the use is proposed to be located. The fact that the Subject Property has contained a church use for the past 43 years points to the appropriateness of the site.

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

The church use is appropriate given the surrounding land uses. As noted above, the Church abuts no residentially-used property. Further, and although there are some neighborhoods in general proximity, residential areas are typically interspersed with certain civic and institutional uses such as schools, parks and churches. Indeed, churches are an integral part of residential communities and are often found in proximity to single family residential. For that reason, DeKalb County allows church uses in almost all residential zoning districts with a

SLUP.<sup>5</sup>

**C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The Subject Property is currently served by water and sewer and access to other public services and facilities. It is anticipated that there will be adequate service for the proposed expansion.

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**

According to the ITE Trip Generation Manual, the ±13,271 sf church expansion<sup>6</sup> (ITE category 560, Church) will generate a net increase of 11.55 trips during the weekday A.M. peak hour, 12.47 trips during the weekday P.M. peak hour, 120.90 trips on a weekday, and 486.12 trips on a Sunday. The surrounding roadways are adequate to handle the amount of traffic coming from the Church, particularly given that the roads have accommodated the Church's traffic for over 43 years. Moreover, while the proposed expansion is adding more area to the Church building, it is not expected to increase the number of congregants coming to the Church. In reality, the proposed expansion may not cause any additional vehicular trips beyond the current situation.

Regardless, Briarcliff Road and Shallowford Road are classified as a minor arterials per the DeKalb County Recommended Functional Classification Map, which indicates that these roadways are intended to accommodate large amounts of vehicular traffic. Consequently, if

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<sup>5</sup> Only the Mobile Home Park (MHP) district does not allow a place of worship use.

<sup>6</sup> The trips from the existing church are already carried by the surrounding roadways and therefore only the net increase of the expansion is analyzed.

additional trips are generated by the proposed expansion, they will have little to no noticeable impact on the adjacent roadways.

Moreover, the peak traffic is on Sunday mornings during the Church's main service and significantly less throughout the week. Sunday mornings are not typically times of heavy traffic volumes for roadways and consequently when the Church will have its largest traffic impact, the adjacent roadways will have significantly lower volumes.

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

The Subject Property is located directly on Briarcliff Road and Shallowford Road with existing curb cuts on each. The Church will continue to utilize the existing curb cuts which adequately serve the property. Also, as stated in the paragraphs above, the proposed expansion is not anticipated to generate much, if any, any additional traffic and the adjacent arterial roadways have sufficiently accommodated vehicular traffic from the existing church for over four decades.

**F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**

The Subject Property is served by two curb cuts which will remain after the renovation of the site. These same curb cuts adequately serve the existing Church and a significant increase, if any, in vehicles and pedestrians entering/exiting the site is not anticipated. Therefore, there will be adequacy of ingress and egress to the Subject Property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire, or other emergency.

**G. Whether or not the proposed use will create adverse impacts upon any**



**adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**

No. As stated in previous paragraphs, the Subject Property is bordered by a similar church use to the north, a park to the east, and right-of way on the remaining two sides. The Church holds its services inside and generates little to no noise, smoke, odor, dust, or vibrations. Further, the Applicant does not anticipate any significant change in conditions after the proposed renovations.

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

No. The proposed hours of operation for the Church are compatible and complementary to with the surrounding uses. Additionally, the Church is not contemplating any change in its hours of operation after the grant of the SLUP.

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

No. As noted in the paragraphs above, the existing Church has been in operation for over 43 years and has existed in harmony with the surrounding neighborhood.

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

Yes. The Subject Property is zoned R-100 and a place of worship is allowed in that district subject to the grant of a SLUP. The proposed building expansion will be compliant with the R-100 building setbacks and height requirements. However, the Applicant anticipates the need for a variance to increase the lot coverage beyond the 35% maximum allowed by R-100 to 38.7%.

**K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan.**

The Subject Property is designated as “Institutional” (INS) by the County’s Comprehensive Land Use Plan (“Comp Plan”). The intent of the INS character area is to designate specific areas to provide institutional services. The Comp Plan expressly notes churches and religious institutions as one of the primary uses in the INS character area. Accordingly, the proposed use is fully allowed within this character area, and promotes the following specific goals and strategies of the County’s Land Use Plan.

- Compatibility—Ensure that institutional land is compatible with adjacent uses.
- Buffer—Use landscaping and other buffering to separate developments from surrounding uses.
- Aesthetics—Create and implement performance and aesthetic standards to protect adjacent properties.

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

Yes. The proposed improvements will adhere to the site dimensional and landscaping requirements prescribed by the DeKalb County Code of Ordinances for the R-100 district.

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

Yes. The refuse and service areas will remain in the same configuration as currently exist onsite.

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

No. The proposed use is a permanent use and a time limitation is neither necessary nor

appropriate.

- O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.**

Yes. The existing structure is of adequate size for the proposed use and is consistent with the size and scale of other surrounding churches.

- P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.**

No. The existing building is not historic and the proposed improvements will not 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.**

Yes. The church meets the supplemental requirements of Zoning Code § 27-4.2.42. Specifically, it will meet the following:

- (a) The Church building not be located within 50 feet of a residentially zoned property; also, the building will be more than 20 feet from the side non-residential uses and more than 30 feet from the rear non-residential use.
- (b) The required setback from any street right-of-way shall be the front-yard setback for the R-100 district (40' setback).
- (c) The parking areas and driveways for any such uses shall be located at least twenty (20) feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area. A portion of the proposed drive will be within 20-feet of the right-of-way of Shallowford Road, however all other parking areas, including all parking spaces, will be more than 20 feet from the

property lines. The Applicant is anticipating a variance to this requirement.

- (d) The Church is located on a lot greater than 3 acres ( $\pm 8.088$  ac) and has a frontage of more than 100 feet (205.68 feet on Briarcliff Road and 315.10 feet on Shallowford Road).
- (e) Both Briarcliff Road and Shallowford Road are classified as minor arterials per the DeKalb County Recommended Functional Classification Map.
- (f) There are no other buildings or structures operated by the Church on the property that are not a place of worship.

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

There will be no negative shadow impact on any adjoining lot. The proposed second-story addition's proposed 26-foot height will still be below the 35-foot maximum building height for the R-100 district. Also, given the size, location, trees, and distance, the proposed church addition will not create a negative shadow impact on any adjoining lot or building.

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

As noted in the paragraphs above, the Subject Property has been used a place of worship since 1977 and has existed harmoniously with the surrounding community. Furthermore, the Comprehensive Plan identifies the Subject Property for institutional uses, including a church.

### **III. PRESERVATION OF CONSTITUTIONAL RIGHTS**

As owner of the property, the Applicant respectfully submits that the current zoning classification of and rules relative to a place of worship's right to use the Subject Property

established in the DeKalb County Zoning Ordinance, to the extent they prohibit this use, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Property owners in violation of the due process and equal protection rights of the property owner guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Further, the Applicant respectfully submits that the Board of Commissioners' failure to approve the requested Special Land Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property Owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the development in question would be invalid inasmuch as it would be

denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request lack standing, have failed to exhaust administrative remedies, and have waived their rights to appeal by failing to assert legal and constitutional objections.


The proposed use at issue in this Special Land Use Permit is a church that will house a religious assembly protected by the Religious Land Use and Institutionalized Persons Act of 2000. A denial of this Special Land Use Permit will impose a substantial burden on the religious assembly's free exercise and will result in disparate treatment of a religious institution in violation of the Religious Land Use and Institutionalized Persons Act of 2000 of the United States.

#### **IV. CONCLUSION**

For the foregoing reasons, the Applicant respectfully requests that the Special Land Use Permit at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of DeKalb County so that such recommendations or input might be Incorporated as conditions of approval of this Application.

This 29 day of October, 2020.

Respectfully submitted,



Dennis J. Webb, Jr.

Kathryn M. Zickert

J. Alexander Brock

Attorneys For Applicant

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

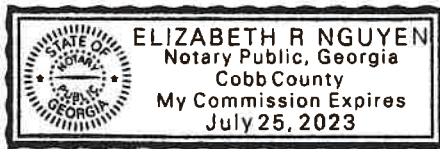
Yes \_\_\_\_\_ No

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

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

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

Elizabeth Nguyen  
Notary



7/25/2023

Expiration Date/Seal

Jon Dalton  
Signature of Applicant/Date

Check one: Owner  Agent \_\_\_\_\_  
**The Church in Atlanta, Inc.**  
**f/k/a The Local Church in**  
**Atlanta, Inc.**

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

Yes  No

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

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

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

Sheila Johnson  
Notary

[Signature]  
Signature of Applicant/Date

Check one: Owner  Agent

**Dennis J. Webb, Jr.**  
**Smith, Gambrell, & Russell, LLP**

12/29/2023  
Expiration Date/Seal

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







DeKalb County

404.371.2155 (t)  
404.371.4556 (f)

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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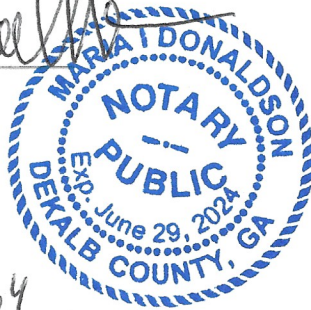
Yes  No

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

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

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*Maria F. Donaldson*  
\_\_\_\_\_  
Notary



*Kathryn M. Zickert*  
\_\_\_\_\_  
Signature of Applicant/Date

Check one Owner  Agent

**Kathryn M. Zickert**  
**Smith, Gambrell, & Russell, LLP**

*June 29, 2024*  
\_\_\_\_\_  
Expiration Date/Seal

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes \_\_\_\_\_ No X

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

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

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Sheila Johnson  
Notary

J. Alexander Brock  
Signature of Applicant/Date

Check one: Owner \_\_\_\_\_ Agent ✓

**J. Alexander Brock  
Smith, Gambrell, & Russell, LLP**

12/29/2023  
Expiration Date/Seal

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



CAMPAIGN CONTRIBUTION LIST

CANDIDATE	AMOUNT	DATE	CONTRIBUTOR
Nancy Jester	\$250	10/07/2020	Kathryn M. Zickert
Steve Bradshaw	\$500	06/04/2019	Dennis J. Webb, Jr.
Michael Thurmond	\$1000	8/30/2019	Smith Gambrell & Russell, LLP

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing)**

Applicant Name:     **The Church in Atlanta, Inc., c/o Dennis J. Webb, Jr.**

Phone: **(404) 815-3500**     Email: **djwebb@sgrlaw.com**

Property Address: 2345 Shallowford Road

Tax Parcel ID: 18233 07 002             Comm. District(s): 2/6             Acreage: 8.052

Existing Use: Place of Worship             Proposed Use: Place of Worship

Supplemental Regs: 4.2.42             Overlay District: No             DRI: No

**Rezoning:** Yes \_\_\_ No X

Existing Zoning: R-100     Proposed Zoning: R-100             Square Footage/Number of Units: 21,509 SF  
(existing)

Rezoning Request: Not Applicable.

**Land Use Plan Amendment:** Yes \_\_\_ No X

Existing Land Use: INS     Proposed Land Use: INS     Consistent √ Inconsistent \_\_\_

**Special Land Use Permit:** Yes √ No \_\_\_     Article Number(s) 27-4.1.3; 4.2.42

Special Land Use Request(s) Reconstruct place of worship damaged by fire; increase square footage from 21,500 s.f. to 23,330 s.f. by adding a second story and first story additions; add parking lot; construct multipurpose field & basketball court.

**Major Modification:** No X

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting: 10/28/20 Review Calendar Dates: X PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
 Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced  
 Open Space: \_\_\_\_\_ Setbacks: front X sides X side corner \_\_\_\_\_ rear X Lot Size:  
 \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_ Buffers: \_\_\_\_\_  
 Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:  
 \_\_\_\_\_ Streetscapes: X Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.  
 Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_  
 Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: Lot coverage, distance of parking area from Shallowford Rd. property line.

Comments: Reviewed supplemental regulations. Discussed locating new parking on side or rear of site instead of along Shallowford. Discussed screening of parking along Shallowford. Discussed building materials.

Planner: Melora Furman Date 10-28-20

Filing Fees

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

**LAND USE MAP AMENDMENT** \$500.00

**SPECIAL LAND USE PERMIT** \$400.00

Promenade, Suite 3100  
1230 Peachtree Street, N.E.  
Atlanta, Georgia 30309-3592  
Tel: 404 815-3500  
www.sgrlaw.com

SMITH, GAMBRELL & RUSSELL, LLP  
Attorneys At Law

Dennis J. Webb, Jr.  
Direct Tel: (404) 815-3620  
Direct Fax: (404) 685-6920  
dwebb@sgrlaw.com

October 13, 2020

Re: Community Meeting – Special Land Use Permit

Dear Neighbor:

You are receiving this notification because you are a property owner within 500 feet of 2345 Shallowford Road. The Church in Atlanta, Inc. will be submitting a Special Land Use Permit Application to DeKalb County to reactivate a church use for the property, which was impacted by a recent fire. A community meeting has been scheduled to inform the surrounding property owners about the proposed project, and to allow them to ask questions, present concerns, and make suggestions. Due to the current COVID-19 situation, the community meeting will be held via webconference as follows:

Time: Wednesday, October 28, 2020, 7:00 pm

Link to the Web Conference:

<https://sgrlaw.webex.com/>

Meeting number (access code): 173 321 3946

Meeting password: byJ2TwUq26S

Alternate Phone Dial-in:

(404) 397-1516 US Toll

(877) 309-3457 US Toll Free

Sincerely,

*Dennis J. Webb, Jr.*

Dennis J. Webb, Jr.


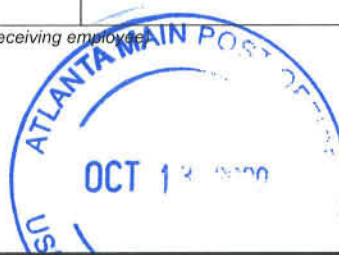

Partner

DJW/jab





Certificate of Mailing — Firm


Name and Address of Sender  Alex Block Promenade, Suite 3100 1230 Peachtree St. NE Atlanta, GA 30309	TOTAL NO. of Pieces Listed by Sender   	TOTAL NO. of Pieces Received at Post Office™  68	Affix Stamp Here Postmark with Date of Receipt.    Hasler 10/13/2020 US POSTAGE \$02.58 <sup>0</sup>  ZIP 30301 011D11636292
Postmaster, per (name of receiving employee) Robert Brown			

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	HILL DAVID W 2596 SUNSET DR NE ATLANTA GA 30345	.50	.43		
2.	DEKALB COUNTY 1300 COMMERCE DR # 6 DECATUR GA 30030	.50	.43		
3.	GINSBURG DAVID 2679 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		
4.	MURPHY DEANNA NICOLE 2741 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		
5.	FISHER ANDREW 2380 BRADCLIFF CT ATLANTA GA 30345	.50	.43		
6.	CONNER EDWARD LYNN 2477 FLAIR KNOLL DR NE ATLANTA GA 30345	.50	.43		




Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
	Postmaster, per (name of receiving employee)		



Has  
10/13/2020  
US POSTAGE \$2.58<sup>0</sup>



ZIP 30301  
011D11636292


USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	BRADSHAW BETH 4215 PEACHTREE DUNWOODY RD NE ATLANTA GA 30342	.50	.43		
2.	TEKLINSKI WILLIAM J 2601 MELINDA DR NE ATLANTA GA 30345	.50	.43		
3.	KING CHARLES 2370 SHALLOWFORD RD NE ATLANTA GA 30345	.50	.43		
4.	LIANG JIANGHONG 2577 SHERBROOKE DR ATLANTA GA 30345	.50	.43		
5.	FERRANTI ALBERT A III 2588 MELINDA DR NE ATLANTA GA 30345	.50	.43		
6.	HOLMES MARGARET G 4133 BRIARCLIFF RD NE ATLANTA GA 30345	.50	.43		






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US POSTAGE **\$02.58**  
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	BARKLEY JOHN H 2386 BRADCLIFF CT NE ATLANTA GA 30345	.50	.43		
2.	LANGFORD DANNY 2370 DOREEN CT NE ATLANTA GA 30345	.50	.43		
3.	TURK AMY 2453 FLAIR KNOLL DR NE ATLANTA GA 30345	.50	.43		
4.	AGRAWAL PRADEEP K 2367 DOREEN CT NE ATLANTA GA 30345	.50	.43		
5.	POULOS KATHERINE N 2579 MELINDA DR NE ATLANTA GA 30345	.50	.43		
6.	ANAIAI PROPERTIES LLC 2330 SCENIC HWY STE 309 SNELLVILLE GA 30078	.50	.43		



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	GANDHI VIBHAVATI B PO BOX 56230 ATLANTA GA 30343	.50	.43		
2.	THE SANDERS AP TRUST 2566 MELINDA DR NE ATLANTA GA 30345	.50	.43		
3.	MCCLOY CARL R 2483 OVERLOOK WAY NE ATLANTA GA 30345	.50	.43		
4.	KOLECK ANTHONY VINCENT 2604 MELINDA DR NE ATLANTA GA 30345	.50	.43		
5.	GLOBE ACADEMY INC 2225 HERITAGE DR ATLANTA GA 30345	.50	.43		
6.	LOCAL CHURCH IN ATL INC THE 2345 SHALLOWFORD RD NE ATLANTA GA 30345	.50	.43		



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ZIP 30301  
011D11636292

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	LOUI HARRY 2461 FLAIR KNOLL DR ATLANTA GA 30345	.50	.43		
2.	KARAGA PATRICK R 2620 SUNRISE DR NE ATLANTA GA 30345	.50	.43		
3.	LAURIN GARY 2308 SHALLOWFORD RD NE ATLANTA GA 30345	.50	.43		
4.	HILL DAVID M 2596 SUNSET DR NE ATLANTA GA 30345	.50	.43		
5.	KARPEN HEIDI E 2671 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		
6.	JACOBSEN LAURITZ A 2737 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		




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**Hasler**  
10/13/2020  
US POSTAL SERVICE  
\$02.89



ZIP 30301  
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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	MA BETH WALKER 2483 FLAIR KNOLL DR NE ATLANTA GA 30345	.50	.43		
2.	TENCH LEE BRABSON 2437 FLAIR KNOLL DR ATLANTA GA 30345	.50	.43		
3.	LURWIG JANE A 2593 MELINDA DR NE ATLANTA GA 30345	.50	.43		
4.	BEACH DONALD R 2354 DOREEN CT NE ATLANTA GA 30345	.50	.43		
5.	DORSE KEVIN BARRY 2580 MELINDA DR ATLANTA GA 30345	.50	.43		
6.	ONEAL FRANKLIN ALLEN 2569 SHERBROOKE DR NE ATLANTA GA 30345	.50	.43		



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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	PATY NANCY P 3293 DUNLOP CT NE ATLANTA GA 30319	.50	.43		
2.	ROCKLYN HOMES INC 3505 KOGER BLVD STE 275 DULUTH GA 30096	.50	.43		
3.	PITTS JEAN LATIMER 4143 BRIARCLIFF RD ATLANTA GA 30345	.50	.43		
4.	MAKI EERO HENRY 2445 FLAIR KNOLL DR NE ATLANTA GA 30345	.50	.43		
5.	GUPTA RAVINDER 2661 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		
6.	BLACKMAN DONALD K 2376 DOREEN CT NE ATLANTA GA 30345	.50	.43		




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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	MCKIE JOEL LEE 2362 DOREEN CT NE ATLANTA GA 30345	.50	.43		
2.	GANDHI VIBHAVATI B PO BOX 56230 ATLANTA GA 30343	.50	.43		
3.	WILLIAMS CYNTHIA A LIVING TRUST 2429 SHERBROOKE CT NE ATLANTA GA 30345	.50	.43		
4.	SEDLACK PHILLIP K 2743 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		
5.	WOJOHN ZACKARY R 2851 CRAVEY TRL NE ATLANTA GA 30345	.50	.43		
6.	FRANK AMY I 4168 BRIARCLIFF RD NE ATLANTA GA 30345	.50	.43		




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10/13/2020  
US POSTAGE \$09.58<sup>00</sup>

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011D11636292




USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	RICHARDSON WILLIAM H 2387 BRADCLIFF CT NE ATLANTA GA 30345	.50	.43		
2.	SHALLOWFORD PRESBYTERIAN 2375 SHALLOWFORD RD NE ATLANTA GA 30345	.50	.43		
3.	SHINALL JAMI ELIZABETH 2378 SHALLOWFORD RD NE ATLANTA GA 30345	.50	.43		
4.	CHANG MICHAEL H 2615 MELINDA DR NE ATLANTA GA 30345	.50	.43		
5.	YOUNKER T DIRK 2644 SUNRISE DR NE ATLANTA GA 30345	.50	.43		
6.	CONGER W RUSSELL 2594 MELINDA DR NE ATLANTA GA 30345	.50	.43		




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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	GLOBE ACADEMY INC 2225 HERITAGE DR NE ATLANTA GA 30345	.50	.43		
2.	MITCHELL ROBERT L 2651 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		
3.	ROSENDORF NICOL 4176 BRIARCLIFF RD NE ATLANTA GA 30345	.50	.43		
4.	MANELLA JOHN 2587 MELINDA DR NE ATLANTA GA 30345	.50	.43		
5.	MURILLO CARYN L 2587 SHERBROOK DR NE ATLANTA GA 30345	.50	.43		
6.	YANG YIH-MING 2574 MELINDA DR NE ATLANTA GA 30345	.50	.43		





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USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	JOELL RAY RICKMAN TRUSTEE 2587 OVERLOOK DR NE ATLANTA GA 30345	.50	.43		
2.	CHARLES T CURETON II IRA 2707 HAWTHORNE DR ATLANTA GA 30345	.50	.43		
3.	DU PREEZ JOHANNES L 4163 BRIARCLIFF RD NE ATLANTA GA 30345	.50	.43		
4.	GLOBE ACADEMY INC 2225 HERITAGE DR ATLANTA GA 30345	.50	.43		
5.	GRISCH JOHN 2469 FLAIR KNOLL DR NE ATLANTA GA 30345	.50	.43		
6.	CROWE MARGUERITE PELLETIER 2362 SHALLOWFORD RD NE ATLANTA GA 30345	.50	.43		



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 ZIP 30301  
 011D11636292

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	VAN COEVERN STEPHANIE J 2588 SUNSET DR NE ATLANTA GA 30345	.50	.43		
2.	North Briarcliff Civic Association 2566 Shallowford Rd, Ste104, PMB 132 Atlanta, GA 30345-1200	.50	.43		
3.					
4.					
5.					
6.					

The Church in Atlanta - 2345 Shallowford Road  
Community Meeting 10/28/2020, 7:00pm.

List of Attendees:

Participants (11)

Search

JW	Jeff Wright Host, me		
DW	Dennis (Den) Webb Cohost		
	+17702****87		
AB	Alexander Brock		
AM	Angela Maki		
JB	Joe Black		
JG	Jon Gallant		
MW	Mark Van De Water		
SC	Shawn Chang		
SR	stefan robichaux		
SR	Stuart Rees		

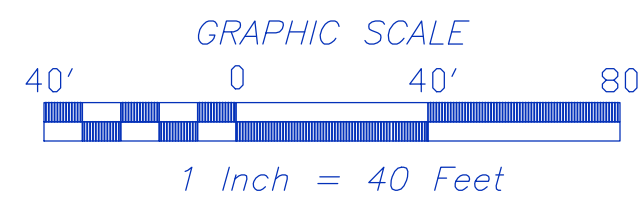
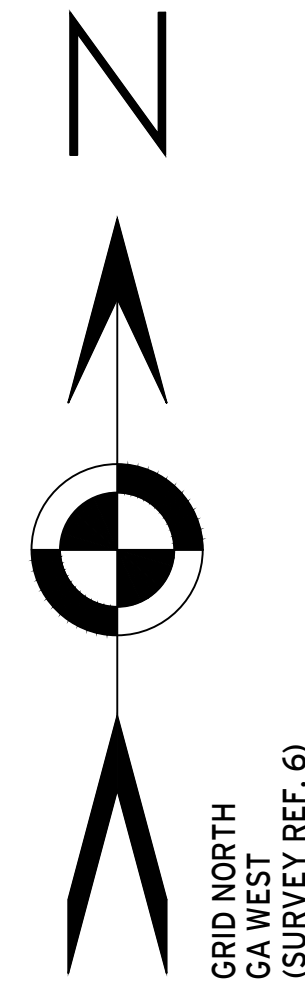
### LEGAL DESCRIPTION

All that tract or parcel of land lying in and being in Land Lot 232 of the 18th District, DeKalb County, Georgia being more particularly described as follows:

Commencing at a 5/8-inch capped rebar set at the westerly end of the curved intersection of the easterly right of way of Shallowford Road (having a variable width, publicly dedicated right of way) and the northwesterly right of way of Briarcliff Road (having a variable width, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection and continuing along said right of way of Shallowford Road the following courses and distances: North 23 degrees 54 minutes 48 seconds West a distance of 276.79 feet to a point; along a curve to the left, said curve having a radius of 1795.41 feet, with an arc distance of 315.10 feet, with a chord bearing of North 27 degrees 58 minutes 45 seconds West and a chord length of 314.70 feet to a point; Thence leaving said right of way of Shallowford Road North 67 degrees 41 minutes 55 seconds East a distance of 465.60 feet to a point; Thence South 89 degrees 03 minutes 16 seconds East a distance of 452.18 feet to a point; Thence South 42 degrees 34 minutes 41 seconds West a distance of 81.58 feet to a point; Thence South 31 degrees 55 minutes 30 seconds West a distance of 189.96 feet to a point; Thence South 19 degrees 25 minutes 52 seconds West a distance of 256.55 feet to a point on said right of way of Briarcliff Road; Thence continuing along said right of way of Briarcliff Road the following courses and distances: along a curve to the left, said curve having a radius of 680.00 feet, with an arc distance of 288.59 feet, with a chord bearing of South 50 degrees 53 minutes 23 seconds West and a chord length of 286.43 feet to a point; North 32 degrees 40 minutes 05 seconds West a distance of 9.00 feet to a point; along a curve to the left, said curve having a radius of 680.00 feet, with an arc distance of 52.01 feet, with a chord bearing of South 37 degrees 02 minutes 55 seconds West and a chord length of 52.00 feet to a point; South 48 degrees 46 minutes 08 seconds West a distance of 55.63 feet to a point on the easterly end of the curved intersection of the easterly right of way of Shallowford Road and the northwesterly right of way of Briarcliff Road; Thence continuing along said curved intersection along a curve to the right, said curve having a radius of 50.00 feet, with an arc distance of 97.97 feet, with a chord bearing of North 80 degrees 02 minutes 49 seconds West and a chord length of 83.03 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 8.088 acres (352,325 square feet).



**UTILITY CONTACTS**

- WATER**  
DEKALB COUNTY 404-731-3562  
WATER & SEWER  
BARON SAUSSY
- GAS**  
ATLANTA GAS LIGHT 404-922-3797  
CARLOS JAMES
- POWER**  
GEORGIA POWER 404-506-6539  
GEORGIA POWER CABLE LOCATING
- COMMUNICATION**  
AT&T 305-409-1542  
ANGELO HINES
- COMCAST**  
OLIVER BROOKS 470-787-4657
- ZAYO TELECOM**  
DEWAYNE BEGLEY 470-249-5124
- VERIZON TELECOM**  
MCI NATIONAL FIBER SECURITY DEPARTMENT 800-624-9675
- LAMBERTS TELECOM**  
COLE PERRY 252-500-2106

**SURVEYOR'S CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

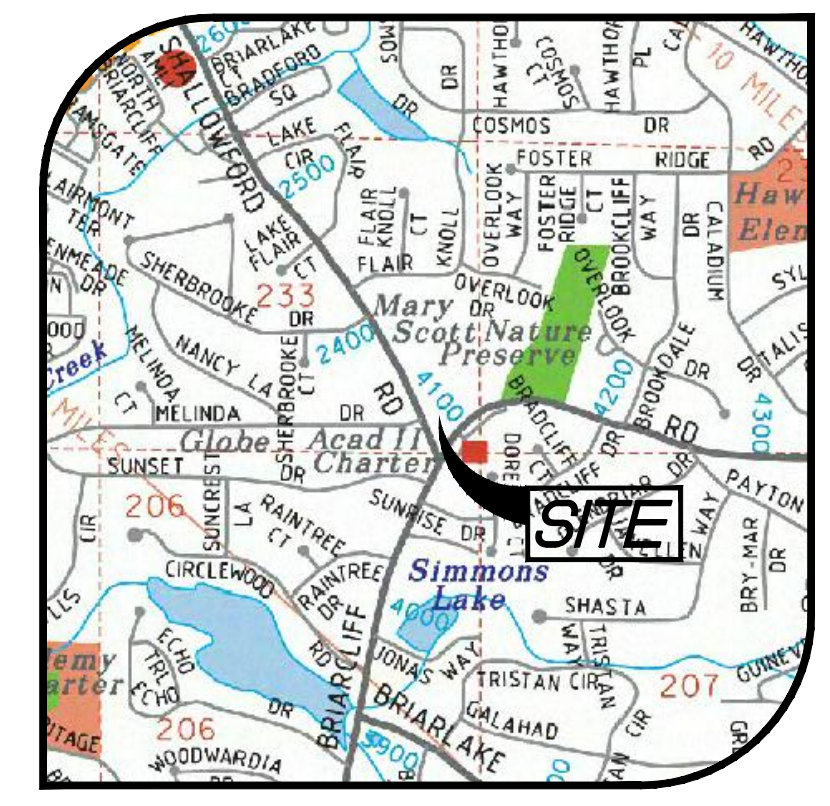
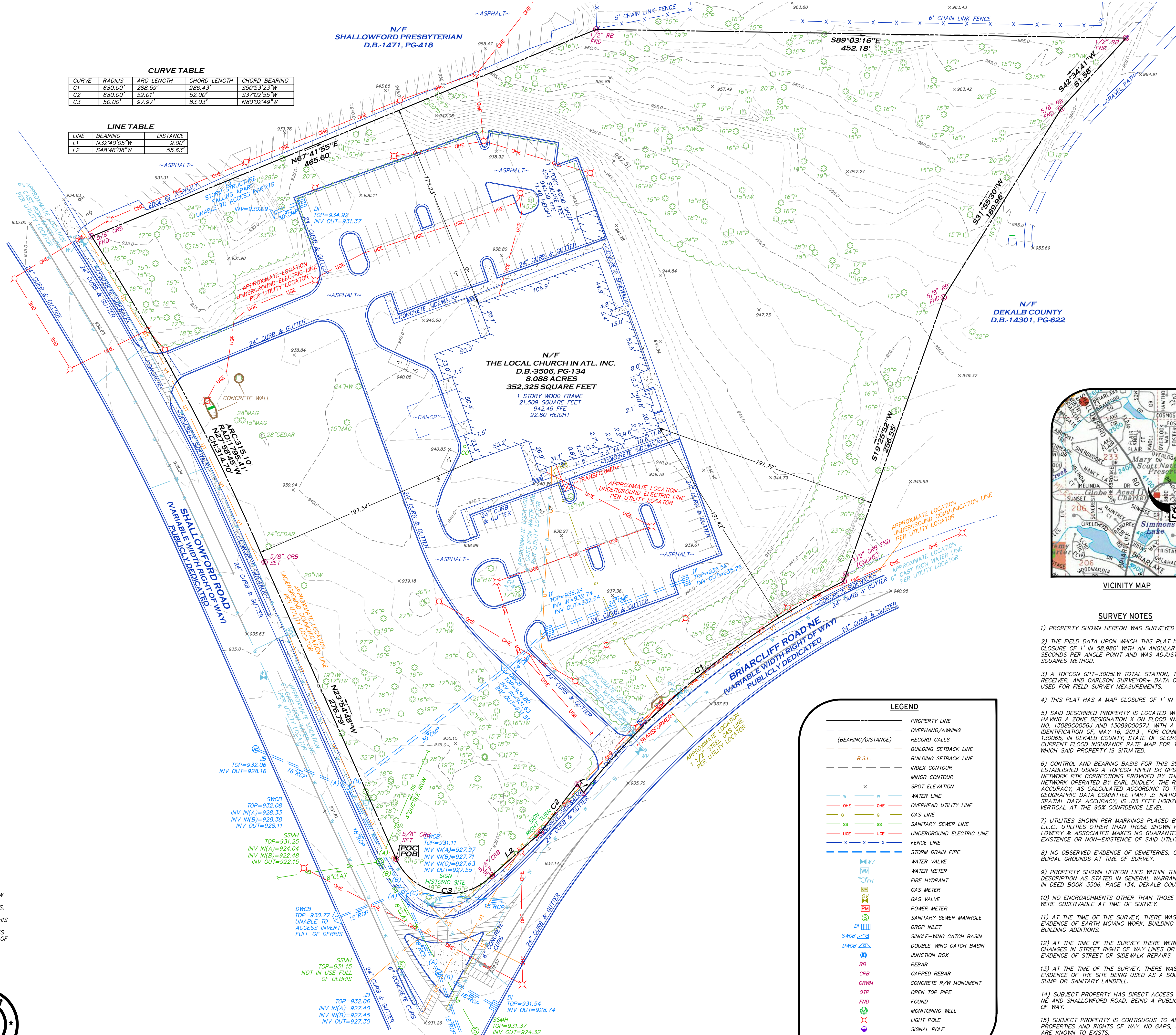


**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	680.00'	288.59'	286.43'	S50°53'23"W
C2	680.00'	52.01'	52.00'	S37°02'55"W
C3	50.00'	97.97'	83.03'	N80°02'49"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N32°40'05"W	9.00'
L2	S48°46'08"W	55.63'



VICINITY MAP

**SURVEY NOTES**

- PROPERTY SHOWN HEREON WAS SURVEYED JUNE 16, 2019.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 58,980" WITH AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A TOPCON GPT-3002LW TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAT HAS A MAP CLOSURE OF 1" IN 203,789'.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13089C0056J AND 13089C0057L, WITH A DATE OF IDENTIFICATION OF MAY 16, 2013, FOR COMMUNITY NUMBER 130065, IN DEKALB COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- UTILITIES SHOWN PER MARKINGS PLACED BY UTILITY-MARKING, L.L.C.. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- NO ENCROACHMENTS OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 3506, PAGE 134, DEKALB COUNTY RECORDS.
- NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- SUBJECT PROPERTY HAS DIRECT ACCESS TO BRIARCLIFF ROAD NE AND SHALLOWFORD ROAD, BEING A PUBLICLY DEDICATED RIGHT OF WAY.
- SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.

**LEGEND**

---	PROPERTY LINE
---	OVERHANG/AVENUE
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
B.S.L.	INDEX CONTOUR
---	MINOR CONTOUR
X	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UOE	UNDERGROUND ELECTRIC LINE
X-X-X	FENCE LINE
---	STORM DRAIN PIPE
WV	WATER VALVE
FM	FIRE HYDRANT
GM	GAS METER
PM	POWER METER
SM	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
CRWM	CONCRETE R/W MONUMENT
OTP	OPEN TOP PIPE
FND	FOUND
MW	MONITORING WELL
LP	LIGHT POLE
SP	SIGNAL POLE
S	SIGN
T	TREE

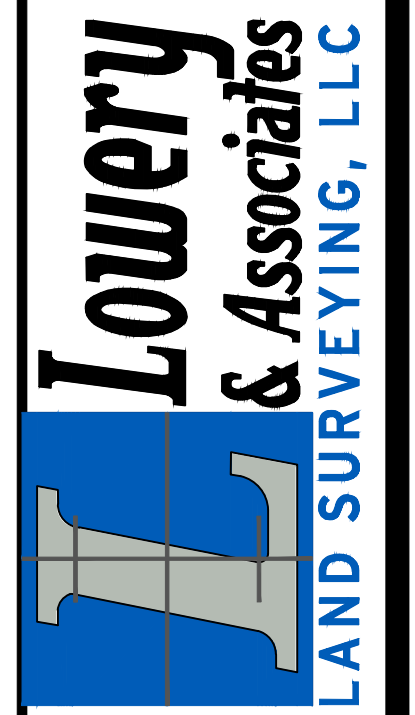
**LOWERY & ASSOCIATES**  
LAND SURVEYING, LLC  
317 GRASSDALE ROAD  
CARTERSVILLE, GA 30121  
770-334-8186  
WWW.LOWERYLANDSURVEYS.COM  
INFO@LOWERYLANDSURVEYS.COM  
GEORGIA C.O.A.: LSF-00102

PREPARED FOR:  
**THE LOCAL CHURCH ATL. INC.**

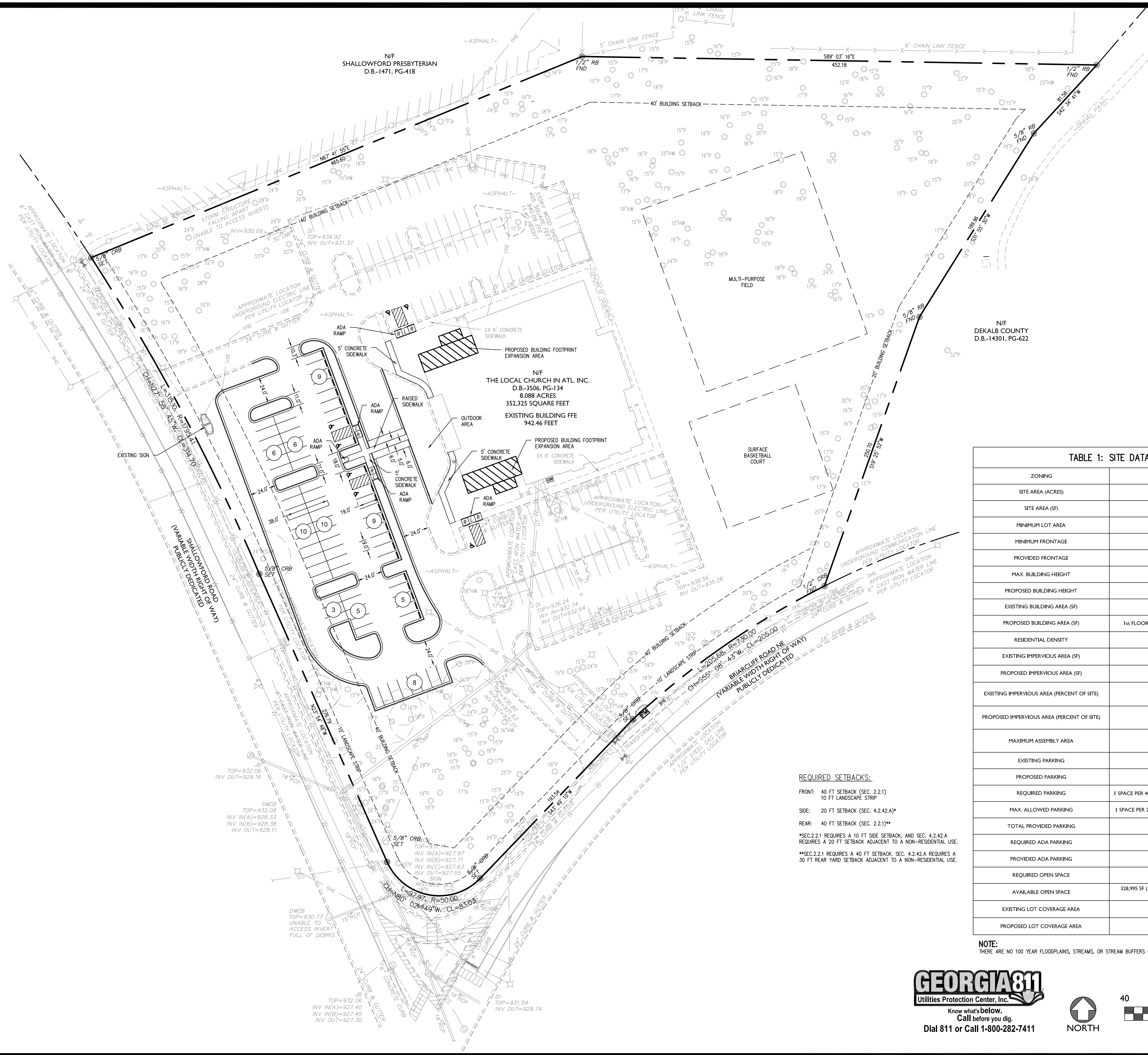
BOUNDARY TOPOGRAPHIC SURVEY OF:  
2345 SHALLOWFORD ROAD  
ATLANTA, GEORGIA 30345

COUNTY: DEKALB  
DISTRICT: 18TH

REVISIONS  
DATE: DESCRIPTION



DATE: JUNE 18, 2019  
JOB #: 192597  
SCALE: 1"=40'  
DRAWN BY: H. FISHER



N/F  
SHALLOWFORD PRESBYTERIAN  
D.B.-1471, PG-418

N/F  
THE LOCAL CHURCH IN ATL. INC.  
D.B.-3506, PG-134  
8.088 ACRES  
352,325 SQUARE FEET  
EXISTING BUILDING FFE  
942.46 FEET

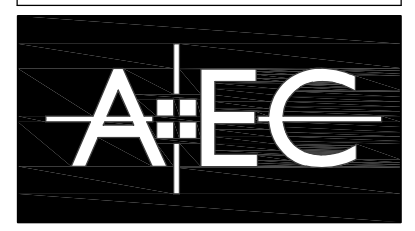
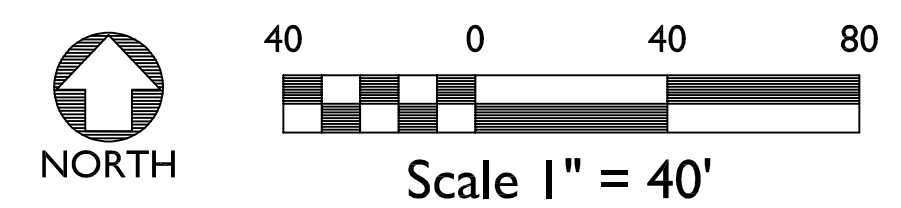
N/F  
DEKALB COUNTY  
D.B.-14301, PG-622

TABLE 1: SITE DATA

PROPERTY	VALUE
ZONING	R100
SITE AREA (ACRES)	8.088 ACRES
SITE AREA (SF)	352,325 SF
MINIMUM LOT AREA	3 ACRES
MINIMUM FRONTAGE	100 FT
PROVIDED FRONTAGE	205.68 FT
MAX. BUILDING HEIGHT	35 FT
PROPOSED BUILDING HEIGHT	26.0 FT
EXISTING BUILDING AREA (SF)	21,509 SF
PROPOSED BUILDING AREA (SF)	1st FLOOR: 23,330 SF 2nd FLOOR: 11,450 SF
RESIDENTIAL DENSITY	N/A
EXISTING IMPERVIOUS AREA (SF)	94,374 SF
PROPOSED IMPERVIOUS AREA (SF)	135,857 SF
EXISTING IMPERVIOUS AREA (PERCENT OF SITE)	26.79%
PROPOSED IMPERVIOUS AREA (PERCENT OF SITE)	38.56%
MAXIMUM ASSEMBLY AREA	8,350 SF
EXISTING PARKING	140 SPACES
PROPOSED PARKING	71 SPACES
REQUIRED PARKING	1 SPACE PER 40 SF OF ASSEMBLY AREA = 209 SPACES
MAX. ALLOWED PARKING	1 SPACE PER 20 SF OF ASSEMBLY AREA = 418 SPACES
TOTAL PROVIDED PARKING	211 SPACES
REQUIRED ADA PARKING	7 SPACES
PROVIDED ADA PARKING	7 SPACES
REQUIRED OPEN SPACE	20% OF SITE = 70,465 SF
AVAILABLE OPEN SPACE	328,995 SF (AREA NOT OCCUPIED BY BUILDING SPACE)
EXISTING LOT COVERAGE AREA	94,374 SF (26.79%)
PROPOSED LOT COVERAGE AREA	135,857 SF (38.56%)

**REQUIRED SETBACKS:**  
 FRONT: 40 FT SETBACK (SEC. 2.2.1)  
 10 FT LANDSCAPE STRIP  
 SIDE: 20 FT SETBACK (SEC. 4.2.4.2)\*  
 REAR: 40 FT SETBACK (SEC. 2.2.1)\*\*  
 \*SEC.2.2.1 REQUIRES A 10 FT SIDE SETBACK, AND SEC. 4.2.4.2 REQUIRES A 20 FT SETBACK ADJACENT TO A NON-RESIDENTIAL USE.  
 \*\*SEC.2.2.1 REQUIRES A 40 FT SETBACK, SEC. 4.2.4.2 REQUIRES A 30 FT REAR YARD SETBACK ADJACENT TO A NON-RESIDENTIAL USE.

NOTE:  
THERE ARE NO 100 YEAR FLOODPLAINS, STREAMS, OR STREAM BUFFERS ON OR ADJACENT TO THE PROPERTY



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SITE LAYOUT PLAN

THE LOCAL CHURCH  
IN ATLANTA  
DEKALB COUNTY, GEORGIA

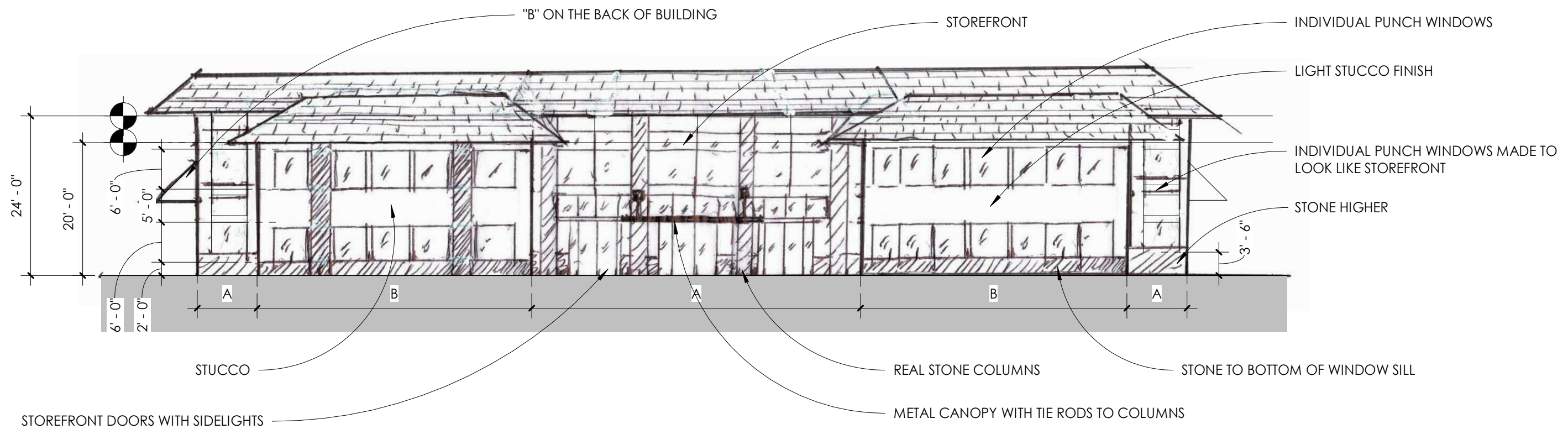
NO.	REVISIONS	DATE

PROJECT NO.: 20-4507  
 CIVIL DRAWN BY: CRH  
 CIVIL DESIGNED BY: MDV  
 LANDSCAPE DRAWN BY:  
 LANDSCAPE DESIGNED BY:  
 CHECKED BY:  
 DATE: 10-28-2020

SHEET  
C4.0

**OPTION 2 DESIGN CONCEPT:**

- TWO PRIMARY ELEVATION STYLES
- "A" HAS STOREFRONT FENESTRATION APPEARANCE AND A HIGHER STONE BASE
- "B" HAS INDIVIDUAL FIXED WINDOWS WITH SOME SPACING BETWEEN EACH AND A LOWER STONE BASE
- THE TWO WINGS HAVE A LOWER ROOF BECAUSE OF CEILING HEIGHTS ALTHOUGH THEY STICK OUT FURTHER THAN THE MAIN ENTRY
- THE MAIN ENTRY IS RECESSED IN THIS SCHEME TO ENLARGE THE COURTYARD IN FRONT AND CREATE A GRANDER ENTRY. IT HAS A FLAT METAL CANOPY THAT IS TIED TO THE REAL STONE COLUMNS



1 OPTION 2 ELEVATION  
1/16" = 1'-0"

