



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: November 7, 2019, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: November 19, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1243513 **Agenda #:** N. 7

Location/Address: 2030 Wesley Chapel Road, Decatur **Commission District:** 3 **Super District:** 7

Parcel ID(s): 15-159-09-007

Request: Special Land Use Permit (SLUP) to demolish an existing sanctuary building and construct a new 10,000 square foot sanctuary building in a R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code.

Property Owner(s): Shy Temple Christian Methodist Episcopal Church

Applicant/Agent: Shy Temple Christian Methodist Episcopal Church

Acreage: 3 acres

Existing Land Use: The Shy Temple Church (two buildings, parking)

Surrounding Properties: To the north, northeast, and east: a single-family home on a 9.5-acre parcel (zoned R-85); to the southeast and south: single-family residential (zoned R-85); to the southwest: single-family residential (zoned R-75); to the west and northwest: the South DeKalb Business Park (zoned O-I).

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Square Ft.: 13,329 square feet	Existing Units/Square Feet: 6,198 square feet
Proposed Lot Coverage:	Existing Lot Coverage: 24%

Zoning History:

Based on DeKalb County records, it appears that the R-85 zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956.

SITE AND PROJECT ANALYSIS

The subject property is a three-acre site located approximately 1,500 feet south of the commercial node at the intersection of Wesley Chapel Road and Covington Highway. It has 225 feet of frontage on Wesley Chapel Road, a four-lane major arterial. The property is developed with the Shy Temple Christian Methodist Episcopal Church. Constructed in 1979, the church consists of two buildings: a 2,869 square foot, 100 seat sanctuary building at the front of the site and a 3,329 square foot Sunday school/administrative building behind the sanctuary. An asphalt

parking lot is located between the two buildings and on the north side of the sanctuary building. The rear of the site, behind the Sunday school/administrative building, is wooded.

The church property is located directly opposite a row of office-institutional and commercial uses, zoned in the early to mid-1990s to O-I (Office-Institutional), NS (Neighborhood Services), and C-1 (Local Commercial), that extend southwards along Wesley Chapel Road from the Wesley Chapel-Covington Highway commercial node. The South DeKalb Business Park, a relatively small (approximately 30,000 square feet) cluster of office buildings constructed in 2006, is located directly across the street. The other properties are converted single-family residences that are used for insurance agencies and similar businesses. Except for these low-intensity non-residential uses and the Church of Jesus Christ, located approximately 250 feet to the south of the subject property, the surrounding area is single-family residential.

The proposal under consideration is to demolish the existing sanctuary building, construct a new, 9,844 square foot, 300-seat sanctuary building, and enlarge the parking lot to 75 spaces by adding spaces on the north side and behind the Sunday School/administrative building. Vehicular access would be provided via a reconfigured, 24-foot wide driveway. Refuse would be disposed in a dumpster, which would be located at the edge of the north parking area. The application states that there would be no change in the current hours of operation, which are Sundays 8:45 AM – 12:00 Noon, Tuesdays 6:15 PM – 7:30 PM, and Wednesdays 12:00 Noon – 1:00 PM.

Renderings and elevations submitted by the applicant show that the new sanctuary building would be one story and would be clad with sheet metal, with little to no façade details. The proposal does not comply with Article 5 building form standards. Staff has discussed alternative designs and materials with the applicant.

Compliance with District Standards:

R-85 STANDARD		REQUIREMENT	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT WIDTH		R-85 standard of 85 ft. superseded by place of worship standard of 100 feet	225 feet	Yes
MIN. LOT AREA		R-85 standard of 12,000 square feet superseded by place of worship standard of 3 acres	130,680 s.f. (3 acres)	Yes
MIN. BUILDING SETBACKS	FRONT	50 feet	83.5 feet	Yes
	CORNER LOT - SIDE	Not applicable	Not applicable	Not applicable
	INTERIOR LOT - SIDE	R-85 standard of 8.5 feet superseded by place of worship requirement of 50 ft. bldg. setback from adjacent R districts	New sanctuary, north side: 59 ft.; south side: 30.08 ft.	Yes
			Existing school/admin. bldg.: 92 ft. & 61 ft.	Yes
REAR	40 feet	New sanctuary: 375 ft. Existing school/admin. bldg.: 276 ft.	Yes Yes	
MAX. HEIGHT		35 ft.	31 ft., 7in.	Yes
MAX. LOT COVERAGE		35%	36.7%	Applicant intends

			to apply for variance.
MIN./MAX. PARKING	(Place of worship– 300 fixed seats): Min.: 1 space per 4 seats in largest assembly room = 75 spaces Max.: 1 space per 2 seats in largest assembly room = 150 spaces	75 spaces	Yes
MIN. STREETScape DIMENSIONS - PROPERTY FRONTAGE	10-ft. landscape strip, 6-ft. sidewalk, pedestrian scale lights 80 ft. apart, street trees 50 ft. on center	Streetscaping not shown	Development must comply or an administrative waiver must be approved.
BIKE LANES	Required along Wesley Chapel Road, as per Sec. 27-14-190, subject to approval by Public Works Dept.	Not shown.	Subject to approval by Department of Public Works

SUPPLEMENTAL REGULATIONS

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least fifty (50) feet from any residentially zoned property.

The new sanctuary building and the existing Sunday school/administrative building meet this standard.

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

The new sanctuary building meets this standard.

- 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.

The driveway and north parking area do not meet the distance standard. The existing north parking area is an irregular shape with several parking spaces located at the north property line. Part of the proposed driveway has been moved closer to the property line and the parking area is proposed to be reconfigured so that the pavement would be ten feet from the north property line at its closest point. The applicant proposes to screen the proposed driveway/parking area with trees and with a six-foot high fence and seek a variance from the setback requirement. The screen would extend as far as the dumpster, which is also proposed to be located ten feet from the north property line. Although the adjoining property to the north is currently a 9.5-acre parcel and is developed with one residence, the distance and screening requirement contemplates future redevelopment of the property for a residential subdivision with rear yards that back up to the church property.

The south and rear parking areas meet the standard. The south parking areas are 29-31 feet from the south property line; in addition, the site plan indicates that two rows of trees would be planted in the south side yard to provide a visual screen between the church property and the rear yards of adjoining single-family properties. The rear parking area is proposed to be approximately 80 feet from the rear property line.

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

The subject property meets this standard.

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

The subject property meets this standard. It is located on Wesley Chapel Road, a major arterial.

LAND USE AND ZONING ANALYSIS

Section 27-873 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:** The size of the subject property is adequate for the proposed church expansion. The property will accommodate the proposed new building without encroachment into required yard setbacks. The expanded parking lot will provide the required minimum number of off-street parking spaces. After construction of the new sanctuary and new parking lot, the site will comply with applicable requirements of the R-85 district except for lot coverage; it exceeds the maximum lot coverage by 1.7%, or 2,222 square feet. Regarding the relationship between lot coverage and stormwater drainage, it should be noted that the property must meet County requirements and best practices for stormwater drainage control.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The proposed expansion would not change the use of the property nor make it incompatible with surrounding properties and land uses. Proposed screening appears to be satisfactory to mitigate impacts on adjoining land uses.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** Public services, public facilities, and utilities appear to be adequate to serve the existing place of worship, and there has been no other indication from reviewing departments and agencies that the new sanctuary will generate increased demands on the public infrastructure to the extent that the infrastructure would become inadequate. The Board of Health has commented that septic was installed on the property in 1983; however the property was subsequently tied in to the County sewer system.
- 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:** Comments by the County Division of Transportation and the County Division of Traffic Engineering indicate that Wesley Chapel Road and other access routes have sufficient traffic carrying capacity for the proposed use.
- 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:** Except for an occasional service vehicle, the church currently generates traffic comprised of passenger cars. The proposed new sanctuary is not expected to change the character of vehicles currently generated by the church. The volume of traffic resulting from the church expansion is not expected to adversely affect land uses along access routes to the site.

- 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:** Ingress and egress via the proposed driveway that connects Wesley Chapel Road to the church's parking lot appears to be satisfactory. The expanded parking lot is laid out with parking spaces and aisles that meet the standards of the zoning ordinance. Driveway and parking lot geometrics appear to provide satisfactory access for fire and emergency vehicles.
- 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:** Expansion of the sanctuary and parking lot are expected to generate increased levels of noise and activity on the site. However, the proposed landscape and fence screens appear to be adequate to mitigate any impacts on adjoining 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:** The proposed use is not expected to create adverse impacts upon any adjoining land use due to its hours of operation.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** The manner in which the church would be operated would remain the same and is expected to continue to be acceptable.
- 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:** After construction of the new sanctuary and new parking lot, the site will comply with applicable requirements of the R-85 district except for lot coverage; it exceeds the maximum lot coverage by 1.7%, or 2,222 square feet. Regarding the relationship between lot coverage and stormwater drainage, it should be noted that the property must meet County requirements and best practices for stormwater drainage control.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposal is consistent with the policies of the 2035 Comprehensive Plan. It would allow an existing place of worship to thrive and to provide worship services for members of the church and the surrounding community.
- 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:** Landscape screening would be provided between the driveway and parking areas as required by the supplemental regulations for places of worship. Staff recommends that the landscape screen along the north property line consist of evergreen trees.
- M. Whether or not there is adequate provision of refuse and service areas:** The dumpster should be moved to a location at least 20 feet from the north property line, as recommended by Staff.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** Because the proposed use of the site is suitable, there is no reason to limit its 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:** The proposed sanctuary building does not comply with the requirement that the façade walls be no longer than 40 feet without recesses and projections. The flat façade planes of the building could create the impression of undesirable massiveness.

- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The proposed reconfigured driveway and north parking area would not comply with the required distance from the north property line, as it is proposed to be ten feet at its closest point from the property line instead of the required 20 feet. If a variance is granted to reduce the distance, the recommended screening with evergreen trees and a 6-foot high privacy fence would be satisfactory to buffer the adjoining residential property from the reconfigured driveway and north parking area. The plan complies with all other supplemental regulations.
- 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:** Because of its distance from adjoining buildings and one story height, the proposed building is not expected to 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:** The proposed use would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The proposal is consistent with the policies of the 2035 Comprehensive Plan. It would allow an existing place of worship to thrive and to provide worship services for members of the church and the surrounding community. The proposed expansion would not change the use of the property nor make it incompatible with surrounding properties and land uses. Proposed screening appears to be satisfactory to mitigate possible adverse impacts on adjoining land uses. The volume of traffic resulting from the church expansion is not expected to adversely affect land uses along access routes to the site, and comments by the County Division of Transportation and the County Division of Traffic Engineering indicate that Wesley Chapel Road and other access routes have sufficient traffic carrying capacity for the expanded church. The proposed use would be consistent with the needs of the neighborhood and of the community as a whole. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. The Special Land Use Permit shall be issued to the Shy Temple Christian Methodist Episcopal Church for construction of an expanded sanctuary building, and shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. Redevelopment of the subject property for an expanded sanctuary building shall be consistent with the site plan titled, "Proposed Church Building" prepared by Cunningham & Co. Engineers, sheet C-5.0, dated 10/21/19. The site plan may be revised to move the dumpster to a location at least 20 feet from the north property line.
3. The proposed sanctuary building shall comply with the building form and building materials standards of Article 5, subject to approval by staff of the Planning Division.
4. Landscaping shall be in substantial compliance with the landscape plan titled, "Proposed Church Building" prepared by Cunningham & Co. Engineers, sheet LP-1, dated 10-21-19, subject to approval by the County Arborist. Landscaping along the north property line is intended to screen the adjoining property from the proposed driveway and north parking area.
5. The property shall meet County requirements and best practices for stormwater drainage control, subject to approval by the Land Development Division of the Department of Planning & Sustainability.





6. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
7. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Aerial Photograph
8. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

-  • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
-  • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
-  • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
-  • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

TRANSPORTATION DIVISION COMMENTS

Zoning Comments 10/14/2019

N1. No offsite parking allowed due to curve in the road.

N2. No offsite parking allowed due to proximity to Briarcliff Road intersection.

N3. No comments.

N4. Welborn Road- Collector. Requires pedestrian street lights at 80 foot spacing, 5-foot landscape strip, 6-foot sidewalks, bike lanes, right of way dedication of 35 from centerline or to ensure all public infrastructure is within right of way, whichever greater. Dekalb Medical Parkway- local. Requires pedestrian scale street lights, 3-foot landscape strip and a 6 foot sidewalk. Covington Hwy- Major Arterial and State Route. GDOT review required prior to permitting. Coordinate with GDOT PI No 0008228 and dedicate any necessary right of way. Minimum of 50 from centerline. Sidewalks and pedestrian scale street lighting can be installed under the GDOT project in exchange of the right of way dedication. Ensure all access point meet minimum stopping and intersection sight distance requirements per AASHTO with permitting. Need at least 2 feet of ROW on back of sidewalk for streetlights. Interior roads to be private or must meet the requirements for a local road. (55-foot right of way dedication, five foot landscape strip, 6 foot sidewalk, street lighting.)

N5. Covington Hwy- Major. GDOT permits/review required prior to permitting. Add sidewalks and pedestrian scale lighting along property frontage. Five-foot landscape strip, 6-foot sidewalk. ROW dedication of 50 foot from centerline or to cover public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights.

→ N6. Wesley Chapel Road- Major. Requires ^{10' MIN} five-foot landscape strip, 6-foot sidewalk, pedestrian scale lights, bike lanes and ROW dedication of 50 feet from centerline or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Ensure all access point meet minimum stopping and intersection sight distance requirements per AASHTO with permitting.

N7 & N8. Panola Road- Major. Requires five-foot landscape strip, 6-foot sidewalk, pedestrian scale lights, bike lanes and ROW dedication of 50 feet from centerline or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Access must meet sight distance requirements (stopping and intersection) per AASHTO guidelines.

N9. White Mill Road- Collector. Dedicate 35 feet from centerline of road or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Access must meet sight distance requirements (stopping and intersection) per AASHTO guidelines. Requires 5-foot landscape strip, 6-foot sidewalk, pedestrian scale street lighting, bike lanes. Kelly Lake Road- local. Requires dedication of 27.5 feet from centerline of road or to cover all public infrastructure, whichever greater. Need at least 2 feet of ROW on back of sidewalk for streetlights. Five-foot landscape strip, 6-foot sidewalk, pedestrian scale street lighting. Access must meet sight distance requirements (stopping and intersection) per AASHTO guidelines. New roads, of public, require a ROW dedication of 55 feet, five-foot landscape strip, 6 foot sidewalk, and street lighting. Miter right of way corner at Whites Mill Road at Kelly Lake Road.

16



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-19-1243513 Parcel I.D. #: 15-159-09-007

Address: 2080
Wesley Chapel Rd
Decatur Ga

Adjacent Roadway (s):

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

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

COMMENTS:

Plans and field reviewed. No problem found that would disrupt traffic flow.

Signature: [Handwritten Signature]



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-19-1243513

Parcel I.D. #: 15-159-09-007

Address: 2030 Wesley Chapel Road
Decatur, Georgia

WATER:

Size of existing water main: 8" DI, 20 CS 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: Lower Snapfinger Creek Basin

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

Water Treatment Facility: Snapfinger Creek 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.

Signature: 

DEKALB COUNTY



Board of Health

10/9/2019

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

10/9/2019

N.5

SLUP-19-1243471 / 2019-4350 / 15-196-03-014

4407 Covington Hwy, Decatur, Ga 30035

Amendment

- Please see general comments.
- Changing to Restaurant

N.6

SLUP-19-1243513 / 2019-4351 / 15-159-09-007

→ 2030 Wesley Chapel Road, Decatur, GA 30035

Amendment

- See general comments.
- Septic installed on property 9/27/1983.

N.7

Z-19-1243514 /2019-4352

1970 & 1978 Panola Road, Lithonia, GA 30058

Amendment

- Septic system installed on 4/29/77 on property.
- See review general comments.

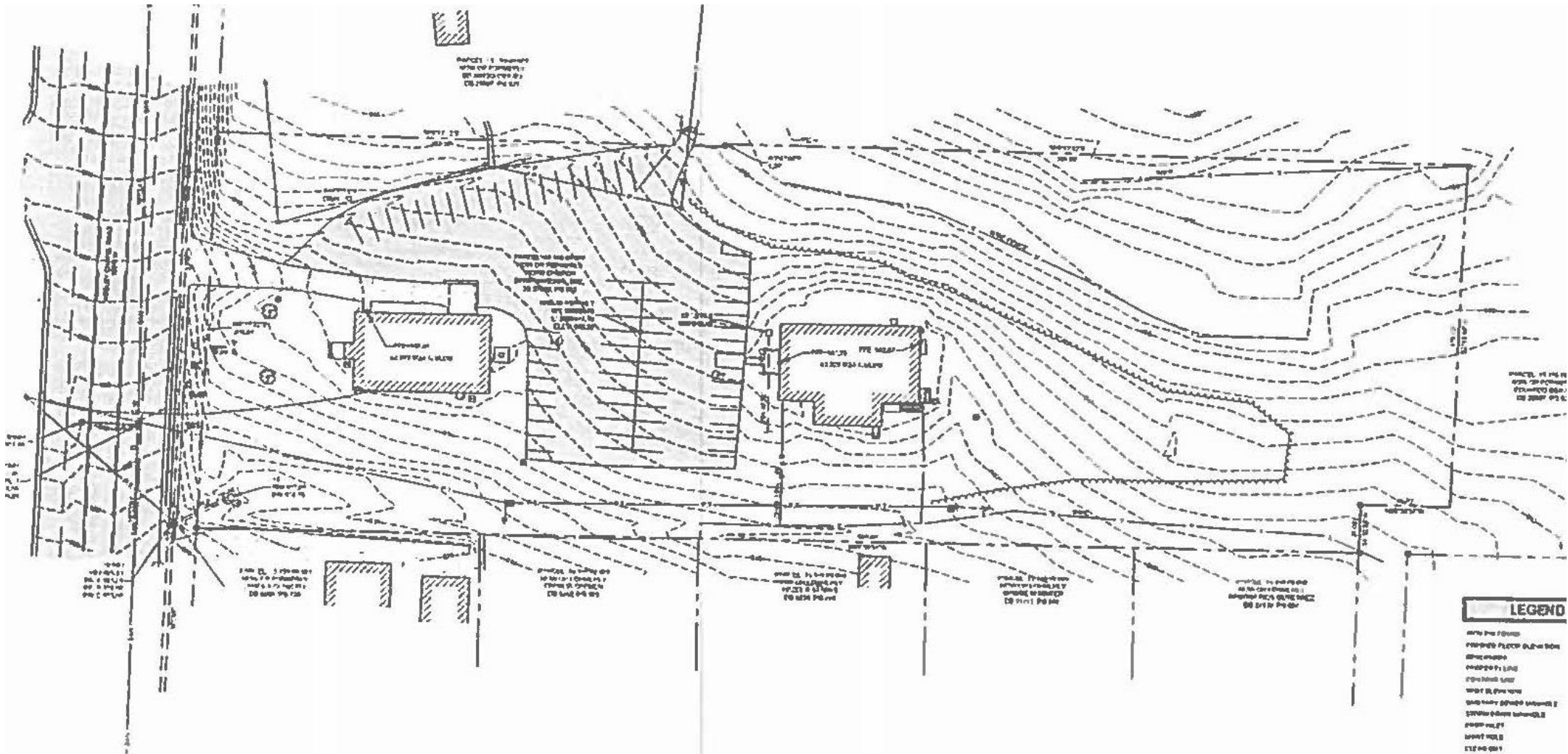
N.8

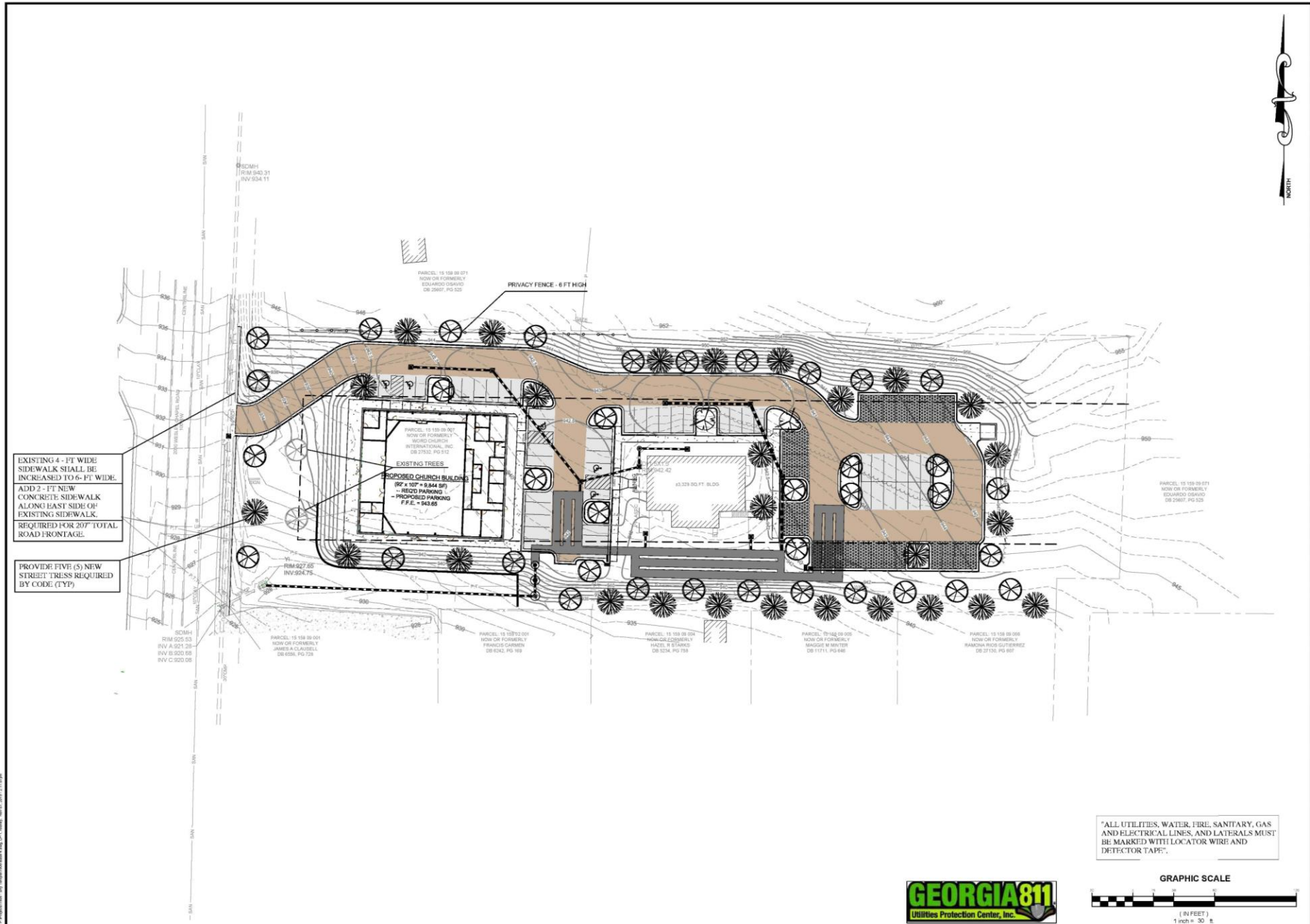
SLUP-19-1243515 / 2019-4353/ 16-038-030021

1970 & 1978 Panola road, Lithonia, Ga 30058

Amendment

- Septic system install in 1977 on property 1978.
- Please review general comments.

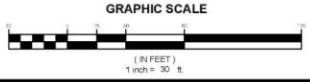




EXISTING 4 - FT WIDE SIDEWALK SHALL BE INCREASED TO 6- FT WIDE.
 ADD 2 - FT NEW CONCRETE SIDEWALK ALONG EAST SIDE OF EXISTING SIDEWALK.
 REQUIRED FOR 207' TOTAL ROAD FRONTAGE.

PROVIDE FIVE (5) NEW STREET TREES REQUIRED BY CODE (TYP)

"ALL UTILITIES, WATER, FIRE, SANITARY, GAS AND ELECTRICAL LINES, AND LATERALS MUST BE MARKED WITH LOCATOR WIRE AND DETECTOR TAPE".



PROPOSED CHURCH BUILDING
 2030 WESLEY CHAPEL ROAD
 DEKALB COUNTY, GEORGIA
 FOR CLIENT

Cunningham & Co. Engineers
 CIVIL ENGINEERING - CONSULTING - PROJECT MANAGEMENT
 OFFICE 478.428.3616
 438 SECOND STREET, SUITE 201
 MACON, GEORGIA 31201
 FAX 478.428.3599



REVISIONS	DATE
1 - 11/19/19 - INCLUDE STAFF RECOMMENDATIONS	10-21-19

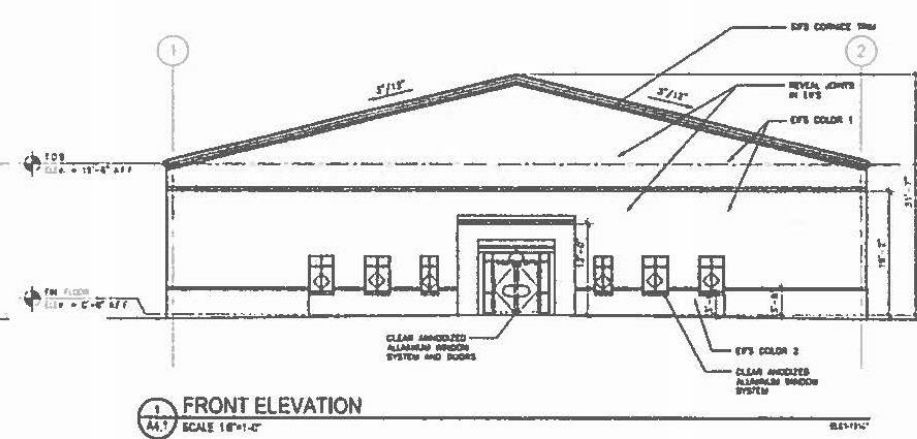
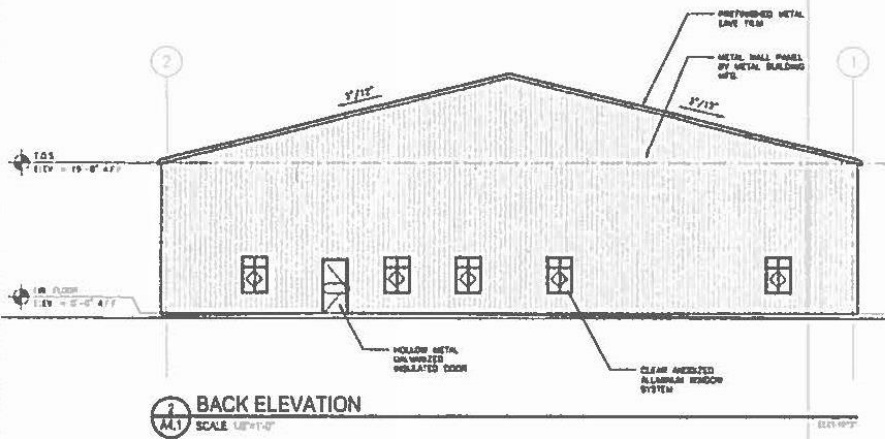
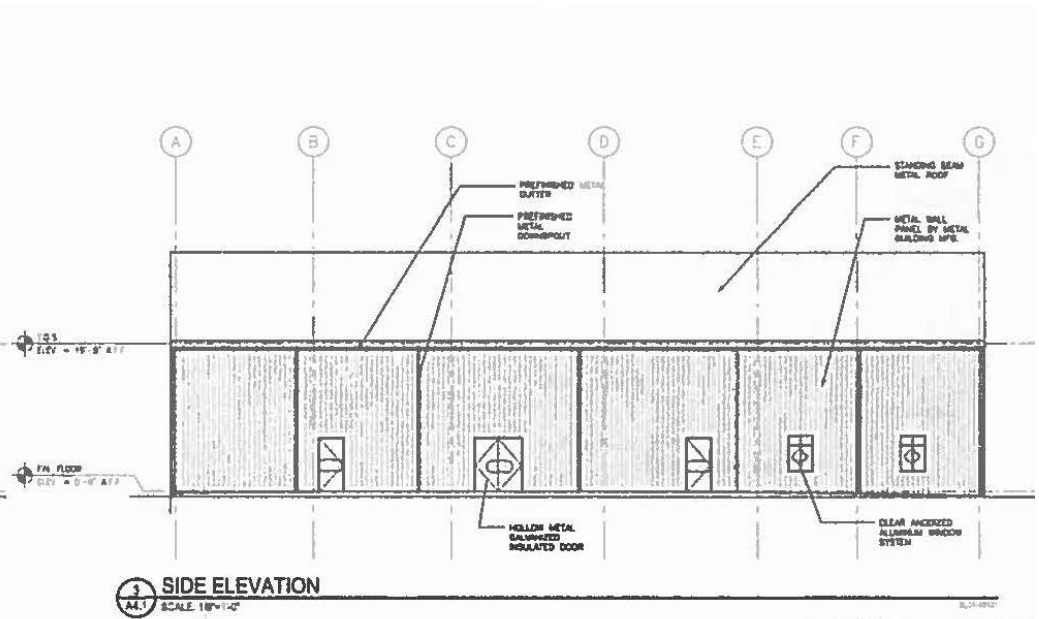
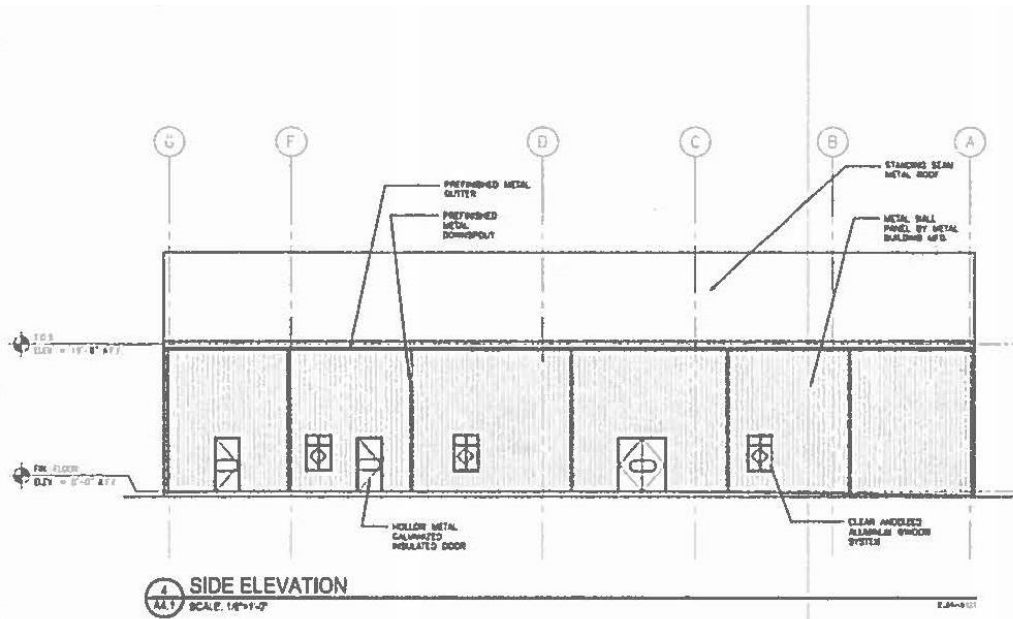
DATE: 10-21-19
 PROJ. NO.: 1908
 DRAWN BY: RCC



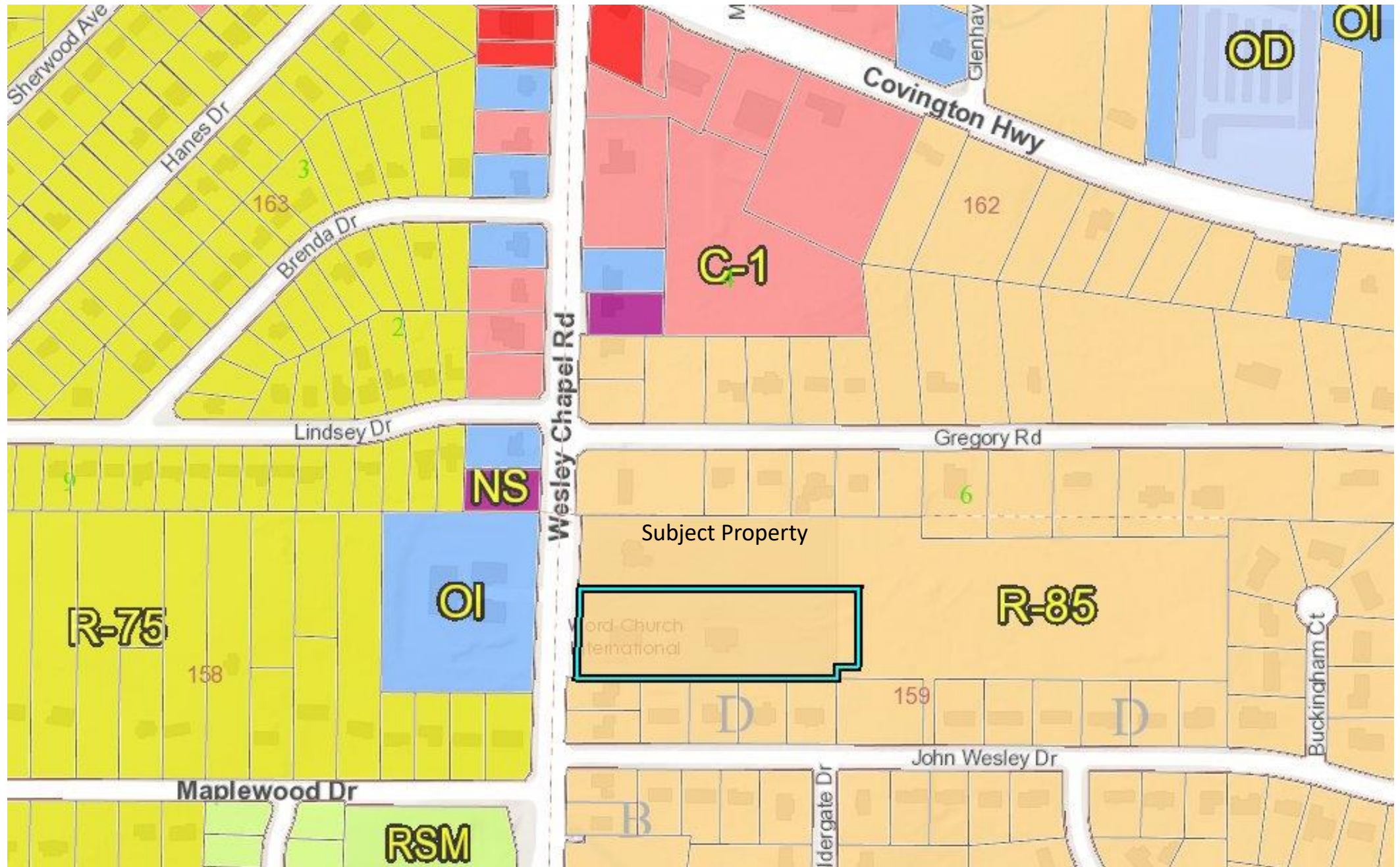
LANDSCAPE PLAN

LP-1





Shy Temple Christian Methodist Episcopal
 2013 Murrell Drive SE
 Atlanta GA 30317
 Pastor James Daniels
 Project: New Worship Facility
 Project Team: CWS
CWS Creative Worship Spaces
 Draw Information: Project No.: 19-10
 SHE Description: EXTERIOR ELEVATION
 Record Date: Mar. 29, 2019
 Sheet No.: **ΔΔ 1**







Subject Property



(left) side of existing sanctuary and classroom/administrative/fellowship building.

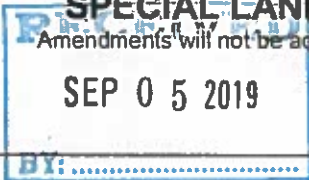
(right) rear of sanctuary building, viewed from rear parking lot.



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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



Date Received: _____

Application No: SLUP-19-1243513

APPLICANT NAME: SHY TEMPLE CHRISTIAN METHODIST EPISCOPAL CHURCH

Daytime Phone: 404-915-2510 E-Mail: bettyxta@ncad.com

Mailing Address: 2030 WESLEY CHAPEL RD, DECATUR, GA 30035

Owner Name: SHY TEMPLE CHRISTIAN METHODIST EPISCOPAL CHURCH
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-915-2510 E-Mail: bettyxta@ncad.com

Mailing Address: 2030 WESLEY CHAPEL RD, DECATUR, GA 30035

SUBJECT PROPERTY ADDRESS OR LOCATION: 2030 WESLEY CHAPEL RD
DECATUR DeKalb County, GA, 30035

Parcel ID: 15-159-09-007 Acreage or Square Feet: 3 ACRES Commission Districts 5

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

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

Owner: _____ Agent: Signature of Applicant

Printed Name of Applicant:
Betty W. Christian

Notary Signature and Seal:
Rose Y. Davis



Shy Temple Christian Methodist Episcopal Church

2030 WESLEY CHAPEL RD
DECATUR, GEORGIA 30035
404-377-3174

Dr. James C. Clements, Pastor

PUBLIC NOTICE

To

Request for a Special Land Use Permit

Filed by: Shy Temple Christian Methodist Episcopal Church

Located at: 2030 Wesley Chapel Rd

Decatur, GA 30035

Current Use – Church/House of Worship

Proposed Use- Church/House of Worship

Hours of Operation

Current: Sunday 8:45AM – 12:00PM, Tuesday 6:15PM – 7:30PM,

Wednesday 12:00PM – 1:00PM

Proposed: No Change

Capacity: 400 seats

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT: Shy Temple CME

Location: 2030 Wesley Chapel Rd, Decatur, GA 30035

Date & Time: Monday, August 26, 2019 at 7:00PM

Rev. Jerry D. Woodfork, Sr.
Presiding Elder

Bishop Thomas L. Brown, Sr
Presiding Prelate

MEETING SIGN-IN SHEET

Project:

Facilitator:

Meeting Date: August 26, 2019

Location:

Name

Address

Phone

E-Mail

Latress Browning

3850
Maplewood Dr.

404-52-6159
Decatur, GA

latress10@pra1.com

1. Linda A. Tardus
2. Tiffany Cook
3. Betty W. Christian
4. Aaron Christian
5. R. G. Christian
6. William Oliver
7. Doug Henry
8. Peggy Daniel
9. Alma D. Hunter
10. Barbara Campbell
11. Emanuel Lewis
12. Edward Arnold
13. Leonard Brownfield
14. Charles W. Warren
15. Steven Stembidge
16. ~~Jeanne C. Saint~~
17. ~~Belinda Saint~~
18. Percy W. Fountain
19. Karen R. Green
20. Don Green
21. Linda Campbell

SPECIAL LAND USE PERMIT (SLUP)
C.1 LETTER OF APPLICATION

SUMMARY OF EXISTING & PROPOSED SITE CONDITIONS:

EXISTING SITE CONDITIONS:

Project: Shy Temple Christian Methodist Episcopal Church
Location: 2030 Wesley Chapel Road Decatur, GA
Zoning: R-85 Residential
Tax Parcel ID: 15-159-09-007
Community District: District 5
District 5 Council Member: Marida Davis Johnson
Super District Member: Loraine Cochran Johnson

Existing Site Acreage: 3.0 Acres

Allowable Percent Impervious: 35% (1.05 Acres out of 3.0 Acres Total)
Existing Percent Impervious: 24% (0.72 Acres out of 3.0 Acres Total)

Allowable Side Yard Impervious Setback: 20-Feet
Existing Side Yard Impervious Setback: 0-Feet (Portion of North Property Line)

Note: Approximately one-half (1.5 Acres – front half of property) is currently developed, with the existing rear half of the property remaining in undeveloped wooded site conditions.

Existing Number of Buildings: Two (2)
1. Existing Church Sanctuary Building (2,869 SF, 100 seating capacity)
2. Existing Sunday School/Administrative Building (3,329 SF)

Existing Parking Space Count: 62 Spaces, Including 2 HC Spaces
Existing Commercial Driveways: One (1) Accessed from Wesley Chapel Road

Surrounding Property Owners:

South Property Line:

Five (5) Individual Lots Abutting South Property Line

North and East Property Line:

One (1) Individual Lot Abutting the North and wrapping around the East Property Line

West Property Line:

Public Right of Way of Wesley Chapel Road Abuts the East Property Line

Note:

Property Owner Names and Parcel Numbers Identified on the Existing Survey Drawing Included with the Special Land Use Application Submittal Package.

REASON FOR SPECIAL LAND USE PERMIT:

The Purpose for the Special Land Use Permit (SLUP) is order to allow for the Existing Church Facility to Expand and Grow, including the demolition of the smaller church building and construction of their new large church sanctuary church building and the 93 parking spaces required for the 372 seating capacity.

SUMMARY OF PROPOSED PROJECT DESCRIPTION:

SITE DEMOLITION WORK:

Demolition Existing Church Sanctuary Building (2,869 SF, 372 Seating capacity) and associated paved parking spaces;

Existing Classroom/Administrative/Fellowship Building to remain as-is;

SITE CLEARING & GRUBBING WORK:

Site Clearing and Grubbing of existing trees in back half of property;

NEW BUILDING & PARKING DATA:

New Proposed Church Sanctuary Building: One (1) 10,000 SF, 372 Seating Capacity

Total Required Parking: (1 Space/4 Seats) 93 Required Parking Spaces

Total Provided Parking: 93 Provided Parking Spaces

MODIFIED DRIVEWAY:

Existing Driveway Location Remains the Same;

New Asphalt Paved Driveway with new grades will be designed from existing concrete driveway apron up the new Building and Parking Lot Area.

SITE GRADING & DRAINAGE IMPROVEMENTS:

Site Grading & Drainage Improvements Required for New Church Sanctuary Building (10,000 SF) including Site Paving for Required 93 Parking Spaces Based upon 1 Parking Space Per 4 Seating Capacity.

Underground Detention Pipe System will be required and proposed and will be located beneath the new parking lot paving.

Storm Water Quality will be required and proposed by implementation of Proprietary Water Quality Unit.

WATER & SANITARY SEWER UTILITIES:

WATER:

New 2-Inch Domestic Water Meter and RPZ Backflow Preventor

SEWER:

New Church Building Sewer Lateral will be proposed to be connected into the existing sanitary sewer lateral.

NEW TREE PLANTING PLAN:

New Tree Planting Plan and Shrubs will be planted as required to conform to the DeKalb County Tree Ordinance and will be coordinated with DeKalb County Arborist.

VARIANCE REQUIRED: TWO (2)

PERCENT IMPERVIOUS COVERAGE:

Allowable Percent Impervious Coverage: 35% (1.05 Acres out of 3.0 Acres Total)

Actual Percent Impervious Coverage: 41.7% (1.25 Acres out of 3.0 Acres Total)

Required Variance for Percent Impervious: (6.7% Increase Over 35% Allowable)

SIDE YARD IMPERVIOUS SETBACK:

Minimum Side Yard Impervious Setback: 20-Feet

Actual Side Yard Impervious Setback: 10-Feet (North Property Line Only)

Required Variance for Side Yard Imp. Setback: (10-Feet Reduction)

STATEMENT OF CONDITIONS DISCUSSED WITH NEIGHBORS:

Pre-Submittal Community Meeting with surrounding neighbors, with hand delivered invitations to all residents located within 500-feet in accordance with "blue shaded map area" designating limits of 500-feet coverage provided by DeKalb Planning, was held on Monday August 26, 7PM located at Shy Temple Church Property. Ms. Mereda Davis Johnson with District 5 Commission was in attendance.

Proposed Church Expansion Project was discussed regarding the demolition of the existing front church building and associated parking, with proposed construction of the new 10,000 SF Church Building located in approximately the same location, where existing building currently is and providing for a total of 93 required parking spaces conforming to zoning regulations.

SPECIAL LAND USE PERMIT (SLUP)

C.2 IMPACT ANALYSIS: (Criteria: Sec 27-7.4.6)

- A. Adequacy of the size of the site for the proposed use is of sufficient size (3.0 Total Acres), and can be verified by the attached Site Layout Plan Sheet C-5.0 and Site Grading & Drainage Plan Sheet C-6.0. The required parking count of 93 spaces puts the total impervious coverage approximately 6.7 percent over the maximum allowable impervious coverage area of 35 percent; therefore, a variance will be submitted and requested for the increase of maximum impervious coverage of 6.7 percent.
- B. Compatibility of the proposed church building expansion project with the surrounding properties and other land uses in the district is affirmative, since the property exists currently as an existing church campus including two (2) church buildings and associated parking.
- C. Adequacy of existing public utilities, including water and sewer and power is affirmative; existing 4-Inch sewer lateral is anticipated to be re-used for the new church building and a new 2-Inch domestic water meter and RPZ Backflow Preventor is proposed.
- D. Adequacy of public street is sufficient, with the existing concrete apron driveway to remain as-is in the same place, with new asphalt paved driveway alignment on private property shown on site plan.
- E. Properties located along Wesley Chapel Road will not be adversely affected by the new church building project; trip generations are anticipated to remain similar to existing traffic patterns, with majority of traffic being on Sunday mornings.
- F. Ingress and Egress for the proposed church building project will remain the same and or better conditions as currently exists, with no changes to the existing driveway point of access.
- G. Proposed Church Building Use will not create any adverse pollution via noise, smoke, dust, odor or vibration.
- H. Proposed hours of operation for the church will remain the same with services held of Sunday mornings and Wednesday evenings and will not create any hardships and or negative impacts.
- I. Manner of Operation for the Church Expanded Project will remain the same and will not adversely impact existing neighbors.
- J. Existing Zoning R-85 for the existing church property is consistent with all of the requirements of the zoning district classification, with the exception of the two (2) proposed variances detailed in the Letter of Application (35% Maximum Allowable Impervious Coverage and 20-Foot Minimum Side Yard Impervious Setback)
- K. Church Expansion Project is consistent with the policies of the comprehensive Plan.
- L. Proposed Church Expansion Project will be designed to comply with the required Tree Ordinance specific to buffers and any tree mitigation requirements and or tree banks.
- M. Adequate provision of refuse and service area will remain the same and or improved from current conditions.
- N. No limitation for the length of time for the Special Land Use Permit should be applicable.
- O. The size, scale and massing of the new church building expansion will be consistent with adjacent and nearby lots and buildings.
- P. Proposed church building expansion project will not have any effect on any historic buildings, sites, districts, or archaeological resources.
- Q. Proposed church building expansion project does satisfy the requirements within the Supplemental Regulations for such special land use permit.
- R. Proposed church building height will not create any negative shadow impact on any adjoining lot or building. The new building height will be 32-feet tall; the existing building height is approximately 35 feet.
- S. Proposed church building expansion project will be consistent with the needs of the neighborhood and surrounding community and will not be in conflict with the surrounding neighbors and community. The local neighbors and community are excited about the church building expansion project and was received well by the community during the pre-community meeting.