



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: Tuesday, March 7, 2017, 6:30 P.M.
Board of Commissioners Hearing Date: Tuesday, April 25, 2017, 10:00 A.M.

STAFF ANALYSIS

Case No.: SLUP-17-21140 **Agenda #:** D.6

Location/Address: The east side of River Road, south of Clevefont Road at 3986 River Road, Ellenwood, Georgia. **Commission District:** 3 **Super District:** 7

Parcel ID: 15-028-01-008

Request: To request a Special Land Use Permit (SLUP) for a place of worship in the R-100 (Residential Medium Lot) District, in accordance with Chapter 27- Article 4.1 Use Table of the DeKalb County Code.

Property Owner: Michael Reynolds

Applicant/Agent: Community Cure Ministries

Acreage: 6 Acres

Existing Land Use: Unfinished church (shell) on site

Surrounding Properties: Single-family detached residences

Adjacent & Surrounding Zoning: North, West, South and East: R-100 (Residential Medium Lot)

Comprehensive Plan: Suburban (SUB) Consistent X:

Proposed Building Square Feet: 20,000 Square Feet	Existing Building Square Feet: Unfinished building on site
Proposed Lot Coverage: <35%	Existing Lot Coverage: <35 %

ZONING HISTORY

The subject site, zoned R-100 (Residential Medium Lot) District consists of a partially developed metal frame building previously planned for a place of worship on the site since 2004 pursuant to permit #51183. After several permitting attempts (51186, 51187 & 785153), the permit expired December 12, 2015. The 2-story structure was never completed. Located on 6 acres, the site is on the east side of River Road (a two-lane minor arterial with over 490 feet of frontage) and south of CleveMont Road at 3986 River Road in unincorporated DeKalb County. Per the submitted site plan, the site has steep topography along the north property line. A stream borders the site along the south property line within a 100-year flood plain. Stormwater retention is shown in the rear of the site as a pond area. The surrounding character of the area consists of single-family detached residences and subdivisions. Contiguous to the north of the site is a single-family residence on 6 acres. Further north of the site along River Road is Morton's Landing, Rock Mill and River Mill subdivisions.

PROJECT ANALYSIS

The property is proposed for a place of worship with accessory related uses. A place of worship is defined as a building wherein persons assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship. The term shall also include any of the following accessory uses and buildings: schools, religious education, social gathering rooms, food service facilities, indoor and outdoor recreation facilities, child day care center, kindergarten, parsonage, rectory or convent and columbarium. Accessory related uses include an after school program, training workshops for starting small businesses and event space for community events. Per the submitted Letter-of-Application, the two-story 20,000 square foot metal frame building will be completed with parking to accommodate 299 persons in the largest area for worship service. The site will utilize one existing curb cut on River Road. The place of worship proposed hours are Monday through Saturday during normal business hours and Sundays as needed for traditional worship services 9:00a.m.-1:00p.m. Evening services would be held between the hours of 6:00p.m. and 10:00p.m. per the applicant. An updated engineered certified survey has been submitted for Staff review.

DEVELOPMENT STANDARDS:

Places of Worship must comply with **Sec.27-4.2.42** of the DeKalb County Zoning Ordinance for buildings and structures located in a residential district.

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least fifty (50) feet from any residentially zoned property. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than twenty (20) feet for a side-yard and no less than thirty (30) feet for a rear-yard.**

During field investigation by Planning Staff, it appeared the existing half constructed building on the site is more than 50 feet from any residentially zoned property.

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

Located in the R-100 (Residential Medium Lot) District, the minimum front yard setback is 40 feet on an arterial street. The existing front building setback appears over 40 feet.

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

Without a site plan, Planning Staff cannot determine setback compliance for the site. However, field inspection by Planning Staff noted sufficient land for compliance to setback and visual screen.

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

The site consists of 6 acres and has over 490 feet of frontage on River Road.

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

River Road is classified as a minor arterial.

- F. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.**

The existing unfinished building when completed will be the only structure used for the place of worship on the site.

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

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

Located on over 6 acres, it appears that adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

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

Places of worship are compatible with residential developments.

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

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

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

River Road is a minor arterial. Staff is of the opinion that River Road is adequate for a place of worship and accessory related uses. There is sufficient traffic carrying capacity so as not to unduly increase traffic and create congestion in the area.

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

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

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

Approval of location, number of curb cuts, as well as a deceleration lane shall be subject to the Department of Public Works, Transportation Division.

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:

Places of worship would not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

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

Worship services will not occur during peak traffic hours . Sunday hours for worship services are between 9:00a.m. and 1:00p.m. Evening services may be held on Sunday evenings between the hours of 6:00p.m. and 10:00p.m. Community Center and church office hours will be normal business hours Monday through Friday (9:a.m.-5:00p.m.) which may have some impact on traffic.

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

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:

The applicant must submit architectural plans by a Georgia Registered architect depicting compliance to the R-100 (Residential Medium Lot) District during the LDP (Land Disturbance Permitting) and BP (Building Permit) process prior to obtaining a CO (Certificate of Occupancy).

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

Located within the Suburban Character Area, the proposed use is consistent with the following Plan Policies and Strategies of the 2005-2025 DeKalb County Comprehensive Plan: SCAP11 - Locate development and activities within easy walking distance of transportation facilities; SCAP6 - The non-residential development in suburban areas shall meet the needs of the surrounding residents; SCAS21: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction.

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:

Transitional buffer zones are not required and mature vegetation exists along property lines. However, Staff has included a transitional buffer in the recommended conditions to ensure visual and distance separation along property lines adjacent to residentially zoned property.

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:

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

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 topography of the site appears flat where the church building is being constructed. Given the large amount of acreage and visual screening along property lines, the 20,000 square foot church building should not have a negative impact on nearby residentially developed properties in the area.

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

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

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

The site is heavily vegetated along property lines adjacent to dedicated parking areas.

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:

Adjacent and surrounding residential properties are one and two-stories which are compatible with the building size on the site. There will be no negative shadow impact on any adjoining lot. Given the location, the proposed building height should not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

Staff notes there are other places of worship in the area.

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

COMPLIANCE WITH R-100 (RESIDENTIAL MEDIUM LOT) DISTRICT STANDARDS PER ARTICLE 27-TABLE 2.2

STANDARD	REQUIRED	EXISTING	COMPLIANCE
LOT WIDTH	100 Feet	Approx. 495 Feet	Yes
LOT AREA	15,000 Square Feet	6 Acres	Yes
FRONT BUILDING SETBACK	40 Feet	Appears to be > 50 Feet	Yes
SIDE SETBACK Sec.27-4.2.32 Sec.27-4.2.42	50 feet adjacent to residential zoned property 20 feet from residential property lines	Existing building appears to exceed setback requirements. >50 Feet Parking setback cannot be determined without a site plan	Yes Undetermined. Site will need to show compliance during the LDP (Land Disturbance Permit) process.
REAR SETBACK Sec.27-4.2.32	50 feet adjacent to residential zoned property	Existing building appears > 50 Feet	Yes
TRANS. BUFFERS	No buffers are required. However visual screens adjacent to parking areas are required.	Mature vegetation currently exists along property lines that serve as a visual screen adjacent to parking areas	Yes

BUILDING HEIGHT	Maximum 35 Feet	Existing 2 story metal frame building used for place of worship	Yes
LOT COVERAGE	May not exceed 35%	Proposed Lot coverage with building and parking is unable to be determined due to lack of site plan	Undetermined at this time. Site will need to show compliance during the LDP (Land Disturbance Permit) process.
PARKING (Article 6)	Place of worship: One (1) parking space for each 4 seats in the largest assembly room used for public worship. Proposed 299 seats requires 75 minimum parking spaces	Unable to determine without engineered site plan.	Undetermined. Site will need to show compliance during the LDP (Land Disturbance Permit) process.

Staff Recommendation: APPROVAL WITH CONDITIONS

Located on River Road, a minor arterial, the approximately 6-acre site complies with development standards for a Places of Worship in the R-100 (Residential Medium Lot) District. Located within the Suburban Character Area, the proposed use is consistent with the following Plan Policies and Strategies of the 2005-2025 DeKalb County Comprehensive Plan: SCAP11 - Locate development and activities within easy walking distance of transportation facilities; SCAP6 - The non-residential development in suburban areas shall meet the needs of the surrounding residents; SCAS21: Promote activities to highlight historic and cultural assets in the community and provide opportunities for community interaction. The place of worship would be compatible with surrounding residential land uses and would not create adverse impacts on adjoining and surrounding properties. Therefore, Staff recommends **“APPROVAL CONDITIONAL”** with the following recommended conditions.

1. Restrict use to a Place of Worship and accessory related uses in the existing structure with no additions.
2. Limit access points to no more two (2) on River Road. Road improvements, deceleration lane, and amount of right-of-way dedication shall be determined by the Department of Public Works, Transportation Division.
3. Provide and maintain a ten-foot wide landscape strip along the entire road frontage of South Deshon Road. Plantings and specifications are subject to the County Arborist.
4. Maintain a minimum 50-foot wide buffer with a minimum six-foot fence interior to the buffer along property lines adjacent to single-family residential zoned district.
5. Provide a sidewalk along property frontage in accordance with development regulations.
6. All refuse areas shall be completely screened from view of public right-of-way with enclosure to match primary building façade.
7. Signage shall be a ground monument sign with a brick base or stucco to match building materials. The sign area shall not exceed thirty-two (32) square feet, excluding the base and shall not exceed ten (10) feet in height.
8. Parking lot lighting shall be directed away from adjacent residential zoned properties.

9. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.

Attachments:

1. Department Comments
2. Community Meeting Notice & Attendance
3. Application & Letter of Intent
4. Impact Analysis
5. Submitted site plan
6. Zoning Map
7. Pictometry
8. Site Photograph

NEXT STEPS

Following an approval of this application, 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 space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*

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 or Special Exception** *(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.



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 is required as a condition of land development permit approval.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was 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.

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

State water buffer is reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-17-21140 Parcel I.D. #: 15-026-01-008

Address: 3926
River Rd
Ellenwood, GA

Adjacent Roadway (s):

(classification)	(classification)

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

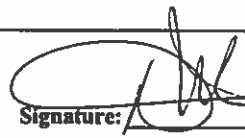
Please provide additional information relating to the following statement.

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

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

COMMENTS:

<p>Field and plans reviewed. Require deceleration and acceleration lanes, for being in a curve. Addition traffic control signs as needed for speed limit safety</p>

Signature:  DAVID M. ROSS



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-17-21140

Parcel I.D. #: 15-028-01-008

Address: 3986 River Road

Ellenwood, Georgia

WATER:

Size of existing water main: 6" AC 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: Conley Creek Basin

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

Water Treatment Facility: R. M. Clayton WWTP () adequate () inadequate

Sewage Capacity: * (MGPD)

Current Flow: 77.082 (MGPD)

COMMENTS:

* Please note that the determination of available capacity expressed herein is not guaranteed as it is based upon the known conditions as of the date of this correspondence and on the anticipated capacity needs associated with your project.

Signature: _____

TRANSPORTATION COMMENTS

N.1: North Decatur is classified as a minor arterial. See section 14-190 and zoning code for required road improvements (Bike lanes, 40 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). All public infrastructure must be on county right of way. This section of North Decatur is on the Tier One Bike Priority network- match bike facilities to ones planned in other area projects (multi-use path). Pedestrian crossing across driveway needs to be closer to North Decatur for visibility to motorists. Right of way dedication may impact setbacks.

N.2: GDOT review and permits required. Lawrenceville Hwy (SR 8) is classified as a major arterial and Tier 2 bicycle priority network. See section 14-190 and zoning code for required road improvements (Bike lanes, 50 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Right of way dedication may impact setbacks.

N.3: GDOT review and permits required. Flat Shoals Parkway (SR 155) is classified as a major arterial and Tier 2 bicycle priority network. See section 14-190 and zoning code for required road improvements (Bike lanes, 50 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Right of way dedication may impact setbacks.

N.4: No comments

N.5: Flat Shoals Road is classified as a minor arterial and Tier 2 bicycle priority network. See section 14-190 and zoning code for required road improvements (Bike lanes, 40 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Fayetteville Road is a collector. See section 14-190 and zoning code for required road improvements (Bike lanes, 35 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Pine Tree Trail is a local. See section 14-190 and zoning code for required road improvements (Bike lanes, 27.5 foot from centerline right of way requirement, 5 foot sidewalk, and landscape strip). Right of way dedication may impact setbacks.

N.6: Line Street is classified as a local street. See section 14-190 and zoning code for required road improvements (Bike lanes, 27.5 feet from centerline right of way requirement, 5 foot sidewalk, and landscape strip).

N.7: Valley Brook Road is classified as a minor arterial. See section 14-190 and zoning code for required road improvements (Bike lanes, 40 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Right of way dedication may impact setbacks. At LDP submittal- an engineer must verify that sight distance (stopping, left turn into new street and left/right out of new street) meets the requirements of AASHTO.

N.8: No comments

N.9: South Stone Mountain Lithonia Road and South Deshon Road are classified as minor arterials. South Stone Mountain Lithonia Road in this section is on the First Tier Priority bike network. South Deshon is on the Second Tier priority bike network. See section 14-190 and zoning code for required road improvements (Bike lanes, 40 foot from centerline right of way requirement, 6 foot sidewalk, and

landscape strip). Right of way dedication may impact setbacks. Access is limited to one driveway on each road, placed away from the signalized intersection closest to the property line, as possible.

N.10: GDOT review and permits required. Covington Hwy (SR 12) is a major arterial and on the Second Tier Bike priority network. See section 14-190 and zoning code for required road improvements (Bike lanes, 50 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Right of way dedication may impact setbacks. Phillips Road is classified as a collector and one the Second Tier bike priority network. See section 14-190 and zoning code for required road improvements (Bike lanes, 35 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). The other streets are classified as local. See section 14-190 and zoning code for required road improvements (Bike lanes, 27.5 foot from centerline right of way requirement, 5 foot sidewalk, and landscape strip). Donate necessary right of way for GDOT PI NO. 0008288.

N.11: River Road is classified as a minor arterial. See section 14-190 and zoning code for required road improvements (Bike lanes, 40 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Right of way dedication may impact setbacks. At LDP submittal- an engineer must verify that sight distance (stopping, left turn into the driveway and left/right out of the driveway) meets the requirements of AASHTO. Driveway location may need to be relocated to a position on the property that meets sight distance requirements.

N.12: GDOT review and permits required. Covington Hwy (SR 12) is a major arterial and Second Tier Bike Priority network. See section 14-190 and zoning code for required road improvements (Bike lanes, 50 foot from centerline right of way requirement, 6 foot sidewalk, and landscape strip). Right of way dedication may impact setbacks. Donate necessary right of way for GDOT PI NO. 0008288. No access onto Wellington Walk Place.

N.13: Same as N.12

N.14: No Comment.

N.15: No Comment.

12/13/2016

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

General Comments:

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

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

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

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

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

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

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

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/13/2016

N.9

Z-17-21105/16-100-05-004

1967 South Stone Mountain, Lithonia, Ga

Amendment

- Please see attached letter for general comments.
- Septic system installed on property on 9/08/1964.

N.10

CZ-17-21110/ 16-104-02-001 & 002; 16-104-02-004 thru 120/16-121-01-001 & 16-121-01-012

McKenna Square Drive and Kennonbriar Court, Lithonia, GA

Amendment

- Please see attached letter for general comments.

N.11

SLUP-17-21140/15-028-01-008

3986 River Road, Ellenwood, GA

Amendment

- Please see attached letter for general comments.
- On records indicates septic system installation on 11/23/1987.

N.12

LP-17-21112/16-104-01-002

Covington Highway and Phillips Road at 7043 Covington Highway, Lithonia, Ga

Amendment

- Please see attached letter for general comments.



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION

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

21140 (orig)

JAN 26 2017

Date Received:

Application No.: SLUP-17-21329

APPLICANT NAME: Community Cure Ministries

Daytime Phone #: 678 471 6246 Fax #: 404 964 2934 Phone

Mailing Address: 5590 Cedar Pass

Fairburn GA 30213 E-mail: Jonescalineq@yahoo.com

OWNER NAME: Michael Reynolds
(If more than one owner, attach contact information for each owner)

Daytime Phone #: 678 471 6246 Fax #:

Mailing Address: 5590 Cedar Pass

Fairburn GA 30213 E-mail: Michaelreynolds799@ymail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 3986 River Road

Ellenwood, DeKalb County, GA, 30294

District(s): #3 05 07 Land Lot(s): Block(s): Parcel(s): 1502801008

Acreage or Square Feet: 6AC Commission District(s): 3 Existing Zoning: R100

Proposed Special Land Use (SLUP): Community Center Church

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

Owner: X Agent: (Check One)

Signature of Applicant: [Signature]
Printed Name of Applicant: Michael Reynolds

Notary Signature and Seal:

Letter of Application

This letter is to request a Special Land Use Permit for the property located at 3986 River Road Ellenwood, Ga 30294. The property would be used as a Community Center/ Church for Community Cure Ministries Inc. The property is currently zoned R100 and we are requesting a special use for a church and Community Center. The property currently has a church under halt construction that is a two story 20,000 sf building. The medal frame building would be completed with parking to match the seating capacity of 299 seats. An attractive brick front would be completed and landscaping including grass, trees and green space consistent with regulations. The center would be open Monday through Saturday during normal business hours and Sundays as needed for traditional worship services normally 9:00am-1:00pm. Consistent with churches of this type and size one or more evening services would be held between the hours of 6:00pm and 10:00pm.

Thanks for your consideration.

Director Michael James Reynolds

B. Criteria: Sec. 27-873

- A. **Size.** The size of the property is 6 acres and more than enough space for the proposed church. It is further more than 4 acres and on a minor thoroughfare, meeting requirements for the zoning district.
- B. **Compatibility.** the proposed property is currently a church under construction, it is in keeping with the surrounding residential area that currently has another church within ½ mile. Neither church would be too much to service the population. Also both properties seem to be perfectly situated to bring value and beauty to the area.
- C. **Public services.** The proposed building will have adequate public facilities to service the size of the facilities in compliance with all handicap accessibility requirements.
- D. **Traffic.** The proposed property is on River Rd. an adequate thoroughfare currently serving the same population a fraction of which will use the facilities. There should be no undue traffic problems.
- E. **Existing land uses.** The access route will not be effected by vehicle types or volume of traffic. The proposed church will be a mid-size church of approximately 450. The church is a local community church with most coming from the community.
- F. **Ingress and egress.** The subject property will have adequate curbing and visibility for traffic to enter or exit safely onto the thoroughfare.
- G. **Noise.** The subject property has enough buffer space to ensure that noise will not be an issue. Further the church will be insulated for sound. Smoke, odor, dust, or vibration are not characteristic of a church.
- H. **Hours of operation.** There should be no adverse impact on any adjoining land due to hours of operation. The church will operate during traditional church times. Further the amount of land and trees on the property allows for a privacy existence.
- I. **Manner of operation.** No adverse impact due to manner of operation.
- J. **Requirements.** All zoning requirements will be met according to the proposed plan.
- K. **Comprehensive Plan.** All plans will be met according to the Comprehensive plan.
- L. **Buffer zones.** All required buffer zones and transitional buffer zones according to the district will be represented in the plan.
- M. **Refuse.** There is adequate provision for refuse and service areas.
- N. **Duration.** There should be no limit on the duration of the permit.
- O. **size, scale and massing.** The size, scale, and massing of the proposed building will be appropriate in relation to the size of the property (20,000sf on 6 acres) and will be attractive to surrounding area.

- P. Historic Buildings.** At this time, we cannot identify any historic buildings, sites, districts, or archaeological resources that will be adversely effected.
- Q. Regulations.** The subject property satisfies the requirements contained within the Supplemental Regulations for special land use permit.
- R. Shadow.** The size and height of proposed building combined with the buffer space will not cast any shadow on adjoining land lots or buildings.
- S. disproportional proliferation.** A church would not result in a disproportional proliferation of use.
- T. Needs of Neighborhood.** the proposed use as a church would be consistent with the needs of the community. A church in this location would not conflict with the overall objectives of the comprehensive plan. The church would be compatible with the neighborhood due to its location central to nearby subdivisions.

Property boundary retracement
Survey
 For
COMMUNITY CENTER
 3986 River Road
 Ellenwood, GA 30294

Survey done by:
 Exclusive Land Surveying
 313 Eagle Way
 Stockbridge, GA 30281
 Phone (404) 304-9757
 Certificate of Authorization no.
 LSF000877

PROPERTY LOCATION
 3986 River Road
 Ellenwood, GA 30294
 (unincorporated)
 Land Lots 27 and 28,
 15th District
 Dekalb County, Georgia

DRAWING DATE:
 3/20/2017
 DRAWING SCALE: 1"=100'
 DRAWN BY: ANTHONY
 JACOBS
 SHEET: 1 of 1
 (sheet size 11x17)
 DWG. NAME: 3986river.dwg

P.O.B.
 Found 1/2" rebar at
 top of creek bank,
 next to 3" wide
 steel blade, 2' tall.

SURVEYED PROPERTY DESCRIPTION

(As written and described by Exclusive Land Surveying at the time of this survey dated: 3/20/2017)

All that tract or parcel of land lying and being in Land Lots 27 and 28 of the 15th District of Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at a found 1/2" rebar on the northeasterly right-of-way of River Road (80' R/W), said point being S04°41'00"W, 2270.30' from the common corner of Land Lots 27, 28, 37 and 38; thence departing said right-of-way along the property line, N62°00'00"E, 965.05' to a found 1/2" rebar at the top westerly bank of South River Tributary 5 creek; thence continuing N62°00'00"E, 5.57' to the centerline of South River Tributary 5 creek; thence southwesterly along the centerline of said creek, meandering 1,138.07' to the northeasterly right-of-way of said River Road; thence along said right-of-way N65°04'35"W, 79.92' to a point of curvature to the right; thence northwesterly along the curved right-of-way of River Road and arc length of 423.75'; said curve having a radius of 551.41' and a chord bearing and distance of N38°54'19"W, 413.40', to the point of beginning.

The above described tract contains 6.06 acres and is a portion of that 42.15 acre tract described in plat book 50, page 87, Dekalb County, Georgia Clerk of the Circuit Court.

SURVEYOR'S NOTES

- Purpose of survey - Special land use permit no. SLUP-17-21140 application.
- Field survey completed 3/17/2017. Video record made by surveyor at time of survey. The linear error of closure precision of the field survey is 1' in 83842' and was computed by the compass rule method. The angular error was 27" and adjusted by 3" per traverse station.
- This map or plat has been calculated for closure and is found to be accurate within one foot in 465,407 feet.
- A Leica TCRA 1103 robotic total station was used to obtain the linear and angular measurements used in the preparation of this plat. All distances shown hereon are horizontal "ground" distances.
- Public records referenced in this survey found at the Dekalb County Clerk of the Circuit Court.
- This survey was done without the benefit of a title search and the surveyor does not warrant any information that may have been discovered by a title search.

CALL 811 BEFORE DIGGING. KNOW WHATS BELOW

SURVEYOR'S CERTIFICATION

This is to certify that this survey was prepared from a ground run survey and in conformity with The Technical Standards for Property Surveys in Georgia, as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

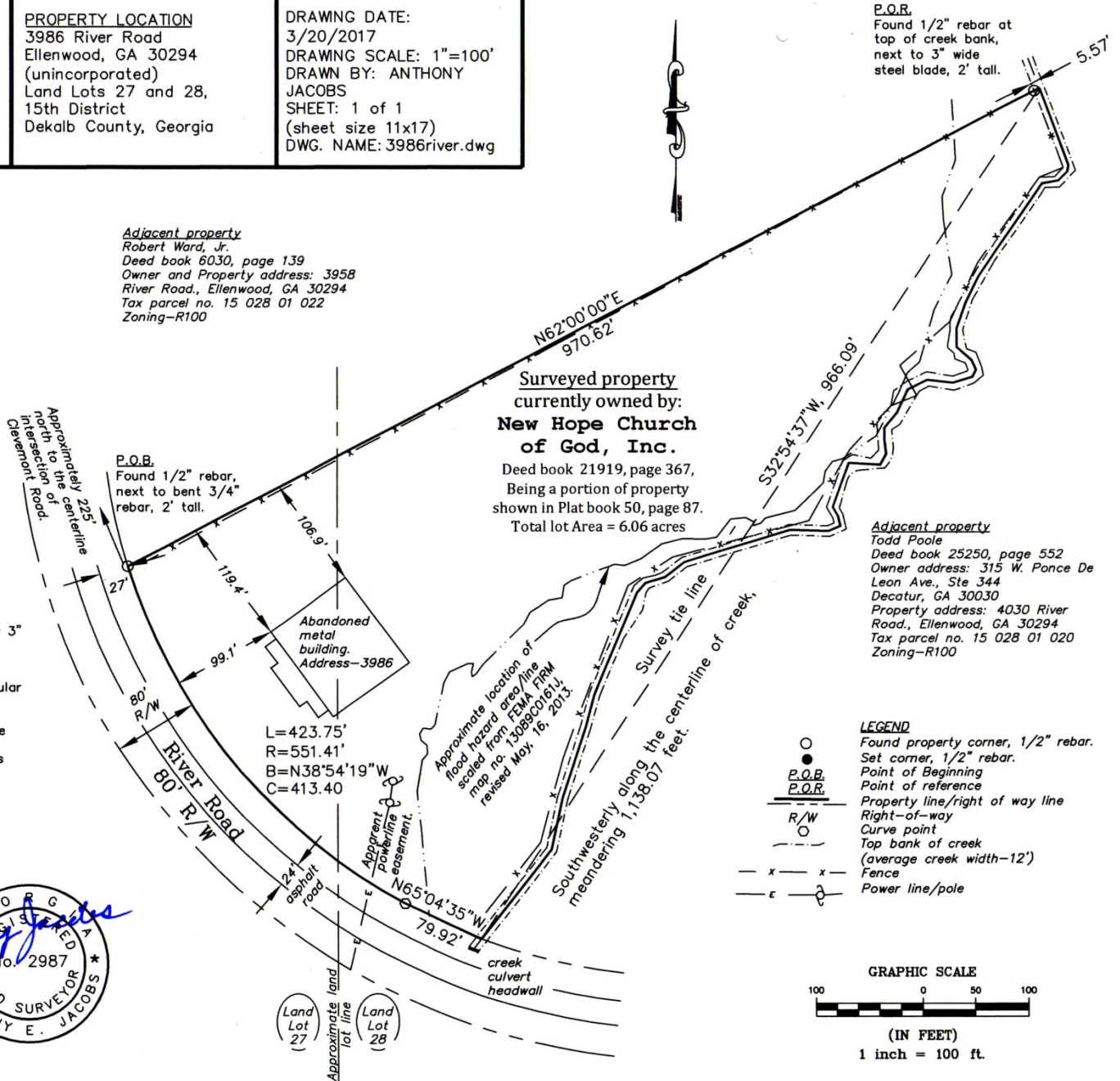
Anthony Jacobs
 Anthony Jacobs
 Registered Land Surveyor No. 2987



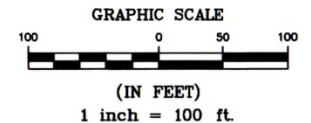
Adjacent property
 Robert Ward, Jr.
 Deed book 6030, page 139
 Owner and Property address: 3958
 River Road., Ellenwood, GA 30294
 Tax parcel no. 15 028 01 022
 Zoning-R100

Surveyed property
 currently owned by:
**New Hope Church
 of God, Inc.**
 Deed book 21919, page 367,
 Being a portion of property
 shown in Plat book 50, page 87.
 Total lot Area = 6.06 acres

Adjacent property
 Todd Poole
 Deed book 25250, page 552
 Owner address: 315 W. Ponce De
 Leon Ave., Ste 344
 Decatur, GA 30030
 Property address: 4030 River
 Road., Ellenwood, GA 30294
 Tax parcel no. 15 028 01 020
 Zoning-R100



- LEGEND**
- Found property corner, 1/2" rebar.
 - Set corner, 1/2" rebar.
 - P.O.B.
 - P.O.R.
 - R/W
 - Right-of-way
 - Curve point
 - Top bank of creek (average creek width-12')
 - x - x - Fence
 - e - Power line/pole

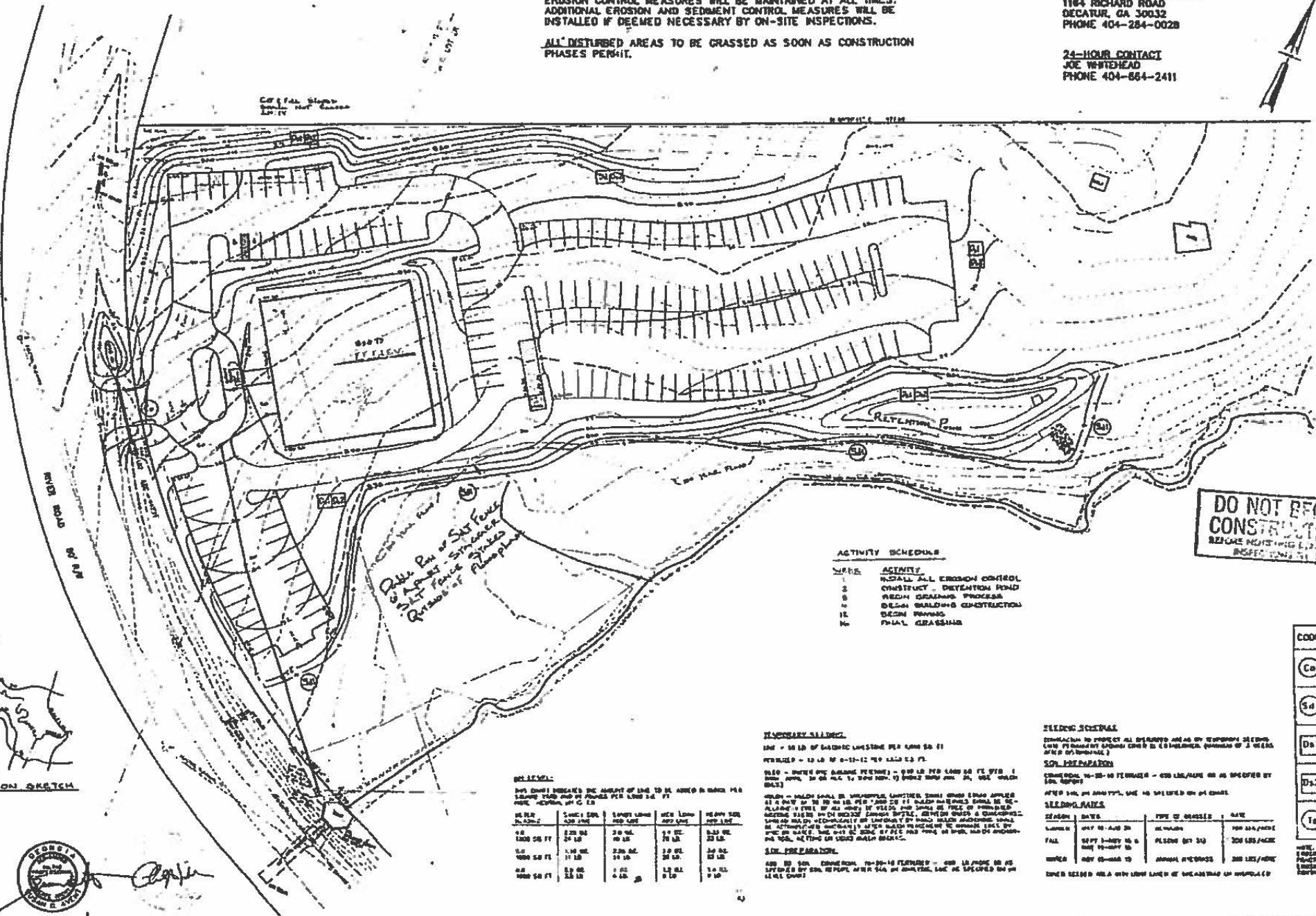
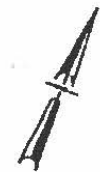


EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS.

ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.

DIBBER - DEVELOPER
FAITH UNLIMITED ENTERPRISES
1164 RICHARD ROAD
DECATUR, GA 30032
PHONE 404-284-0028

24-HOUR CONTACT
JOE WHITEHEAD
PHONE 404-664-2411



DO NOT BEGIN CONSTRUCTION
BEFORE NOTIFICATION BY THE INSPECTOR TO THE DISTRICT

ACTIVITY SCHEDULE

NO.	ACTIVITY
1	INSTALL ALL EROSION CONTROL
2	CONSTRUCT DISTENTION ROAD
3	BEGIN GRADING PROCESS
4	BEGIN BUILDING CONSTRUCTION
11	BEGIN FINISHES
16	FINAL GRASSING

NECESSARY SILLING

100 - 50 LB OF BAGGED LIME PER 1000 SQ FT
 100 - 50 LB OF 0-15-15 FERTILIZER PER 1000 SQ FT
 100 - 50 LB OF BAGGED POTASH - 0-0-10 PER 1000 SQ FT
 100 - 50 LB OF 0-0-10 FERTILIZER PER 1000 SQ FT

GRAVEL

FOR EACH INCH OF DRAINAGE PIPE TO BE INSTALLED UNDER 1/2" SAND FILL AND 1/2" SAND PER 1000 SQ FT

NO. OF INCHES	1/2" SAND	1/2" SAND	1/2" SAND	1/2" SAND	1/2" SAND
1/2"	2.00 LB	2.00 LB	2.00 LB	2.00 LB	2.00 LB
1"	4.00 LB	4.00 LB	4.00 LB	4.00 LB	4.00 LB
1 1/2"	6.00 LB	6.00 LB	6.00 LB	6.00 LB	6.00 LB
2"	8.00 LB	8.00 LB	8.00 LB	8.00 LB	8.00 LB
2 1/2"	10.00 LB	10.00 LB	10.00 LB	10.00 LB	10.00 LB
3"	12.00 LB	12.00 LB	12.00 LB	12.00 LB	12.00 LB
3 1/2"	14.00 LB	14.00 LB	14.00 LB	14.00 LB	14.00 LB
4"	16.00 LB	16.00 LB	16.00 LB	16.00 LB	16.00 LB
4 1/2"	18.00 LB	18.00 LB	18.00 LB	18.00 LB	18.00 LB
5"	20.00 LB	20.00 LB	20.00 LB	20.00 LB	20.00 LB
5 1/2"	22.00 LB	22.00 LB	22.00 LB	22.00 LB	22.00 LB
6"	24.00 LB	24.00 LB	24.00 LB	24.00 LB	24.00 LB
6 1/2"	26.00 LB	26.00 LB	26.00 LB	26.00 LB	26.00 LB
7"	28.00 LB	28.00 LB	28.00 LB	28.00 LB	28.00 LB
7 1/2"	30.00 LB	30.00 LB	30.00 LB	30.00 LB	30.00 LB
8"	32.00 LB	32.00 LB	32.00 LB	32.00 LB	32.00 LB
8 1/2"	34.00 LB	34.00 LB	34.00 LB	34.00 LB	34.00 LB
9"	36.00 LB	36.00 LB	36.00 LB	36.00 LB	36.00 LB
9 1/2"	38.00 LB	38.00 LB	38.00 LB	38.00 LB	38.00 LB
10"	40.00 LB	40.00 LB	40.00 LB	40.00 LB	40.00 LB

SOIL PREPARATION

ADD 50 LBS COMMERICAL 10-20-10 FERTILIZER - 500 LB PER AC AS SPECIFIED BY SOIL REPORT AFTER 50% OF GRADING, LIME AS SPECIFIED ON ALL SHEETS

SEEDING SCHEDULE

DISPATCH TO PREPARE ALL DISTURBED AREAS BY SEEDING SOON AS POSSIBLE AFTER COMPLETION OF EROSION CONTROL MEASURES (MINIMUM OF 2 WEEKS AFTER DISTURBANCE)

SOIL PREPARATION

COMMERICAL 10-20-10 FERTILIZER - 500 LBS PER AC AS SPECIFIED BY SOIL REPORT

SEEDING RATES

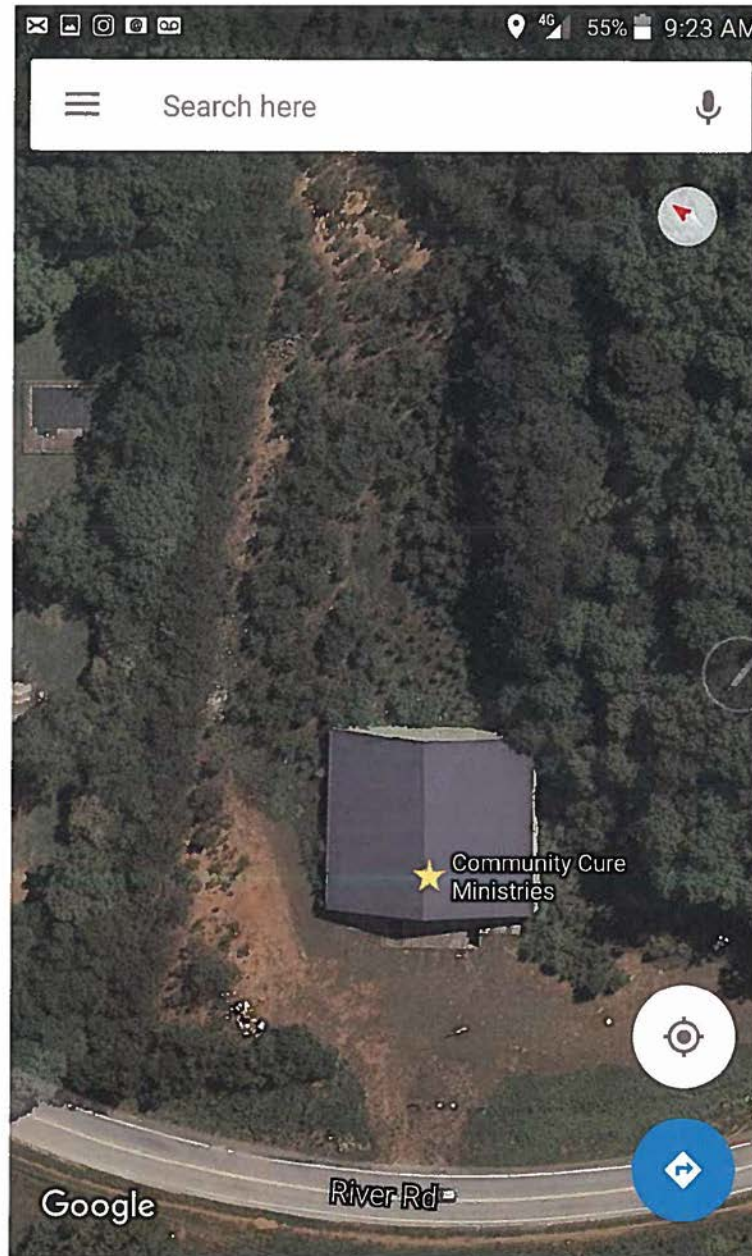
SEASON	DAYS	TYPE OF GRASS	RATE
SPRING	MAY 15 - AUG 30	ALL GRASSES	100 LBS/AC
FALL	SEPT 1 - NOV 15 & NOV 15 - FEB 15	PERMANENT SOY	200 LBS/AC
WINTER	NOV 15 - MAR 15	ANNUAL MIXTURES	200 LBS/AC

CODE	PRACTICE	MAP SYMBOL
(C)	CONSTRUCTION	(C)
(S)	SEEDING	(S)
(D)	DRAINAGE	(D)
(D1)	DRAINAGE	(D1)
(D2)	DRAINAGE	(D2)
(I)	IMPACT	(I)

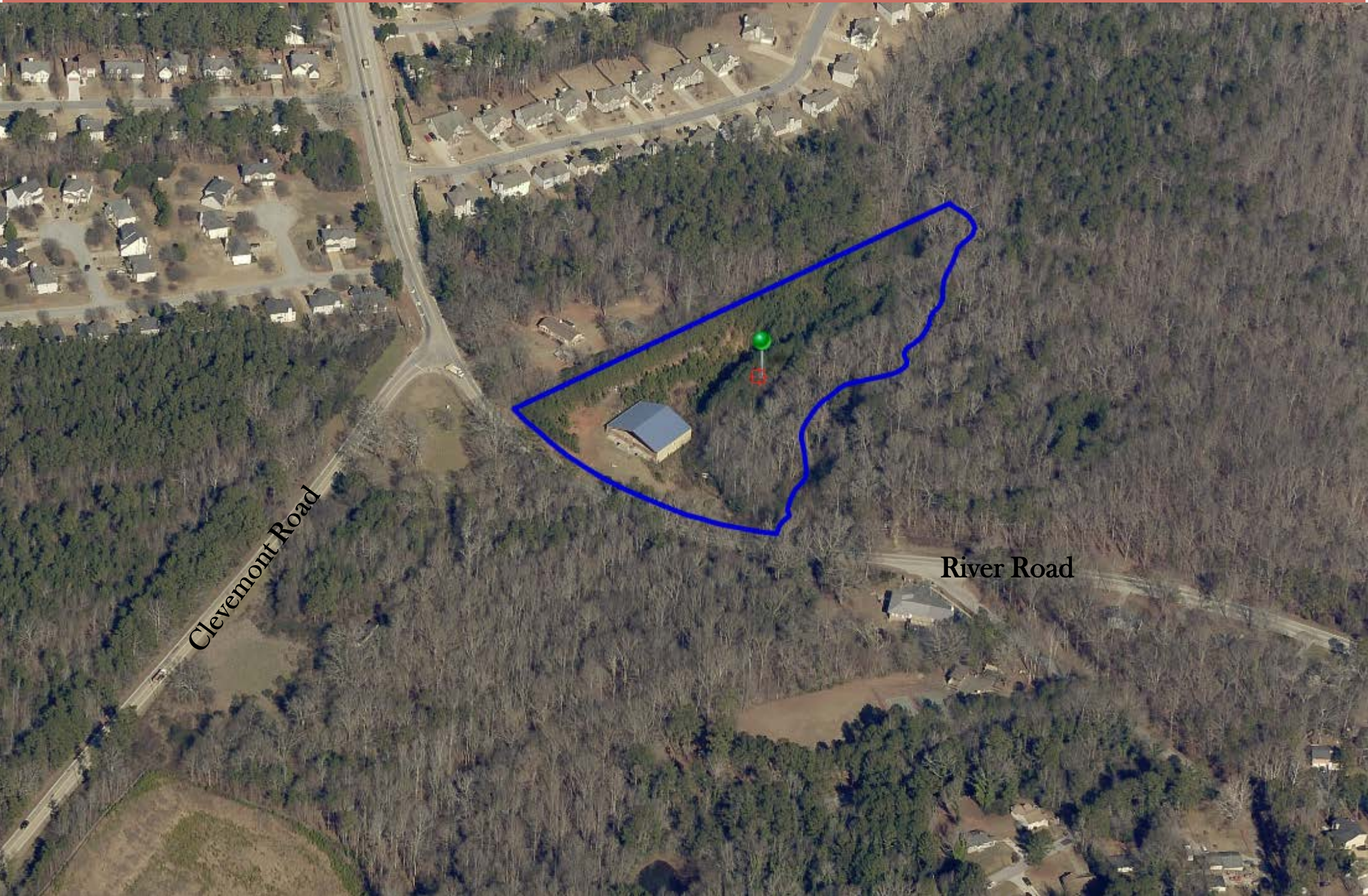
LOCATION SKETCH







☼ Explore food & drinks in this area



Clevemont Road

River Road

