

AGENDA ITEM

File ID: 2022-1910

Substitute: 11/8/22

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 02; Super District 06

Application for a Special Land Use Permit (SLUP) to replace the existing church building with a new church in the R-100 (Residential Medium Lot-100) Zoning District.

PETITION NO: SLUP-22-1245924 (2022-1910)

PROPOSED USE: New Church-Place of Worship.

LOCATION: 2345 Shallowford Rd, Atlanta, Georgia 30345

PARCEL NO. : 18-233-07-002

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of The Church in Atlanta Inc. c/o Dennis J. Web Jr., Smith Gambrell & Russell, LLC for a Special Land Use Permit (SLUP) to replace the existing church building with a new church in the R-100 (Residential Medium Lot-100) zoning district. The property is located on the northeast quadrant of Shallowford Road and Briarcliff Road, opposite Melinda Drive, at 2345 Shallowford Road in Atlanta, Georgia. The property has approximately 647 feet of frontage along Shallowford Road and 411 feet of frontage along Briarcliff Road and contains 8.08 acres

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with a condition.

PLANNING COMMISSION: Approval with conditions.

PLANNING STAFF: Approval with conditions (Revised 11/04/2022)

STAFF ANALYSIS: . Since the September Board of Commissioners meeting, the applicant has revised the plan to comply with the maximum lot coverage requirements of the Zoning Ordinance (max 35% of the site is impervious) and Planning Department has proposed revised zoning conditions to reflect the change to the plan. Since the Zoning Ordinance requires 246 parking spaces and the revised plan provides 192 spaces, a variance will be required by the Board of Zoning Appeals. The Board of Commissioners previously approved a SLUP in 2021 (SLUP-21-1244393) to allow the repair of fire damages to the existing building and allow a 13,285 square foot expansion of the structure. The 2021 SLUP anticipated the addition of a second floor to the existing building and a slight expansion of the first floor, which would result in a total floor area of +34,794 square feet. However, when subsequently evaluating the cost to repair the facility, the Church realized that the extensive nature of the damages made a repair economically infeasible. The Church now intends to remove the existing 21,509 square foot building and redevelop it with a slightly larger, +35,000 square foot structure and make other site improvements. The church proposes to modestly expand the congregational area from 1,000 seats to 1,200 seats and increase onsite parking from 137 existing spaces to a total of 246 proposed parking spaces. The proposed request to replace the existing church with a slightly larger new church is consistent with the policies of the Institutional Character Area of the *Dekalb County 2035 Comprehensive Plan* to provide opportunities for institutional development in the county (*Future Development strategy*, page 127). Based on the submitted

information, the size of the site is adequate and complies with all required yards, open space, building height, and supplemental regulations. The proposed church appears to be consistent with the institutional land uses to the north (Shallowford Presbyterian Church), east (Mary Scott Park) and south (Briarcliff Methodist Church) and does not directly abut any residential uses. A minor arterial road (Shallowford Road) and a 10-foot landscape strip will separate the project from the single-family residential neighborhood to the west. Since the proposed buildings will be limited to one-story and there is compliance with all required building setbacks, the proposed size, scale, and massing is appropriate in relation to the one-and two story buildings in the surrounding area. Ingress and egress are sufficient given there are no proposed changes to the existing two access drives off of Briarcliff and Shallowford Road, the new church is only slightly larger than the current building, and access is off of two minor arterial roads. Lastly, project feasibility will be dependent upon stormwater management placement and compliance. Therefore, the Planning & Sustainability Department recommends approval with the following recommended conditions:

1. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals or other entity.
2. The proposed redevelopment shall be provided in general conformance with the site plan, dated October 24, 2022, and the landscape plan, dated October 25, 2022. This condition does not eliminate the applicant's obligations, if any, to otherwise meet the requirements of Section 27-5.4 for parking lot landscaping elsewhere on the site.
3. Construction traffic for the project shall use the Shallowford Road entrance only.

PLANNING COMMISSION VOTE: Approval with conditions 7-1-0. Lauren Blaszyk moved, April Atkins seconded for approval with three (3) conditions, per staff recommendation. Passed 7-1-0. Jan Costello opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with conditions 8-0-0. Approval with the condition that construction traffic shall use the Shallowford Road Entrance.

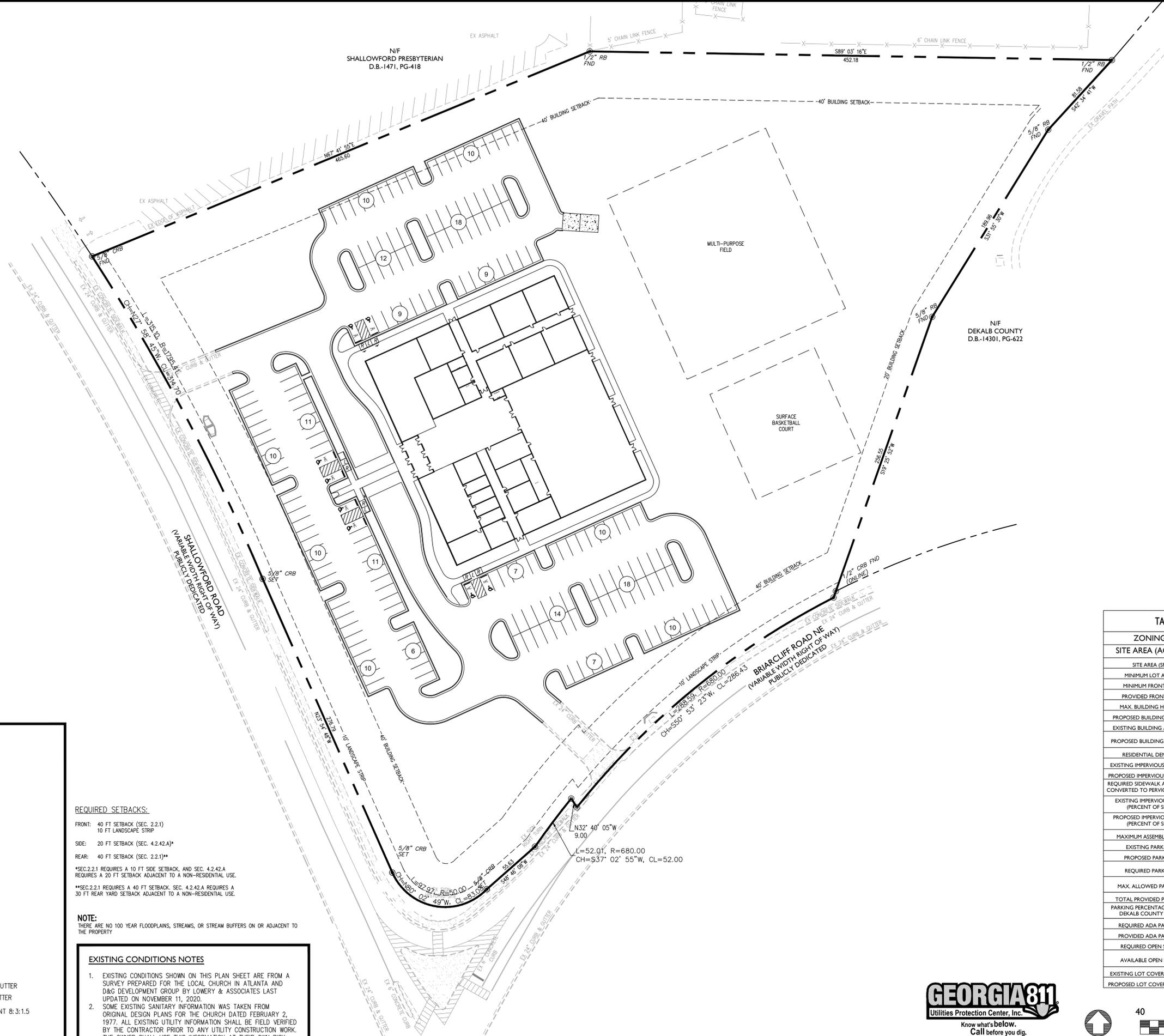
Proposed Conditions
SLUP 22-1245924
2022-1910
November 4, 2022

1. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
2. The proposed expansion and redevelopment shall be provided in general conformance with the site plan, dated October 24, 2020, and the landscape plan for the building frontage on Shallowford Road, dated October 24, 2020. This condition does not eliminate the applicant's obligations, if any, to otherwise meet the requirements of Section 27-5.4 for parking lot landscaping elsewhere on the site.
3. Construction traffic for the project shall use the Shallowford Road entrance only.



SITE LAYOUT PLAN

THE LOCAL CHURCH
IN ATLANTA
DEKALB COUNTY, GEORGIA



SITE LAYOUT LEGEND

ADA	ADA-ACCESSIBLE
BC	BACK OF CURB
B.S.L.	BUILDING SETBACK LINE
C&G	CURB AND GUTTER
CIP	CAST IN PLACE
CONC.	CONCRETE
FC	FACE OF CURB
HC	HANDICAPPED
HD	HEAVY DUTY PAVEMENT
L	LEVEL/LANDING
LD	LIGHT DUTY PAVEMENT
L/S	LANDSCAPE AREA
N/F	NOW OR FORMERLY
R	RAMP
R.O.W.	RIGHT OF WAY
S/W	SIDEWALK
	ADA ACCESSIBLE PARKING
	WHEEL STOP

	PROPERTY LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	HEAVY DUTY PAVEMENT 8:3:1.5 ASPHALT
	6" CONCRETE

REQUIRED SETBACKS:

FRONT: 40 FT SETBACK (SEC. 2.2.1)
10 FT LANDSCAPE STRIP

SIDE: 20 FT SETBACK (SEC. 4.2.42.A)*

REAR: 40 FT SETBACK (SEC. 2.2.1)**

*SEC.2.2.1 REQUIRES A 10 FT SIDE SETBACK, AND SEC. 4.2.42.A REQUIRES A 20 FT SETBACK ADJACENT TO A NON-RESIDENTIAL USE.

**SEC.2.2.1 REQUIRES A 40 FT SETBACK, SEC. 4.2.42.A REQUIRES A 30 FT REAR YARD SETBACK ADJACENT TO A NON-RESIDENTIAL USE.

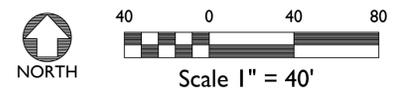
NOTE:
THERE ARE NO 100 YEAR FLOODPLAINS, STREAMS, OR STREAM BUFFERS ON OR ADJACENT TO THE PROPERTY

- EXISTING CONDITIONS NOTES**
- EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE FROM A SURVEY PREPARED FOR THE LOCAL CHURCH IN ATLANTA AND D&G DEVELOPMENT GROUP BY LOWERY & ASSOCIATES LAST UPDATED ON NOVEMBER 11, 2020.
 - SOME EXISTING SANITARY INFORMATION WAS TAKEN FROM ORIGINAL DESIGN PLANS FOR THE CHURCH DATED FEBRUARY 2, 1977. ALL EXISTING UTILITY INFORMATION SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY UTILITY CONSTRUCTION WORK. THE OWNER SHALL USE THIS INFORMATION AT THEIR OWN RISK.

TABLE 1: SITE DATA

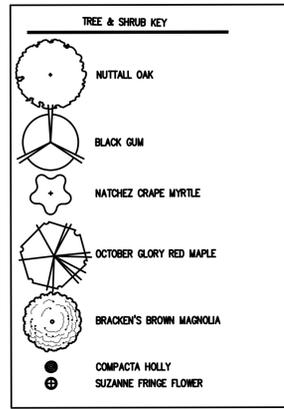
ZONING	R100
SITE AREA (ACRES)	8.088 ACRES
SITE AREA (SF)	352,313 SF
MINIMUM LOT AREA	3 ACRES
MINIMUM FRONTAGE	100 FT
PROVIDED FRONTAGE	1085.69 FT
MAX. BUILDING HEIGHT	35 FT
PROPOSED BUILDING HEIGHT	35 FT
EXISTING BUILDING AREA (SF)	21,509 SF
PROPOSED BUILDING AREA (SF)	35,000 SF
RESIDENTIAL DENSITY	N/A
EXISTING IMPERVIOUS AREA (SF)	94,374 SF
PROPOSED IMPERVIOUS AREA (SF)	123,309 SF
REQUIRED SIDEWALK AREA TO BE CONVERTED TO PERVIOUS PAVERS	1,396 SF
EXISTING IMPERVIOUS AREA (PERCENT OF SITE)	26.79%
PROPOSED IMPERVIOUS AREA (PERCENT OF SITE)	35.00%
MAXIMUM ASSEMBLY AREA	9,808 SF
EXISTING PARKING	137 SPACES
PROPOSED PARKING	192 SPACES
REQUIRED PARKING	1 SPACE PER 40 SF OF ASSEMBLY AREA = 246 SPACES
MAX. ALLOWED PARKING	1 SPACE PER 20 SF OF ASSEMBLY AREA = 491 SPACES
TOTAL PROVIDED PARKING	192 SPACES
PARKING PERCENTAGE BELOW DEKALB COUNTY CODE	22%
REQUIRED ADA PARKING	6 SPACES
PROVIDED ADA PARKING	8 SPACES
REQUIRED OPEN SPACE	20% OF SITE = 70,465 SF
AVAILABLE OPEN SPACE	317,313 SF (AREA NOT OCCUPIED BY BUILDING SPACE)
EXISTING LOT COVERAGE AREA	94,374 SF (26.79%)
PROPOSED LOT COVERAGE AREA	123,309 SF (35.00%)

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NO.	REVISIONS	DATE

PROJECT NO.: 20-4507
CIVIL DRAWN BY: MDV
LANDSCAPE DRAWN BY: MDV
CHECKED BY:
DATE: 10-24-2022



Replacement Trees

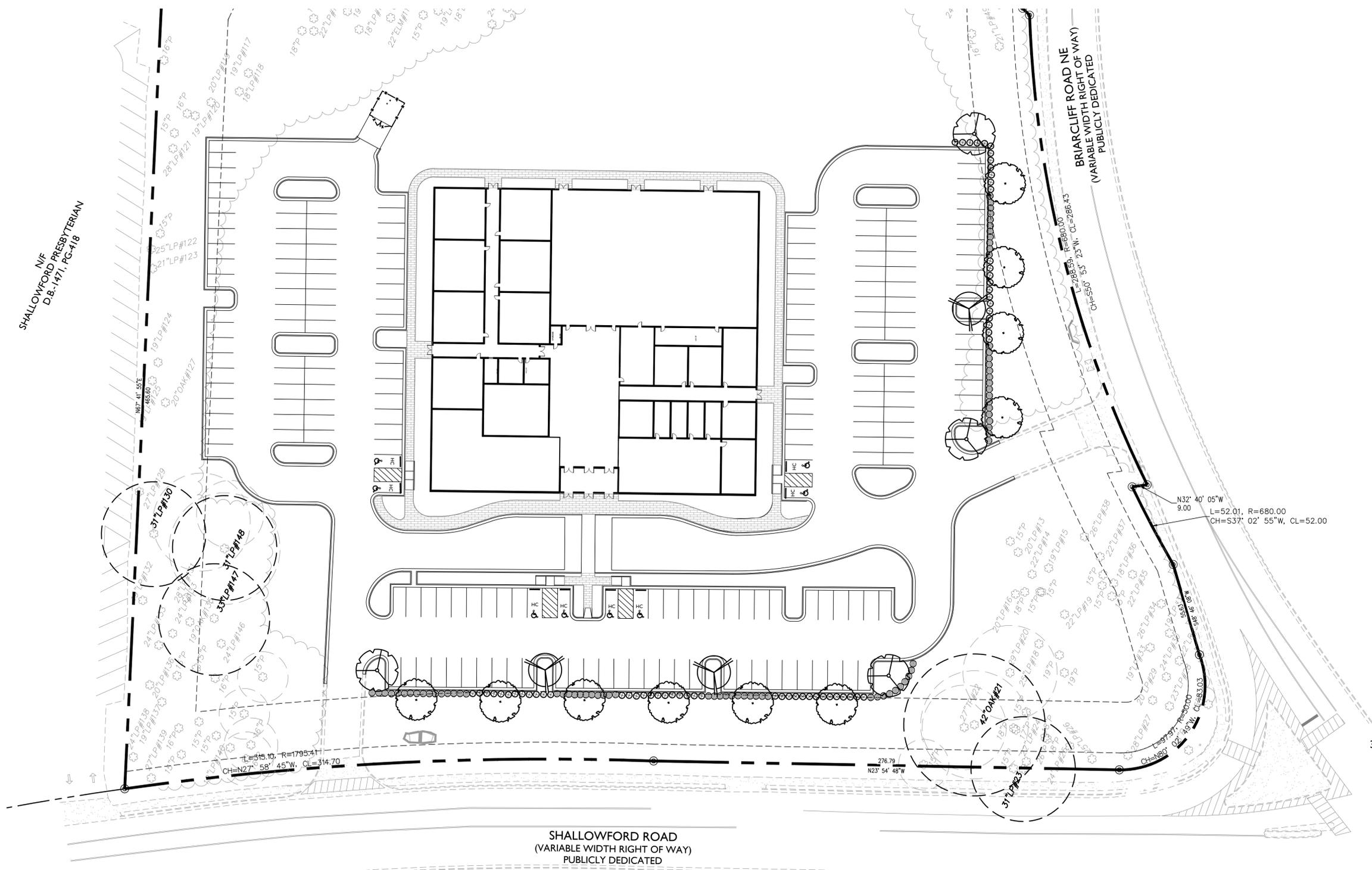
Tree Replacement Qty	Botanical Name	Common Name	Min. Size	Unit Value	Density Units Provided
3	<i>Nyssa sylvatica</i>	Black Gum	2" Cal and 10' Min. Ht.	0.4	1.2
4	<i>Ulmus parvifolia 'Athena'</i>	Athena Lacebark Elm	2" Cal and 10' Min. Ht.	0.4	1.6
10	<i>Quercus shumardii</i>	Shumard Oak	2" Cal and 10' Min. Ht.	0.4	4.0
17	Total Tree Units Replaced				
				1.2	6.8

Ornamental Plant List

Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
75	<i>Ilex crenata 'Compacta'</i>	Compacta Holly	3 Gal	As Shown	Free of Pests and Disease
62	<i>Loropetalum chinense 'Suzanne'</i>	Suzanne Fringe Flower	3 Gal	As Shown	Free of Pests and Disease
	Mulch/Pine Straw	Mulch/Pine Straw			Min 4" Depth. Free of Pests
	Sod to match existing	Sod to match existing			Sod to match existing

*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINE STRAW QUANTITIES BASED ON DISTURBED LIMITS

NOTE: PARKING LOT LANDSCAPING WILL BE PROVIDED AT TIME OF PERMITTING PER SEC. 27-5.4.4



NORTH

Scale 1" = 30'

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**ROAD FRONTAGE TREE
& LANDSCAPE PLAN**

**THE LOCAL CHURCH
IN ATLANTA
DEKALB COUNTY, GEORGIA**

NO.	REVISIONS	DATE

PROJECT NO.: 20-4507
 CIVIL DRAWN BY: MDV
 CIVIL DESIGNED BY: MDV
 LANDSCAPE DRAWN BY:
 LANDSCAPE DESIGNED BY:
 CHECKED BY:
 DATE: 10-24-2022