



Legislation Details (With Text)

**File #:** 2019-4351    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 9/24/2019    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 11/21/2019    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
 Application of Shy Temple Christian Methodist Episcopal Church for a 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, at 2030 Wesley Chapel Road..

**Indexes:**

**Attachments:** 1. SLUP 19 1243513 Staff Report, 2. Recommended Conditions

Date	Ver.	Action By	Action	Result
11/21/2019	1	Board of Commissioners - Zoning Meeting		
11/7/2019	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**

**Application of Shy Temple Christian Methodist Episcopal Church for a 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, at 2030 Wesley Chapel Road..**

**PETITION NO: N7. SLUP-19-1243513**

**PROPOSED USE:** Expansion of a Place of Worship.

**LOCATION:** 2030 Wesley Chapel Road.

**PARCEL NO. :** 15-159-09-007

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application SLUP-19-1243513 of Shy Temple Christian Methodist Episcopal Church for a 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. The property is located on the east side of Wesley Chapel Road approximately 150 feet north of John Wesley Drive at 2030 Wesley Chapel Road in Decatur. The property has approximately 225 feet of frontage along Wesley Chapel Road and contains 3 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL: APPROVAL.**

**PLANNING COMMISSION: APPROVAL WITH CONDITIONS.**

**PLANNING STAFF: APPROVAL WITH CONDITIONS.**

**STAFF ANALYSIS:** 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 conditions”.

**PLANNING COMMISSION VOTE: Approval With Conditions, 8-0-0.** G. McCoy moved and E. Patton seconded for approval with Staff's conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-0.**