



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2018-2448, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

N21 Walter Collins SLUP-18-1235088

PETITION NO: SLUP-18-1235088

PROPOSED USE: Expansion of a Place of Worship

LOCATION: 1904 South Stone Mountain Lithonia Road

PARCEL NO.: 16-093-05-004

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Special Land Use Permit for a 9,000 square foot gymnasium addition to an existing place of worship in an R-100 (Residential-Medium Lot - 100) district, in accordance with Chapter 27, Article 4, Table 4.1. - Use Table of the DeKalb County Code. The property is located on the north side of South Stone Mountain Lithonia Road, approximately 757 feet east of Shadow Rock Drive at 1904 South Stone Mountain Lithonia Road, Lithonia. The property has approximately 225 feet of frontage on South Stone Mountain Lithonia Road and contains 2.55 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 activity space for members of the Church and the surrounding community. The current use of the property for a place of worship is compatible with other properties and land uses in the surrounding area, as well as adjoining land uses, which are a school on one side, a light industrial plant on the other, and railroad tracks to the rear of the property. The proposed expansion would not change the use of the property nor make it incompatible surrounding properties and land uses. Based on comments by the County Division of Transportation and the County Division of Traffic Engineering, there is sufficient traffic carrying capacity for the proposed use, and it is not expected to create congestion on the

surrounding street system. Use of the proposed gymnasium is not expected to create adverse impacts upon any adjoining land use due to its hours or manner of operation. Therefore, the Department of Planning and Sustainability recommends “Approval with the following conditions”:

COMMISSION VOTE: Approval with Conditions, 8-0-0. P. Womack, Jr. moved & A. Atkins seconded for approval with conditions as recommended by Staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 7-0-2. The majority of the Community Council Board members present at the meeting concluded that the expansion is suitable.