



DeKalb County Government

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

Legislation Text

File #: 2020-1174, Version: 1

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

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Shy Temple CME Church, Inc. for a Special Land Use Permit in the R-85 (Residential Medium Lot-85) District to expand a place of worship approved pursuant to SLUP-19-1243513 by constructing the new sanctuary on expanded property, at 2030 Wesley Chapel Road.

PETITION NO: N8. SLUP-20-1244242 2020-1174

PROPOSED USE: Expansion of a place of worship.

LOCATION: 2030 and 2020 Wesley Chapel Road, Decatur, Ga.

PARCEL NO. : 15-159-09-007; 15-159-09-071

INFO. CONTACT: Melora Furman, Sr Planner

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PURPOSE:

Application of Shy Temple CME Church, Inc. for a Special Land Use Permit in the R-85 (Residential Medium Lot-85) District to expand a place of worship approved pursuant to SLUP-19-1243513 by constructing the new sanctuary on expanded property, in accordance with Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1. The property is located on the east side of Wesley Chapel Road, at 2030 and 2020 Wesley Chapel Road, Decatur, GA. The property has approximately 372 feet of frontage on the east side of Wesley Chapel Road and contains 12 acres.

RECOMMENDATION:

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, E. Patton seconded for Approval with Staff’s recommended five (5) conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-1.