



Legislation Text

File #: 2018-3070, **Version:** 3

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Carl Trevathon for a Special Land Use Permit to allow a one-story, 2,100 square-foot classroom addition to an existing place of worship in the R-85 (Single-Family Residential) District, at 1438 Sheridan Road.

PETITION NO: N11. SLUP-19-1235307

PROPOSED USE: Place of Worship

LOCATION: 1438 Sheridan Road in Atlanta, Georgia.

PARCEL NO.: 18-154-05-016

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Carl Trevathon for a Special Land Use Permit to allow a one-story 2,100 square foot addition to a place of worship (Westminster Presbyterian Church) in the R-85 (Single-Family Residential) District to include classrooms, restrooms, a group room, and a reception area. The property is located on the northeast corner of Sheridan Road and Chantilly Drive, approximately 1,122 feet west of Executive Park Drive at 1438 Sheridan Road. The property has approximately 822 feet of frontage along Sheridan Road and 334 feet of frontage along Chantilly Drive and contains 9.22 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Pending

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: The proposed SLUP request is to add an approximately 2,100 square foot addition for additional classroom space. Per the submitted Letter-of-Application, the proposed addition will be one story, with physical characteristics to match the adjoining building's height (14'-1/2" to top of roof parapet), roof line, as well as exterior materials (brick and windows). In addition, the proposed addition will include three (3) new classrooms, two (2) restrooms (single fixture), one (1) group room, and one (1) reception area. The current hours of operation will not change. The approximately 9.22-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: 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 proposed expansion of 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 that the special land use permit for the place of worship and related facilities be “Approved, subject to the attached conditions”.

PLANNING COMMISSION VOTE: Approval with conditions 7-0-1. A. Atkins moved, J. West seconded for approval with Staff’s conditions. P. Womark, Jr. abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-0.