

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

**PHONE NUMBER:** 404-371-2155

**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:** Pending.

**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:** Pending.

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

## **RECOMMENDED CONDITIONS**

SLUP-20-1244242

New Sanctuary for Place of Worship

1. The Special Land Use Permit shall be issued to the Shy Temple Christian Methodist Episcopal Church for construction of a new sanctuary building, and shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. Redevelopment of the subject property for a new sanctuary building shall be consistent with the site plan titled, "Site Plan Sheet C-5.0" prepared by Cunningham & Co. Engineers, dated 09-16-20.
3. Landscaping shall be in substantial compliance with the landscape plan titled, "Landscape Plan Sheet LP-1" prepared by Cunningham & Co. Engineers, dated 09-22-20, subject to approval by the County Arborist. Landscaping along the north property line is intended to screen the adjoining property from the proposed driveway and north parking area.
4. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
5. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300  
 Decatur, GA 30030  
 (404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: November 5, 2020  
 Board of Commissioners Hearing Date: November 19, 2020**

**STAFF ANALYSIS**

*Corrected 11/120*

**Case No.:** SLUP-20-1244242 **Agenda #:** N. 8

**Location/Address:** 2030 and 2020 Wesley Chapel Road, Decatur, GA **Commission District:** 5 **Super District:** 7

**Parcel ID(s):** 15-159-09-007 & -071

**Request:** 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.

**Property Owner(s):** Shy Temple Christian Methodist Episcopal Church

**Applicant/Agent:** Shy Temple Christian Methodist Episcopal Church

**Acreage:** 12 acres

**Existing Land Use:** The Shy Temple Church and a single-family house

**Surrounding Properties:** To the north, northeast, and east, southeast, and south: single-family residential (zoned R-85); to the southwest and northwest: single-family residential (zoned R-75); to the west: the South DeKalb Business Park (zoned O-I).

**Comprehensive Plan:** Suburban  **Consistent**  **Inconsistent**

<b>Proposed Square Ft.:</b> 18,362 square feet	<b>Existing Square Feet:</b> 8,518 square feet
<b>Proposed Lot Coverage:</b> 17%	<b>Existing Lot Coverage:</b> 8.3%

**Zoning History:**

In November, 2019, the Board of Commissioners approved a Special Land Use Permit (SLUP-19-1243513) for the Shy Temple Church to demolish the existing sanctuary and construct a new, 10,000 square foot sanctuary at the location of the existing building. The church has purchased an adjoining nine-acre property and now proposes to keep the existing sanctuary building and construct the new sanctuary on the adjoining property. Enlargement of the property and the increase in the number of buildings on the site necessitate the Special Land Use Permit.

**SITE AND PROJECT ANALYSIS**

The subject property is a twelve-acre site located approximately 1,500 feet south of the commercial node at the intersection of Wesley Chapel Road and Covington Highway. It has approximately 372 feet of frontage on Wesley

Chapel Road, a four-lane major arterial. The property is developed with the Shy Temple Christian Methodist Episcopal Church and a 1,800 square foot detached house. Constructed in 1979, the church consists of a 2,869 square foot, 100 seat sanctuary building at the front of the site and a 3,329 square foot Sunday school/administrative building behind the sanctuary. A 26-space asphalt parking lot is located between the two buildings and on the north side of the sanctuary building. The remainder of the site is wooded.

The twelve-acre church property is located opposite a row of office-institutional and commercial uses, zoned in the early to mid-1990s to O-I (Office-Institutional), NS (Neighborhood Services), and C-1 (Local Commercial), that extend southwards along Wesley Chapel Road from the Wesley Chapel-Covington Highway commercial node. The South DeKalb Business Park, a relatively small (approximately 30,000 square feet) cluster of office buildings constructed in 2006, is located directly across the street. The other properties are converted single-family residences that are used for insurance agencies and similar businesses. Except for these low-intensity non-residential uses and the Church of Jesus Christ, located approximately 250 feet to the south of the subject property, the surrounding area is single-family residential.

The proposal currently under consideration is to ~~demolish the existing sanctuary building and~~ construct a new, 9,844 square foot, 372-seat sanctuary building on the newly acquired, adjoining property. Vehicles would access the sanctuary via an extension of the existing driveway; no new curb cuts are proposed. The front of the new sanctuary would be oriented to Wesley Chapel Road. Sixty-one surface parking spaces would be located to the front and rear of the sanctuary. An enclosed dumpster would be located about 130 feet from the southeast corner of the building. The application states that there would be no change in the current hours of operation, which are Sundays 8:45 AM – 12:00 Noon, Tuesdays 6:15 PM – 7:30 PM, and Wednesdays 12:00 Noon – 1:00 PM.

Renderings and elevations submitted by the applicant show that the new sanctuary building would be one story with a peaked roof. The front finish would be 60% stucco veneer and 40% pre-finished metal. The church received an administrative waiver from the Article 5 building materials regulations to have the sides and rear of the building clad with pre-finished metal.

**Compliance with District Standards:**

R-85 STANDARD		REQUIREMENT	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT WIDTH		R-85 standard of 85 ft. superseded by place of worship standard of 100 feet	372 feet	Yes
MIN. LOT AREA		R-85 standard superseded by place of worship standard of 3 acres	12 acres	Yes
MAX. LOT COVERAGE		35%	83%	Yes
MAX. HEIGHT		35 ft.	31 ft., 7in.	Yes
MIN. BUILDING SETBACKS	FRONT (from thoroughfare)	50 feet	382 feet	Yes
	INTERIOR LOT - SIDE	R-85 standard superseded by place of worship requirement of 50 ft. bldg. setback from adjacent R districts	New sanctuary: north side: 60 ft.; south side: 218 ft.	Yes
	REAR	40 feet	New sanctuary: 998 ft.	Yes

R-85 STANDARD	REQUIREMENT	PROVIDED/PROPOSED	COMPLIANCE	
MIN./MAX. PARKING	Min.: 1 space per 4 seats in largest assembly room (372/4) = 93 spaces  Max.: 1 space per 2 seats in largest assembly room (372/2) = 186 spaces	87 spaces	Applicant will apply for admin. variance to reduce parking by 9 spaces	
MIN. STREETScape DIMENSIONS - PROPERTY FRONTAGE	10-ft. landscape strip back of curb, 6-ft. sidewalk, pedestrian scale lights 80 ft. apart, street trees 50 ft. on center in landscape strip	Landscape strip < 10 ft., sidewalk to be widened to 6 ft., street trees and light poles back of sidewalk w/compliant spacing	Applicant will apply for admin. variance for non-compliant items.	
BIKE LANES	Required along Wesley Chapel Road, as per Sec. 27-14-190, subject to approval by Public Works Dept.	Not shown.	Subject to approval by Transportation Division	

**SUPPLEMENTAL REGULATIONS**

- A. Any building or structure established in connection with places of worship, monasteries or convents shall be located at least fifty (50) feet from any residentially zoned property.  
The new sanctuary building and the existing Sunday school/administrative building meet this standard.
- B. The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.  
The new sanctuary building meets this standard.
- C. The parking areas and driveways for any such uses shall be located at least twenty (20) feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area.  
The driveway on the north side of the new sanctuary building meets this standard. The applicant proposes to screen the proposed driveway/parking area with trees and with a six-foot high fence The east parking area meets the standard, as it is located several hundred feet from applicable property lines.
- D. Places of worship, convents and monasteries shall be located on a minimum lot area of three (3) acres and shall have frontage of at least one hundred (100) feet along a public street.  
The subject property meets this standard.
- E. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.  
The subject property meets this standard. It is located on Wesley Chapel Road, a major arterial.

**LAND USE AND ZONING ANALYSIS**

**Section 27-873 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.**

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** The size of the subject property is adequate for the proposed church expansion. The property will accommodate the proposed new building without encroachment into required yard setbacks. Parking throughout the site will be slightly less than the required minimum number of off-street parking spaces. The problem could be solved by constructing more parking, but the application indicates that an administrative variance will be sought instead of clearing and paving for more spaces. After construction of the new sanctuary and new parking lot, the site will comply with applicable requirements of the R-85 district.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** 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 impacts on adjoining land uses to the north.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** Public services, public facilities, and utilities appear to be adequate to serve the existing place of worship, and there has been no other indication from reviewing departments and agencies that the new sanctuary will generate increased demands on the public infrastructure to the extent that the infrastructure would become inadequate. The Board of Health has commented that septic was installed on the property in 1983; however the property was subsequently tied in to the County sewer system.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** 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 proposed use.
- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** Except for an occasional service vehicle, the church currently generates traffic comprised of passenger cars. The proposed new sanctuary is not expected to change the character of vehicles currently generated by the church. The volume of traffic resulting from the church expansion is not expected to adversely affect land uses along access routes to the site.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** Ingress and egress via the proposed driveway that connects Wesley Chapel Road to the church's parking lot appears to be satisfactory. The expanded parking lot is laid out with parking spaces and aisles that meet the standards of the zoning ordinance. Driveway and parking lot geometrics appear to provide satisfactory access for fire and emergency vehicles.
- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** Expansion of the sanctuary and parking lot are expected to generate increased levels of noise and activity on the site. However,

the proposed landscape and fence screens appear to be adequate to mitigate any impacts on adjoining properties.

- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The proposed use is not expected to create adverse impacts upon any adjoining land use due to its hours of operation.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** The manner in which the church would be operated would remain the same and is expected to continue to be acceptable.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** After construction of the new sanctuary and new parking lot, the site will comply with applicable requirements of the R-85 district.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** 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.
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Landscape screening would be provided between the driveway and parking areas as required by the supplemental regulations for places of worship. Staff recommends that the landscape screen along the north property line consist of evergreen trees.
- M. Whether or not there is adequate provision of refuse and service areas:** Provision of refuse and service areas is satisfactory.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** Because the proposed use of the site is suitable, there is no reason to limit its duration.
- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** The proposed sanctuary building does not comply with the requirement that the façade walls be no longer than 40 feet without recesses and projections; however, the applicant has received an administrative waiver from this regulation.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The plan complies with all supplemental regulations.
- R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:** Because of its distance from adjoining buildings and one story height, the proposed building is not expected to create a negative shadow impact on any adjoining lot or building.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** The proposed use would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS.

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 the following conditions:

1. The Special Land Use Permit shall be issued to the Shy Temple Christian Methodist Episcopal Church for construction of a new sanctuary building, and shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. Redevelopment of the subject property for a new sanctuary building shall be consistent with the site plan titled, "Site Plan Sheet C-5.0" prepared by Cunningham & Co. Engineers, dated 09-16-20.
3. Landscaping shall be in substantial compliance with the landscape plan titled, "Landscape Plan Sheet LP-1" prepared by Cunningham & Co. Engineers, dated 09-22-20, subject to approval by the County Arborist. Landscaping along the north property line is intended to screen the adjoining property from the proposed driveway and north parking area.
4. An outdoor lighting plan shall be submitted in conjunction with the application for a land disturbance permit and shall meet the standards of Sec. 5.6.1 of the DeKalb County Zoning Code.
5. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.





**Attachments:**

1. Department and Division Comments
2. Board of Health Comments
3. Board of Education Comments
4. Application
5. Site Plan
6. Zoning Map
7. Aerial Photograph
8. Site Photographs



## NEXT STEPS

*Following an approval of this zoning action, one or several of the following may be required:*

-  • **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
-  • **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
-  • **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
-  • **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

**Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.**

## **Public Works Transportation Division Comments 10/19/2020**

N8. Wesley Chapel Road is classified as a minor arterial. Please note infrastructure requirements in Chapter 5 of the Zoning Code (5.4.3, pages 5-14 & 5-15) and Chapter 14, Section 190 of the Land Development Code. Replace existing sidewalk along the frontages.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

COMMENTS FORM:  
**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-20-1244242 Parcel I.D. #: 15-159-09-007 } 071

Address: 2030-2010  
Wesley Chapel Rd  
Decatur, GA

Adjacent Roadway (s):

\_\_\_\_\_  
\_\_\_\_\_  
(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans reviewed. Nothing found that would disrupt traffic.

Signature: [Handwritten Signature]



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) OR JOHN REID [jreid@DEKALBCOUNTYGA.GOV](mailto:jreid@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-20-1244242

Parcel I.D. #: 15-159-09-007 & 15-159-09-071

Address: 2030 and 2020 Wesley Chapel Road  
Decatur, Georgia

WATER:

Size of existing water main: 8" DI & 20" DI Water Main (~~adequate~~/inadequate) *ML*

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Snapfinger Creek Basin

Is sewer adjacent to property: Yes (X) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snapfinger WTF ( ) adequate ( ) inadequate

Sewage Capacity: \* (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

\* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

*THIS AREA IS CAPACITY RESTRICTED.  
SEWER ACTION PLAN WILL BE REQUIRED. ML*

Signature: *[Handwritten Signature]*



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

**SPECIAL LAND USE PERMIT (SLUP)**  
**APPLICATION PACKAGE**

**FOR**

**SHY TEMPLE CHRISTIAN METHODIST EPISCOPAL**  
**2030 & 2020 WESLEY CHAPEL ROAD**  
**DECATUR, DEKALB COUNTY, GEORGIA**

**INCLUDES**  
**SLUP APPLICATION CHECKLIST**  
**ITEM NUMBERS 1 – 11**

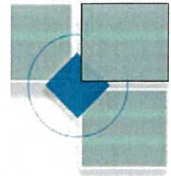
**Thursday September 10, 2020**

# DeKalb County Department of Planning & Sustainability



Lee May  
Interim Chief Executive Officer

Andrew Baker  
Director



## **SPECIAL LAND USE PERMIT APPLICATION CHECKLIST**

(SUBMIT 4 COMPLETE, COLLATED SETS OF APPLICATION DOCUMENTS)

- ✓ 1. Mandatory **Pre-Application Conference** with Planning & Sustainability staff. **Pre-Application form** to be completed in pre-application meeting. Please call (404) 371-2155 to schedule pre-app conference.
- TBA 2. Hold a **Community Meeting** with surrounding neighborhood associations and residents. Notify staff in advance of date, time, and location of meeting. **Provide documentation** (e.g., meeting notice, sign-in sheets, letter(s) from homeowners associations).
- ✓ 3. **Application Form**. Form must be completely filled out and be the first page of packet.
- NA 4. Notarized **Authorization Form**, if the applicant is not the owner of the subject property, which
  - \_\_\_ a. is signed and notarized by all owners of the subject property;
  - \_\_\_ b. contains the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property; and
  - \_\_\_ c. includes a warranty deed, if ownership is less than 2 consecutive years.
- ✓ 5. **Written Legal Description** of subject property, in metes and bounds.
- ✓ 6. **Boundary Survey** (showing existing buildings, structures, and improvements), prepared and sealed within the past ten years by a professional engineer, or land surveyor registered in the State of Georgia and is consistent with the plat(s) on Official Tax Record. Applicant shall certify that the Boundary Survey is complete and currently accurate. **Site plans shall be drawn to scale** showing all proposed development or redevelopment projects, proposed buildings, structures, and improvements. Site plans must include the following:
  - ✓ a. Complete boundaries of subject property including curb cuts, internal vehicular circulation facilities, and sidewalks;
  - ✓ b. Location of buildings, structures, setback lines, buffer lines, and parking;
  - ✓ c. Location of any 100-year floodplains, streams, and stream buffer lines;
  - ✓ d. Notation of the total acreage or square footage of the subject property;
  - ✓ e. Landscaping, trees, open space, and undisturbed buffers;
  - ✓ f. Notation of building square footages and heights, residential density calculations, existing and proposed lot coverage, required and proposed parking, and open space calculations;
  - ✓ g. Four copies of site plans:
    1. Full-size site plans (at least 11" x 17"): 4 copies, folded.
    2. Site plan reduced to 8 ½" x 11". 4 copies
- ✓ 7. **Building Elevations**, renderings or details of materials proposed for compliance to Article 5.
- ✓ 8. **Letter of Application** identifying the proposed zoning classification, the reason for the rezoning request, the existing and proposed use of the property, and detailed characteristics of the proposed use (e.g., floor area, height of buildings, number of units, mix of unit types, hours of operation, etc. Include any statement of conditions agreed upon by the applicant.
- ✓ 9. Written documented, detailed analysis of the impact of the proposed zoning map amendment with respect to each of the standards and factors specified in Article 7.4.
- ✓ 10. Campaign disclosure statement, if applicable, to be filed in compliance with State law.
- ✓ 11. **Application fee - \$400.00**. Payable to DeKalb County.

### **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**If subject property is made up of parcels located on opposite sides of a public street, a separate application is required for each parcel.**

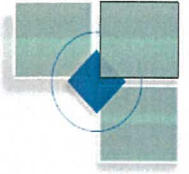




DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: Application No.:

APPLICANT NAME: Pastor James Clements

Daytime Phone #: 404-780-9529 Fax #:

Mailing Address: 2030 Wesley Chapel Rd Decatur, Ga. 30035

E-mail: revjclements@gmail.com

OWNER NAME: Shy Temple CME Church, Inc.

(If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-780-9529 Fax #:

Mailing Address: 2030 Wesley Chapel Rd. Decatur, GA. 30035

E-mail: revjclements@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 2030 and 2020 Wesley Chapel Rd

, DeKalb County, GA, 30035

District(s): 15th Land Lot(s): 159 Block(s): Parcel(s): 15-159-09-070

Acreage or Square Feet: 12.03 Commission District(s): 5 Existing Zoning: R-85

Proposed Special Land Use (SLUP):

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: Signature of Applicant: (Check One)

Printed Name of Applicant:

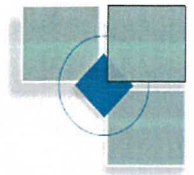
Notary Signature and Seal:



# DeKalb County Department of Planning & Sustainability

Lee May  
Interim Chief Executive Officer

Andrew A. Baker, AICP  
Director



## SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

**APPLICANT NAME:** \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ E-mail: \_\_\_\_\_

**OWNER NAME:** \_\_\_\_\_

(If more than one owner, attach contact information for each owner)

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_ E-mail: \_\_\_\_\_

**SUBJECT PROPERTY ADDRESS OR LOCATION:** \_\_\_\_\_

\_\_\_\_\_, DeKalb County, GA, \_\_\_\_\_

District(s): \_\_\_\_\_ Land Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Parcel(s): \_\_\_\_\_

Acreage or Square Feet: \_\_\_\_\_ Commission District(s): \_\_\_\_\_ Existing Zoning: \_\_\_\_\_

Proposed Special Land Use (SLUP): \_\_\_\_\_

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: \_\_\_\_\_ Agent: \_\_\_\_\_  
(Check One)

**Signature of Applicant:** \_\_\_\_\_

**Printed Name of Applicant:** \_\_\_\_\_

Notary Signature and Seal:

\_\_\_\_\_

**1. PRE-APPLICATION CONFERENCE**

**(Pre-Application Meeting Not Required Since Re-Submittal of  
Previously Approved SLUP)**

**Original Pre-Application Documents**  
**Dated 7-19-2019**  
**Are Included**  
**For Reference**



Original Meeting Doc  
7-19-19

3. K

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

Clark Harrison Building  
330 W. Ponce de Leon Ave  
Decatur, GA 30030

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**PRE-APPLICATION FORM  
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Shy Temple Charities Methodist Ser Episcopal Phone: 478-742-3616 Email: clave@cunninghamhyphen.com  
Clave Cunningham  
Property Address: 2030 Wesley Chapel Rd  
Tax Parcel ID: 15-159-09-007 Comm. District(s): \_\_\_\_\_ Acreage: \_\_\_\_\_  
Existing Use: church Proposed Use: 10,010  church & fellowship hall 3288  
Supplemental Regs: \_\_\_\_\_ Overlay District: NA DRI: NA

Rezoning: Yes \_\_\_\_\_ No

Existing Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No

Existing Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes  No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s) expanding, new sanctuary  
\_\_\_\_\_  
\_\_\_\_\_

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DEPARTMENT OF PLANNING & SUSTAINABILITY

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting:  Review Calendar Dates:  PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent:  Impact Analysis:  Owner Authorization(s):  Campaign Disclosure:   
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting:  Public Notice, Signs:   
 Tree Survey, Conservation:  Land Disturbance Permit (LDP):  Sketch Plat: \_\_\_\_\_  
 Bldg. Permits:  Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_ Enhanced  
 Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_ Lot Size:  
 \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_ Buffers: \_\_\_\_\_  
 Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_ Screening:  
 \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg.  
 Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_ Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_  
 Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_ Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_

Comments:

Planner: MBS

Date 7/19/19

Filing Fees

<b>REZONING:</b>	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00

## **2. PRE-SUBMITTAL COMMUNITY MEETING NOTICE AND SIGN-IN SHEET**

### **STATEMENT OF CONDITIONS PROPOSED TO BE DISCUSSED WITH NEIGHBORS:**

Pre-Submittal Community Meeting with surrounding neighbors, with hand delivered invitations to all residents located within 500-feet in accordance with **“blue shaded map area”** designating limits of 500-feet coverage **To Be Provided By DeKalb Planning**, is planned to be held via Zoom after the 15-day notification delivery. Ms. Mereda Davis Johnson with District 5 Commission will be provided information regarding the notification and scheduled Zoom Meeting Time and Date.

Proposed Church Expansion Project will be discussed regarding the New Proposed Church Building and associated parking for new 9,844 SF Church Building.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN LAND LOT 159 OF THE 15TH LAND DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN LOCATED ON THE EASTERLY RIGHT OF WAY OF WESLEY CHAPEL ROAD (100'R/W) AND HAVING THE NAD83 GA WEST ZONE COORDINATES OF N1357206.83, E2282265.06;

THENCE, S89°19'18"E, A DISTANCE OF 280.31' TO A 1" PIPE;

THENCE, S89°16'05"E, A DISTANCE OF 502.65' TO A 1/2" REBAR;

THENCE, S0°55'18"W, A DISTANCE OF 41.36' TO A 5/8" REBAR;

THENCE, S89°48'59"E, A DISTANCE OF 701.13' TO A 1/2" REBAR;

THENCE, S0°52'24"W, A DISTANCE OF 327.47' TO A 1/2" REBAR;

THENCE, N89°46'43"W, A DISTANCE OF 108.75' TO A 3/4" PIPE;

THENCE, N89°38'39"W, A DISTANCE OF 585.35' TO A 1/2" REBAR;

THENCE, N89°49'34"W, A DISTANCE OF 174.83' TO A 1/2" REBAR;

THENCE, S1°46'01"W, A DISTANCE OF 149.82', TO A 1/2" REBAR ON THE NORTHERLY RIGHT OF WAY LINE OF JOHN WESLEY DRIVE (60'R/W);

THENCE, ALONG SAID RIGHT OF WAY, N89°26'23"W, A DISTANCE OF 24.92' TO A 1/2" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N1°44'19"E, A DISTANCE OF 149.67' TO A 1/2" REBAR;

THENCE, N89°39'51"W, A DISTANCE OF 599.09' TO A 1/2" REBAR ON THE EASTERLY RIGHT OF WAY OF WESLEY CHAPEL ROAD;

THENCE, ALONG SAID RIGHT OF WAY, N2°14'54"E, A DISTANCE OF 372.86' TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 12.03 ACRES, MORE OR LESS.

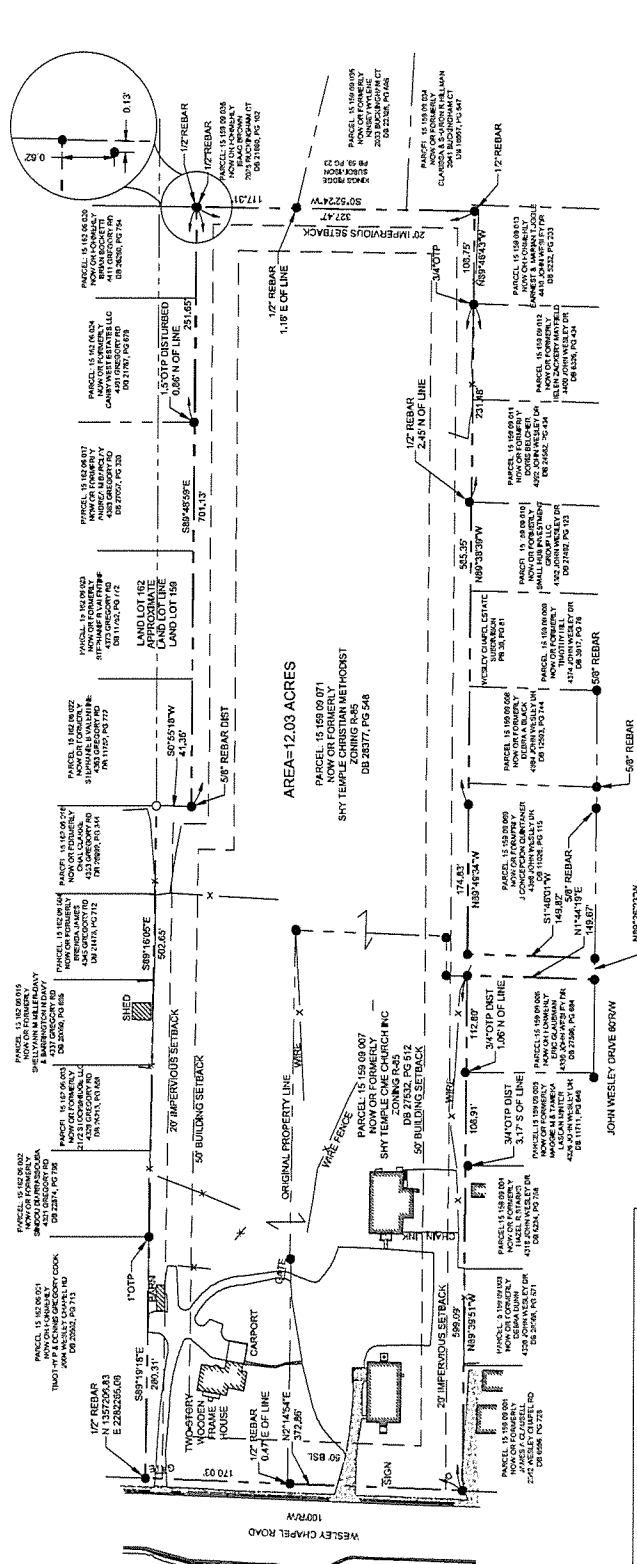
No.	Date	Description

WELLSTON ASSOCIATES  
 LAND SURVEYORS, LLC  
 506 OSIGN BOULEVARD, SUITE 2  
 WARRNER BOONING, GEORGIA 30188  
 OFFICE (478) 971-3382  
 WWW.WELLSTONASSOC.COM

BOUNDARY SURVEY  
 LANDS OF  
 SHY TEMPLE C.M.E. CHURCH, INC.  
 2030 WESLEY CHAPEL ROAD  
 15TH LAND DISTRICT  
 DEKALB COUNTY  
 GEORGIA

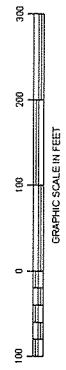
Project No.: 1083-002  
 Drawing No.: BDS  
 Drawn By: MH  
 Checked By: SHU  
 R.L.S. No.: 3171

Date: 9/8/2020  
 Scale: 1"=100'  
 Sheet No.: 1 of 1



MISCELLANEOUS NOTES

1. THIS PLAT WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 18B7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND ENGINEERS.
2. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS, LLC AUTHORITY O.C.G.A. 43-15-22.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE ACCURACY OF ± 0.01 FEET FOR EACH FOOT OF MEASUREMENT. THIS PLAT HAS BEEN CALCULATED FOR CLOSE AND ANGULAR MEASUREMENTS WITHIN ONE FOOT IN 270,531 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A LEICA DISTO D5 WITH A DUAL FREQUENCY RECEIVER. FIELD WORK COMPLETED ON 8/18/20.
4. WELLSTON ASSOCIATES LAND SURVEYORS, LLC DOES NOT GUARANTEE THAT THE INFORMATION CONTAINED HEREIN IS CORRECT OR THAT THE SUBJECT TRACTS ARE SHOWN ACCORDING TO THE RECORDS OF THE DEKALB COUNTY PLANNING AND ZONING DEPARTMENT OR THE DEKALB COUNTY DEPARTMENT OF PLANNING AND SUSTAINABILITY DATED 8/4/2020.
5. THE SUBJECT TRACTS ARE SHOWN AS SHOWN TO COMBINE PARCELS 15 159 09 007 AND 15 159 09 071 INTO ONE PARCEL.



LEGEND OF SYMBOLS

- IRON PIN FOR BLD (1/2\"/>

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD OF REGISTRATION FOR RECORDS AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL JURISDICTION. ANY FURTHER CORRECTIONS OR AMENDMENTS TO THE INTENDED USE OF ANY PARCEL MUST BE MADE BY THE SURVEYOR AND INTENDED USER OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-97.



Matthew H. Johnson, P.E., L.S.  
 COA #LSF-009049

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED):

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.











DATE: 8-18-20  
 PROJECT NO: 1800  
 DRAWN BY: RCC  
 CHECKED BY: [Signature]  
 REVISIONS

Cunningham & Co. Engineers  
 CIVIL ENGINEERING - CONSULTING - PROJECT MANAGEMENT  
 432 SECOND STREET, SUITE 201  
 MACON, GEORGIA 31201  
 OFFICE 478.742.2616  
 FAX 478.742.5609

PROPOSED CHURCH BUILDING  
 2033 WESELY CHAPEL ROAD  
 DEKALB COUNTY, GEORGIA  
 FOR  
 SHY TEMPLE CME CHURCH

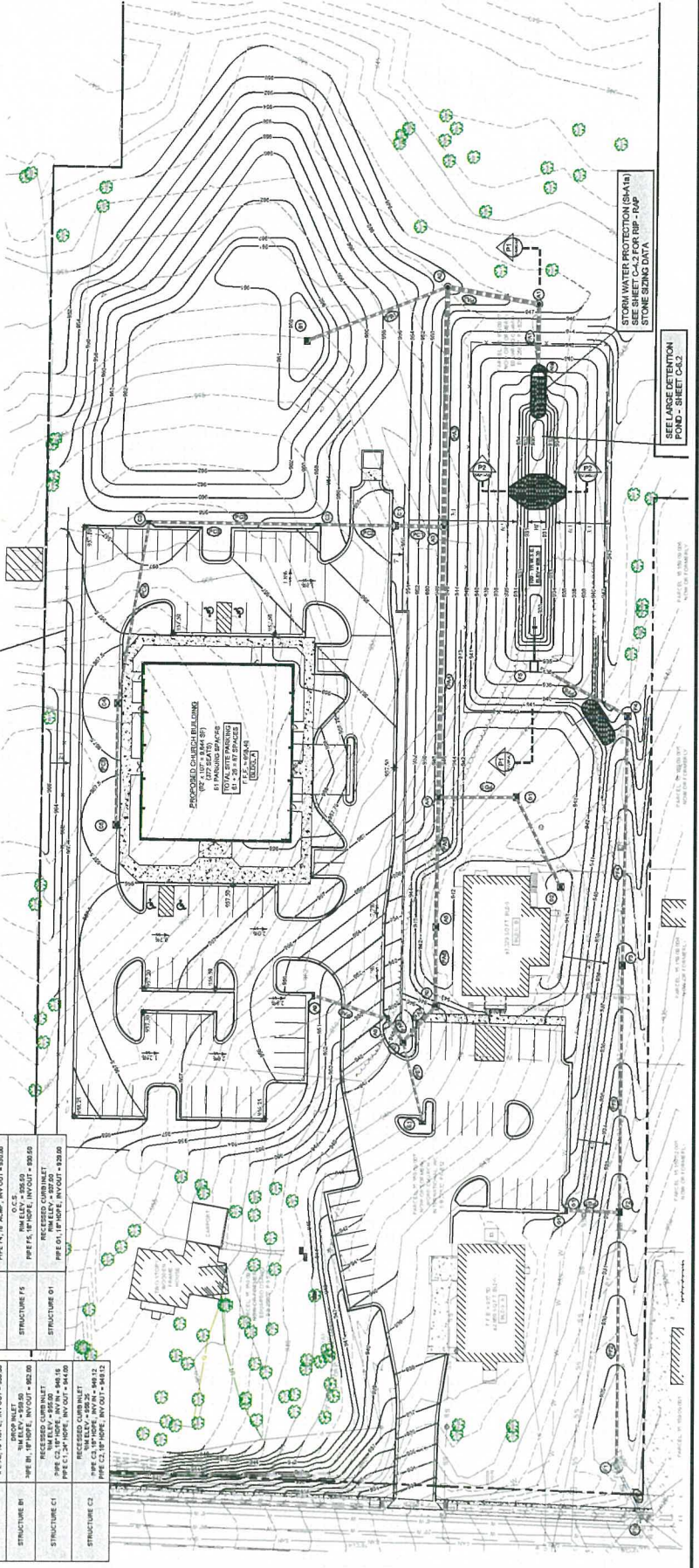
SEE ADDITIONAL NOTES REQUIRED BY DEKALB COUNTY ON SHEET C-2.1

\*ALL UTILITIES, WATER, FIRE, SANITARY, GAS AND ELECTRICAL LINES, AND LATERALS MUST BE MARKED WITH LOCATOR WIRE AND DETECTOR TAPE\*

STORM DRAINAGE PIPES			
NAME	SIZE	LENGTH	SLOPE MATERIAL
PIPE A1	36"	41'	0.00% HOPE
PIPE A2	36"	57'	0.00% HOPE
PIPE A3	36"	149'	0.00% HOPE
PIPE A4	36"	103'	0.00% HOPE
PIPE A5	24"	78'	0.00% HOPE
PIPE A6	24"	48'	0.01% HOPE
PIPE A7	24"	29'	0.01% HOPE
PIPE A8	24"	17'	2.00% HOPE
PIPE A9	18"	47'	15.50% HOPE
PIPE B1	18"	91'	7.13% HOPE
PIPE C1	24"	28'	8.70% HOPE
PIPE C2	18"	48'	2.01% HOPE
PIPE C3	18"	102'	1.61% HOPE
PIPE C4	18"	111'	0.00% HOPE
PIPE C5	18"	72'	1.01% HOPE
PIPE C6	18"	47'	0.01% HOPE
PIPE C7	18"	50'	1.00% HOPE
PIPE F1	18"	34'	10.10% EXIST ROP
PIPE F2	18"	151'	1.01% HOPE
PIPE F3	18"	146'	0.00% HOPE
PIPE F4	18"	150'	1.00% AC/MP
PIPE F5	18"	82'	0.00% HOPE
PIPE G1	18"	32'	4.00% HOPE

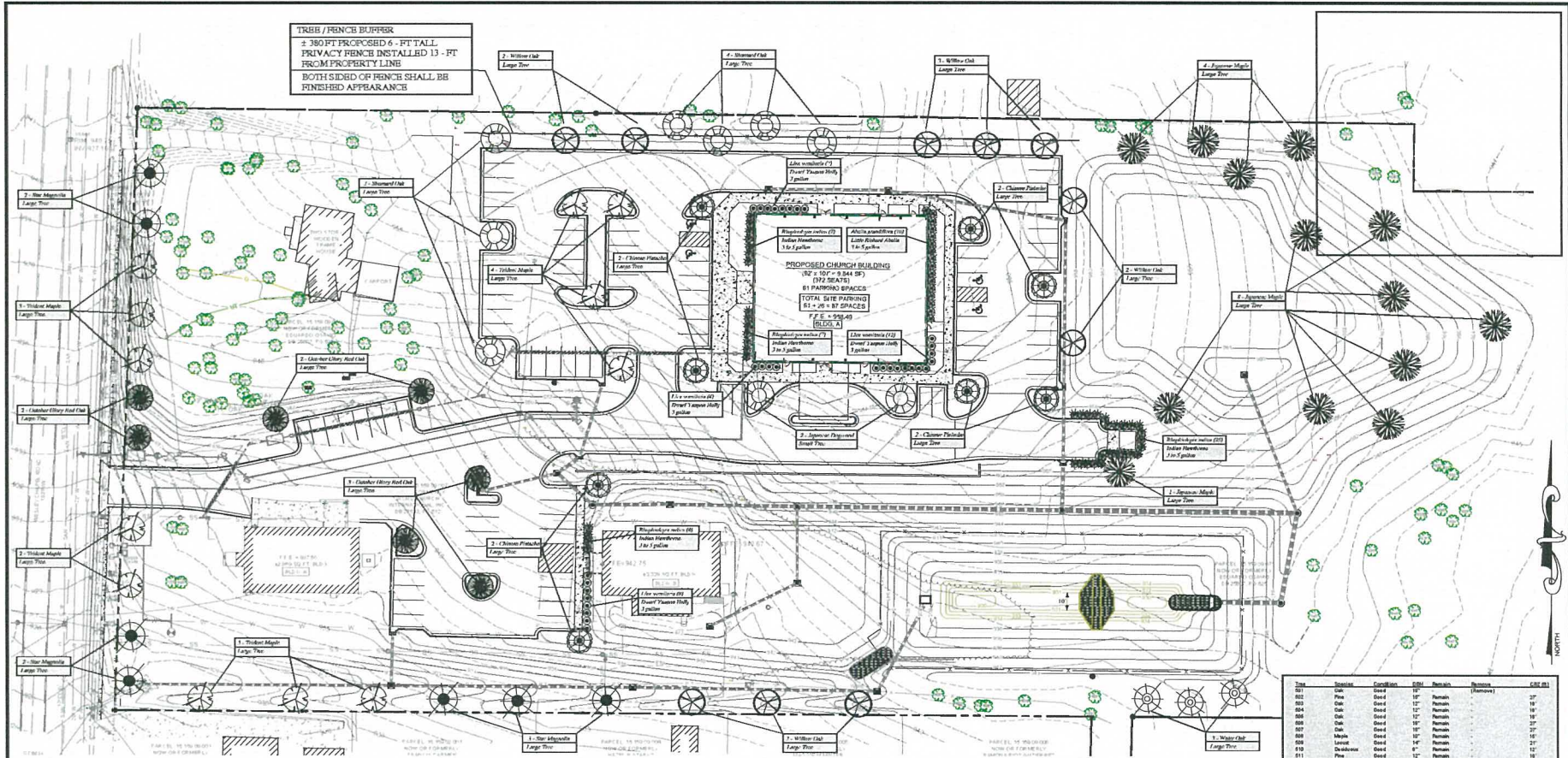
STORM DRAINAGE STRUCTURES	
STRUCTURE	STRUCTURE DETAILS
STRUCTURE C3	RECESSED CURB INLET PIPE C4 (18" HOPE, INV IN = 865.16) PIPE C3 (18" HOPE, INV OUT = 865.16)
STRUCTURE C4	COMB. MANHOLE PIPE C4 (18" HOPE, INV IN = 865.28) PIPE C5 (18" HOPE, INV IN = 865.28) PIPE C6 (18" HOPE, INV IN = 865.28)
STRUCTURE C5	DROP INLET PIPE C5 (18" HOPE, INV IN = 862.00) PIPE C6 (18" HOPE, INV IN = 862.00)
STRUCTURE D1	DROP INLET PIPE D1 (18" HOPE, INV IN = 862.47) PIPE D2 (18" HOPE, INV IN = 862.47)
STRUCTURE D2	DROP INLET PIPE D2 (18" HOPE, INV IN = 862.00) PIPE D3 (18" HOPE, INV IN = 862.00)
STRUCTURE E1	RECESSED CURB INLET PIPE E1 (18" HOPE, INV IN = 861.00) PIPE E2 (18" HOPE, INV IN = 861.00)
STRUCTURE F1	VIEW DROP INLET (GOOD) PIPE F1 (18" HOPE, INV IN = 822.00) PIPE F2 (18" HOPE, INV IN = 822.00) PIPE F3 (18" HOPE, INV IN = 822.00)
STRUCTURE F1A	COMB. MANHOLE PIPE F1 (18" HOPE, INV IN = 822.28) PIPE F2 (18" HOPE, INV IN = 822.28)
STRUCTURE F2	DROP INLET PIPE F2 (18" HOPE, INV IN = 825.00) PIPE F3 (18" HOPE, INV IN = 825.00)
STRUCTURE F3	DROP INLET PIPE F3 (18" HOPE, INV IN = 825.00) PIPE F4 (18" HOPE, INV IN = 825.00)
STRUCTURE F4	RECESSED CURB INLET PIPE F4 (18" HOPE, INV IN = 827.75) PIPE F5 (18" HOPE, INV IN = 827.75)
STRUCTURE F5	O.C.S. PIPE F5 (18" HOPE, INV IN = 828.00) PIPE F6 (18" HOPE, INV IN = 828.00)
STRUCTURE G1	RECESSED CURB INLET PIPE G1 (18" HOPE, INV IN = 844.00) PIPE G2 (18" HOPE, INV IN = 844.00)
STRUCTURE C2	RECESSED CURB INLET PIPE C2 (18" HOPE, INV IN = 861.12) PIPE C1 (18" HOPE, INV IN = 861.12)

STORM DRAINAGE STRUCTURES	
STRUCTURE	STRUCTURE DETAILS
STRUCTURE A1	MANHOLE BOX PIPE A1 (36" HOPE, INV IN = 857.75) PIPE A2 (36" HOPE, INV IN = 857.75)
STRUCTURE A1A	COMB. MANHOLE PIPE A1 (36" HOPE, INV IN = 855.00) PIPE A2 (36" HOPE, INV IN = 855.00)
STRUCTURE A2	MANHOLE BOX PIPE A2 (36" HOPE, INV IN = 857.25) PIPE A3 (36" HOPE, INV IN = 857.25)
STRUCTURE A3	MANHOLE BOX PIPE A3 (36" HOPE, INV IN = 857.75) PIPE A4 (36" HOPE, INV IN = 857.75)
STRUCTURE A4	MANHOLE BOX PIPE A4 (36" HOPE, INV IN = 857.25) PIPE A5 (36" HOPE, INV IN = 857.25)
STRUCTURE A5	MANHOLE BOX PIPE A5 (36" HOPE, INV IN = 857.75) PIPE A6 (36" HOPE, INV IN = 857.75)
STRUCTURE A6	MANHOLE BOX PIPE A6 (36" HOPE, INV IN = 857.25) PIPE A7 (36" HOPE, INV IN = 857.25)
STRUCTURE A7	MANHOLE BOX PIPE A7 (36" HOPE, INV IN = 857.75) PIPE A8 (36" HOPE, INV IN = 857.75)
STRUCTURE A8	MANHOLE BOX PIPE A8 (36" HOPE, INV IN = 857.25) PIPE A9 (36" HOPE, INV IN = 857.25)
STRUCTURE B1	DROP INLET PIPE B1 (18" HOPE, INV IN = 862.00) PIPE B2 (18" HOPE, INV IN = 862.00)
STRUCTURE C1	RECESSED CURB INLET PIPE C1 (18" HOPE, INV IN = 844.00) PIPE C2 (18" HOPE, INV IN = 844.00)
STRUCTURE C2	RECESSED CURB INLET PIPE C2 (18" HOPE, INV IN = 861.12) PIPE C3 (18" HOPE, INV IN = 861.12)



ALL UTILITIES, WATER, FIRE, SANITARY, GAS AND ELECTRICAL LINES, AND LATERALS MUST BE MARKED WITH LOCATOR WIRE AND DETECTOR TAPE





**TREE PROTECTION PLAN GENERAL NOTES:**

- All tree protection and EESC BMP's shall be installed before any LD can begin.
- TPP shall include the Limits of Disturbance Area, Open excavation, Line including but not limited to clearing, grading and trenching.
- Tree Trunks - Trees identified to be preserved and saved throughout the building project construction, shall have 1" high orange protection fencing installed at the periphery of the Critical Root Zone (CRZ) as a minimum.
- Critical Root Zone (CRZ) is defined as follows:  
Radius of CRZ (measured in feet) = DBH (measure in inches), where DBH = Diameter of trunk at 4.5 feet above ground.  
DBH is measured in inches and CRZ is measure in feet.  
Critical Root Zone and Tree Protection Zones  
E extends out from the trunk to the top line, or to a distance 1.5 feet per inch DBH, whichever is greater.  
Default: County code states that an additional 6" be added beyond the CRZ whenever no building/construction material, vehicles or equipment be placed.
- TPP shall show all existing and proposed utility lines. Also include irrigation, water and sewer lines, the location of the hydrants, and, above and below ground electric, cable and phone lines. Contractor shall coordinate the location of these utility lines with the utility companies in order to prevent root damage within the CRZ or protected tree, and to minimize damage to trees located in protected zones.

**PROVIDE JUNIPER GROUND COVER FOR ALL LANDSCAPE SOVER (TYP)**

**COORDINATE EXACT TREE PROTECTION FENCE LOCATION WITH CONSTRUCTION METHODS AND LAND AREA REQUIRED FOR INSTALLATION OF NEW DRIVEWAY CURB AND GUTTER.**

**LARGE TREE - 30 TO 40 FEET IN HEIGHT AT MATURITY**

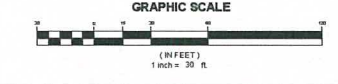
QUAN	ABBREV	BOTANICAL/COMMON	HEIGHT	SPREAD	CONT	CAUBER
12	AB	Acer buergerianum	20-30'	20-30'	888	2" CAL
10	QB	Quercus prinus	20-30'	20-30'	888	2" CAL
		Willow Oak				
10	AR	Acer rubrum	20-30'	20-30'	888	2" CAL
		Sweet Magnolia				
8	PC	Pinus strobus	20-30'	20-30'	368	2" CAL
		Chinese Pistache				
7	AR	Acer rubrum	20-30'	20-30'	888	2" CAL
		Japanese Red Maple				
7	AP	Acer palmatum	20-30'	20-30'	888	2" CAL
		Japanese Maple				
7	GS	Quercus shumardii	20-30'	20-30'	888	2" CAL
		Shumard Oak				
3	QO	Quercus nigra	20-30'	20-30'	888	2" CAL
		Water Oak				
3	MS	Magnolia latifolia	20-30'	20-30'	888	2" CAL
		Star Magnolia				
37	TOTAL					

**TREE PROTECTION PLAN NOTES PART 1:**

- To any SMALL encroach, place solvents, building machinery, building debris or any other material within or outside the periphery of the CRZ or within any Tree Save Area, transitional buffer zone, stream buffer, or stable buffer zone.
- All Tree Fences and other tree protection devices must remain in functioning condition until completion of the project or until the CO is issued.
- A tree that is designated to be saved, but is damaged during construction, shall be replaced with a caliper tree equal to the lost value of the tree removed. Any species in tree damage shall be replaced with a caliper tree equal to 1.5 times the DBH of the damaged specimen tree.
- Tree Protection Signs are to be placed at least every 50' along the length of the Tree Protection zones. The signs should be in a language so that all workers on site are able to understand. Sign information generic message shall be as follows:  
**WARNING: TREE PROTECTION ZONE OR TREE PROTECTION AREA KEEP OUT**  
Keep All Equipment, Excavation and Materials Outside of Protected Area.

**TREE PROTECTION PLAN NOTES PART 2:**

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION DEVICES, INCLUDING CRITICAL ROOT ZONE (CRZ) PROTECTION, TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE, AND MAINTAINED UNTIL FINAL LANDSCAPING.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY, AND REPAIRED OR REPLACED AS NEEDED.
- NO PARKING, STORAGE OR OTHER CONSTRUCTION ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS (CRZ).
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR TWO (2) GROWING SEASONS AFTER DATE OF FINAL INSPECTION.



ID	Species	Caliber	DBH	Health	Notes	CRZ (ft)
001	Oak	Good	10"	Healthy	(Remove)	15'
002	Pine	Good	10"	Healthy	(Remove)	15'
003	Oak	Good	12"	Healthy	(Remove)	18'
004	Oak	Good	12"	Healthy	(Remove)	18'
005	Oak	Good	12"	Healthy	(Remove)	18'
006	Oak	Good	12"	Healthy	(Remove)	18'
007	Oak	Good	12"	Healthy	(Remove)	18'
008	Oak	Good	12"	Healthy	(Remove)	18'
009	Oak	Good	12"	Healthy	(Remove)	18'
010	Oak	Good	12"	Healthy	(Remove)	18'
011	Deodar	Good	14"	Healthy	(Remove)	21'
012	Pine	Good	14"	Healthy	(Remove)	21'
013	Oak	Good	14"	Healthy	(Remove)	21'
014	Oak	Good	14"	Healthy	(Remove)	21'
015	Oak	Good	14"	Healthy	(Remove)	21'
016	Deodar	Good	11"	Healthy	(Remove)	18'
017	Pine	Good	10"	Healthy	(Remove)	15'
018	Pine	Good	10"	Healthy	(Remove)	15'
019	Deodar	Good	12"	Healthy	(Remove)	18'
020	Deodar	Good	12"	Healthy	(Remove)	18'
021	Oak	Good	14"	Healthy	(Remove)	21'
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110	Oak	Good	14"	Healthy	(Remove)	21'
111	Oak	Good	14"	Healthy	(Remove)	21'
112	Oak	Good	14"	Healthy	(Remove)	21'

PROPOSED CHURCH BUILDING  
2030 WESLEY CHAPEL ROAD  
DEKALB COUNTY, GEORGIA  
FC-26  
SHY TEMPLE CME CHURCH

**Cunningham & Co. Engineers**  
CIVIL ENGINEERING - CONSULTING - PROJECT MANAGEMENT  
435 SECOND STREET, SUITE 201  
Macon, GEORGIA 31201  
OFFICE: 478.742.9616  
FAX: 478.742.3589

**REVISIONS**

NO.	DATE	DESCRIPTION
1	11-19-19	INCLUDES STAFF RECOMMENDATIONS

DATE: 8-18-20  
PROJECT NO: 1909  
DRAWN BY: RCC



LANDSCAPE PLAN  
LP-1

AP# 2143795



**SHEET INDEX**

Architectural

- A0.1 Coversheet
- A0.2 Life Safety Plan
- A1.1 Floor Plan
- A1.2 Elected Mens and Werts
- A2.1 Reflected Ceiling Plan/Soof Plan
- A3.1 Schedules
- A4.1 Exterior Elevations
- A4.2 Building Sections
- A5.1 Wall Sections

APPLICABLE CODES:

- International Building Code, 2018 edition (WITH GEORGIA AMENDMENTS)
- International Fire Code, 2018 edition (WITH GEORGIA AMENDMENTS)
- International Mechanical Code, 2018 edition (WITH GEORGIA AMENDMENTS)
- National Electric Code, NFPA 70, 2017 edition (WITH GEORGIA AMENDMENTS)
- International Energy Conservation Code, 2015 edition (WITH GEORGIA AMENDMENTS)
- International Fire Code, 2018 edition (WITH GEORGIA AMENDMENTS)
- 2010 ADA Standards for Accessible Design
- NFPA 101 Life Safety Code, 2012 edition

ALL SPECIFICATIONS ARE ON DRAWINGS

TOTAL BUILDING FLOOR AREA:

10,010 GSF

SANCTUARY SEATING

300 FIXED SEATS

SCOPE OF WORK:

New 10,010 SF sanctuary building with support spaces, classrooms, and offices. This project is a pre-engineered steel structure with slab on grade, including associated mechanical, plumbing, and electrical systems.

No food preparation, distribution, or kitchen in the building.

**PROJECT TITLE:**

SHY TEMPLE CME CHURCH  
 NEW WORSHIP FACILITY  
 2030 WESLEY CHAPEL RD. DEKALB COUNTY, GA

January 3, 2020

**PROJECT TEAM:**

**Owner:**  
 SHY TEMPLE CME CHURCH  
 2012 MEMORIAL DRIVE  
 ATLANTA, GA 30317

**Contractor:**  
 PAR CHURCH BUILDERS  
 6350 LAKE OCONEE PKWY  
 GREENSBORO, GA 30642  
 STE 102 P.O BOX 173  
 Phone: (706)999-2260

**Architect:**  
 CREATIVE WORSHIP SPACE  
 6350 LAKE OCONEE PKWY  
 GREENSBORO, GA 30642  
 STE 102 P.O BOX 173  
 Phone: (706)999-2260

Owner

**Shy Temple  
 Christian  
 Methodist  
 Episcopal**

2030 Wesley Chapel Rd.  
 DeKalb County, GA  
 Pastor: James Clements

Project Title  
**New Worship Facility**

Project Team

Builder:  


Sheet Information  
 Project No.: 19-101

Sht. Descrip.: FLOOR PLAN  
 Record Date: Jan. 3, 2020  
 Revisions

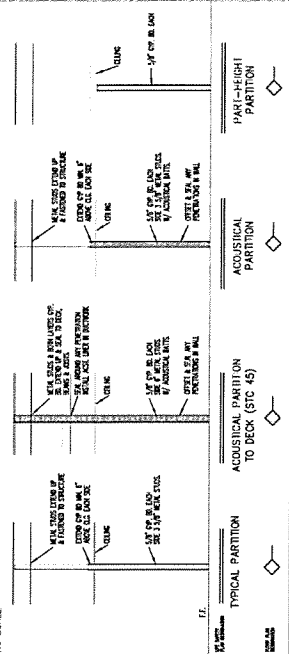
1  
 2 PERMIT 09-09-2020 COMMENTS

Seal

Sheet No. **A0.1**

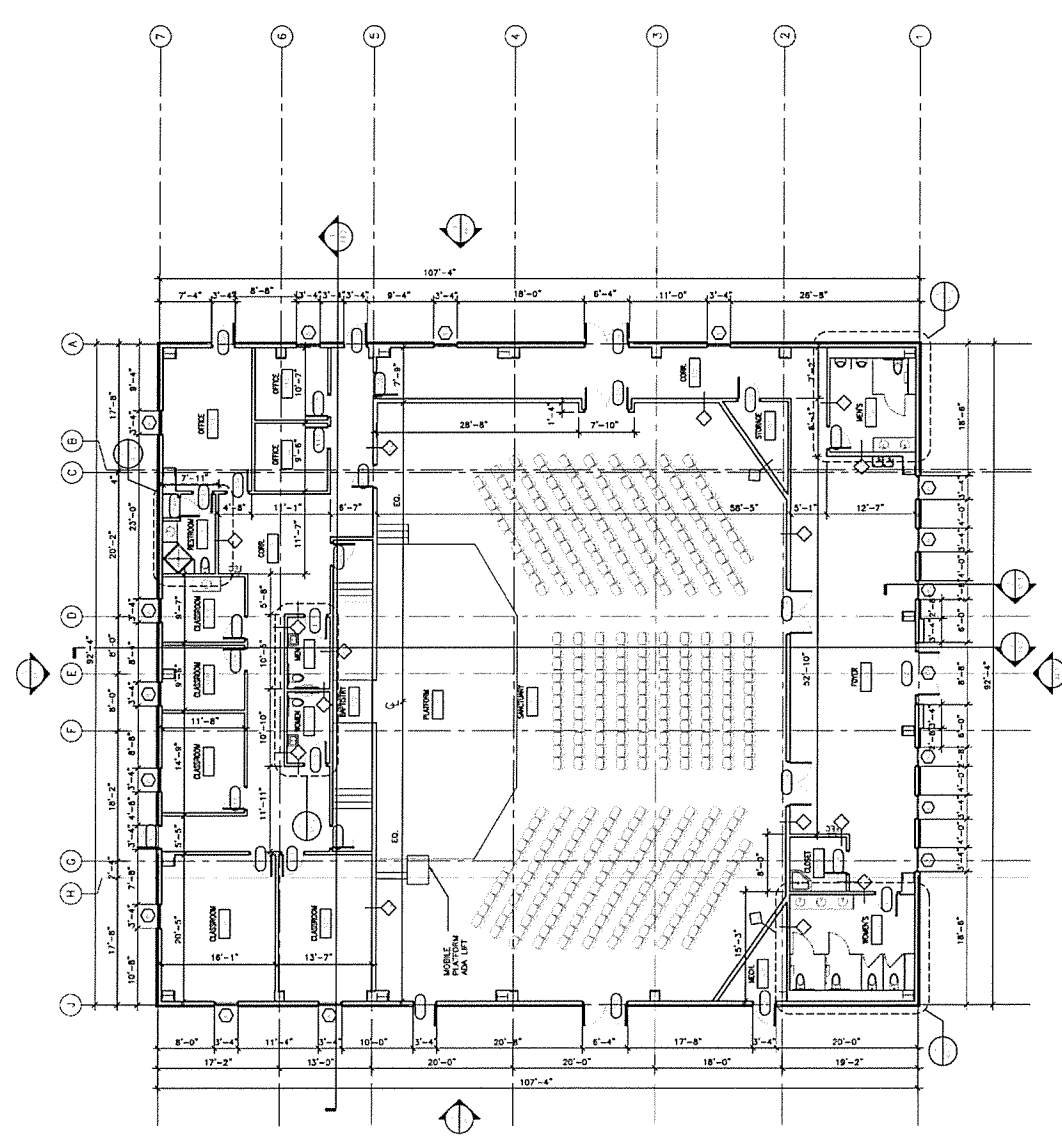
**PARTITION TYPES - METAL STUD AND GYPSUM BOARD**

NO SCALE



**GENERAL NOTES:**

1. PARTITION TYPES SHOWN ARE TO BE USED UNLESS OTHERWISE NOTED. ALL PARTITIONS AND OTHER REGULARITY ARE TO BE CONSTRUCTED TO REMAIN COMPLETELY VERTICAL AND PLUMB THROUGHOUT.
2. THE WORK OF THE WORKER SHALL BE SUCH THAT THE PARTITIONS AND OTHER REGULARITY ARE TO BE CONSTRUCTED TO REMAIN COMPLETELY VERTICAL AND PLUMB THROUGHOUT.
3. PARTITIONS ARE TO BE CONSTRUCTED TO REMAIN COMPLETELY VERTICAL AND PLUMB THROUGHOUT. THE WORKER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK AND FOR THE PROTECTION OF ALL EXISTING WORK.
4. ALL PARTITIONS ARE TO BE CONSTRUCTED TO REMAIN COMPLETELY VERTICAL AND PLUMB THROUGHOUT. THE WORKER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK AND FOR THE PROTECTION OF ALL EXISTING WORK.
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**FLOOR PLAN**  
SCALE: 1/8"=1'-0"

**Shy Temple  
Christian  
Methodist  
Episcopal**  
2332 Wesley Church Rd.  
Duke County, VA  
Foster James Curran  
Project Est. ....  
New Worship Facility  
Revised: .....



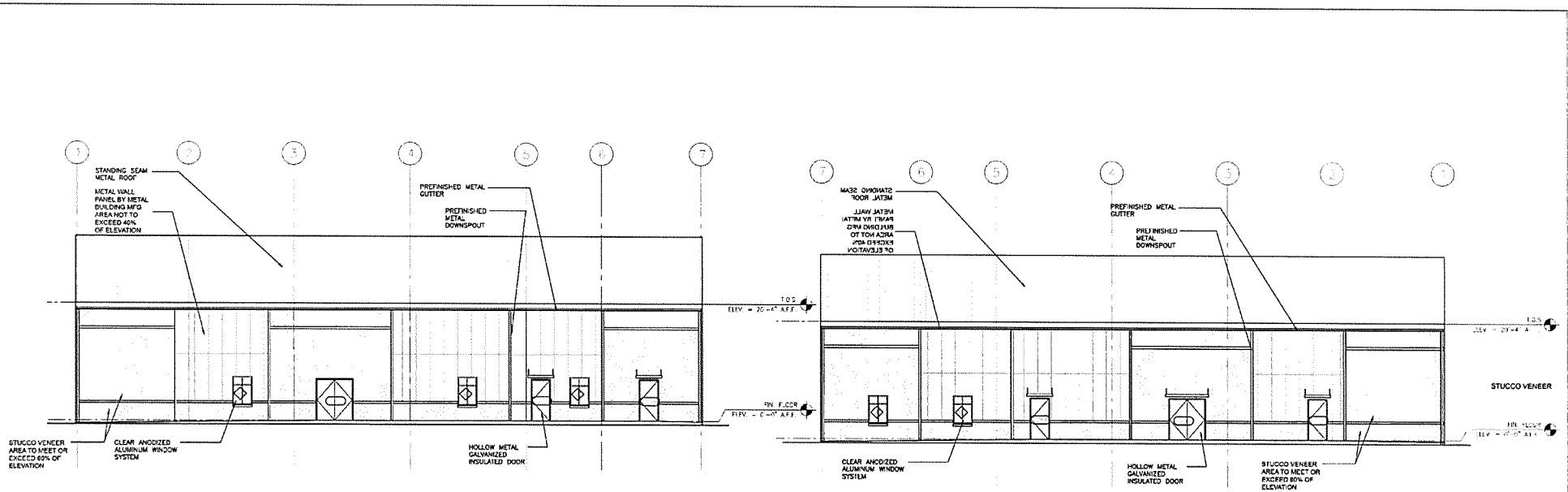
Sheet Information  
Project No.: 19-101  
Floor Plan  
Record Date: Jan 3, 2020  
Revisions



Sheet No.  
**A1.1**

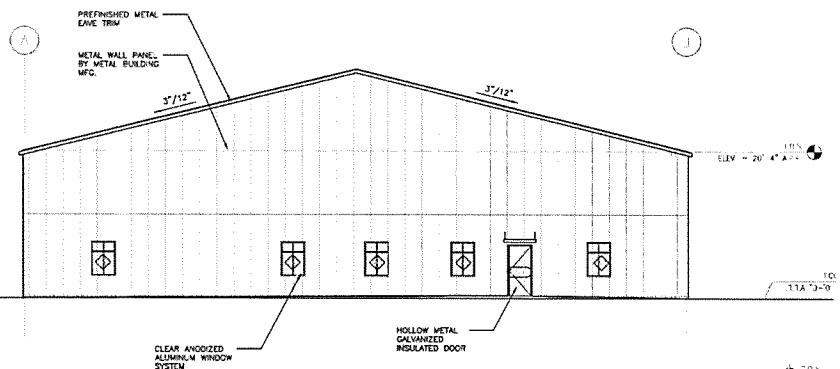




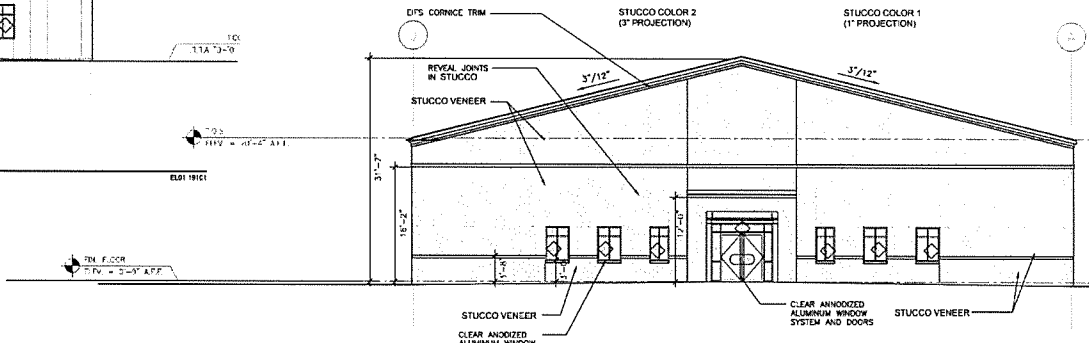


4 SIDE ELEVATION  
A4.1 SCALE: 1/8"=1'-0"

3 SIDE ELEVATION  
A4.1 SCALE: 1/8"=1'-0"



2 BACK ELEVATION  
A4.1 SCALE: 1/8"=1'-0"



1 FRONT ELEVATION  
A4.1 SCALE: 1/8"=1'-0"

Date: .....

## Shy Temple Christian Methodist Episcopal

2310 Wesley Chapel Rd.  
DeKalb County, GA  
Pastor James Clements

Project Title: .....

### New Worship Facility

Project Team: .....

Builder:  
**CWS** creative worship space

Sheet Information  
Project No.: 19-101

Sheet Description: EXTERIOR ELEVATIONS  
Record Date: Jan. 3, 2020  
Revisions: .....

1

Scale: .....

Sheet No. **A4.1**

**A4.1**

## **8. LETTER OF APPLICATION**

### **SUMMARY OF EXISTING & PROPOSED SITE CONDITIONS:**

#### **EXISTING SITE CONDITIONS:**

Project: Shy Temple Christian Methodist Episcopal Church  
Location: 2030 & 2020 Wesley Chapel Road Decatur, GA  
Zoning: R-85 Residential  
Tax Parcel ID: 15-159-09-007  
Community District: District 5  
District 5 Council Member: Marida Davis Johnson  
Super District Member: Loraine Cochran Johnson  
Existing Site Acreage: 12.0 Acres

Allowable Percent Impervious: 35% (4.2 Acres out of 12.0 Acres Total)  
Existing Percent Impervious: 8.3% (1.0 Acres out of 12.0 Acres Total)

Allowable Side Yard Impervious Setback: 20-Feet  
Existing Side Yard Impervious Setback: 20-Feet

Existing Number of Buildings: Three (3)  
1. Existing Church Sanctuary Building (Bldg. A - 2,869 SF)  
2. Existing Sunday School/Administrative Building (Bldg. B - 3,329 SF)  
3. Existing Residential House (1,800 SF)  
Existing Parking Space Count: 62 Spaces  
Existing Commercial Driveways: One (1) Accessed from Wesley Chapel Road  
Existing Residential Driveways: One (1) Accessed from Wesley Chapel Road

#### **EXISTING STORM DRAINAGE:**

One (1) existing storm drain inlet is located near the front right corner (southwest corner) of property and includes a small drainage swale/ponding area for this site. Existing 18-Inch RCP Storm Pipe is connected into the existing 30-Inch Roadway Storm Drain System of Wesley Chapel Road.

#### **EXISTING SITE UTILITIES:**

##### **Water:**

One (1) existing 1-Inch Domestic Water Service serving both buildings, (Bldg. A & Bldg. B). Existing 6-Inch Water Main and 20-Inch Water Main located within Right of Way of Wesley Chapel Road.

##### **Sewer:**

Two (2) existing 4-Inch sewer laterals, one for each building, (Bldg. A & Bldg. B). Existing 10-Inch Sewer Main (Clay) within Right of Way of Wesley Chapel Road.

##### **Gas:**

Existing gas main located with Right of Way of Wesley Chapel Road.

##### **Power:**

Overhead Power located within Right of Way of Wesley Chapel Road.

# **PROPOSED SITE CONDITIONS:**

## **SITE DEMOLITION WORK:**

Existing Church Sanctuary Building (Building A -2,869 SF) shall remain as-is.

Existing Classroom/Administrative/Fellowship Building (Building B-3,329 SF) shall remain as-is.

**Existing Church Parking Lot to be restriped, including 9' Wide x 20' Long Parking Stalls and 25' Wide Drive Isles.**

Existing Residential House (1,800 SF) and Asphalt Driveway shall remain as-is.

## **SITE CLEARING & GRUBBING WORK:**

Site Clearing and Grubbing of disturbed site areas and removal of existing trees located within disturbed area.

## **NEW BUILDING & PARKING DATA:**

New Proposed Church Sanctuary Building:	One (1) 9,844 SF, 372 Seating Capacity
Total Required Parking: (1 Space/4 Seats)	93 Required Parking Spaces
Existing Restriped Parking Spaces Provided:	26 Spaces
New Parking Spaces Provided:	61 Spaces
Total Provided Parking:	87 Provided Parking Spaces (<10%)

## **MODIFIED COMMERCIAL DRIVEWAY:**

Existing Driveway Location Remains the Same;

New Asphalt Paved Driveway with new grades will be designed from existing concrete driveway apron up the new Building and Parking Lot Area.

## **SITE GRADING & DRAINAGE IMPROVEMENTS:**

Site Grading & Drainage Improvements Required for New Church Sanctuary Building (9,844 SF – Building C) including Site Paving for Required 93 Parking Spaces Based upon 1 Parking Space Per 4 Seating Capacity.

Aboveground Detention Pond will be proposed and will be located at the rear of the Existing Classroom/Administrative Building. Drainage Inlets will be provided throughout the Church Building Parking Lots and will collect storm water run-off and route into the Proposed Detention Pond System. Storm Water Management Report is included for this project.

Storm Water Quality will be required and proposed by implementation of a permanent Wet Pond within the Detention Pond System.

## **WATER & SANITARY SEWER UTILITIES:**

### **DOMESTIC WATER SERVICE:**

New 2-Inch Domestic Water Meter and Backflow Preventor.

### **IRRIGATION WATER SERVICE:**

Existing 1-Inch domestic water meter service will be re-used for new irrigation service and will be provided with new backflow preventer.

### **SEWER:**

New 6-Inch Sewer Lateral will be extended from the New Church Building and will be connected into the Existing 6-Inch Sewer Lateral of the Existing Church Building that will remain as-is.

## **NEW TREE PLANTING PLAN:**

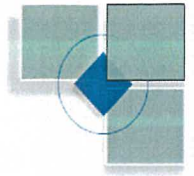
New Tree Planting Plan and Shrubs will be planted as required to conform to the DeKalb County Tree Ordinance and will be coordinated with DeKalb County Arborist.



## DeKalb County Department of Planning & Sustainability

Lee May  
Interim Chief Executive Officer

Andrew A. Baker, AICP  
Director



**A. Filing Fee:** \$400. Filing fees shall not be refunded at any time following the deadline for amendments.

**B. Criteria:** Sec. 27-873. Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
- C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;
- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use;
- H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
- J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;
- K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;
- L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;
- M. Whether or not there is adequate provision of refuse and service areas;
- N. Whether the length of time for which the special land use permit is granted should be limited in duration;
- O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;
- P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;
- Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
- S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.
- T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

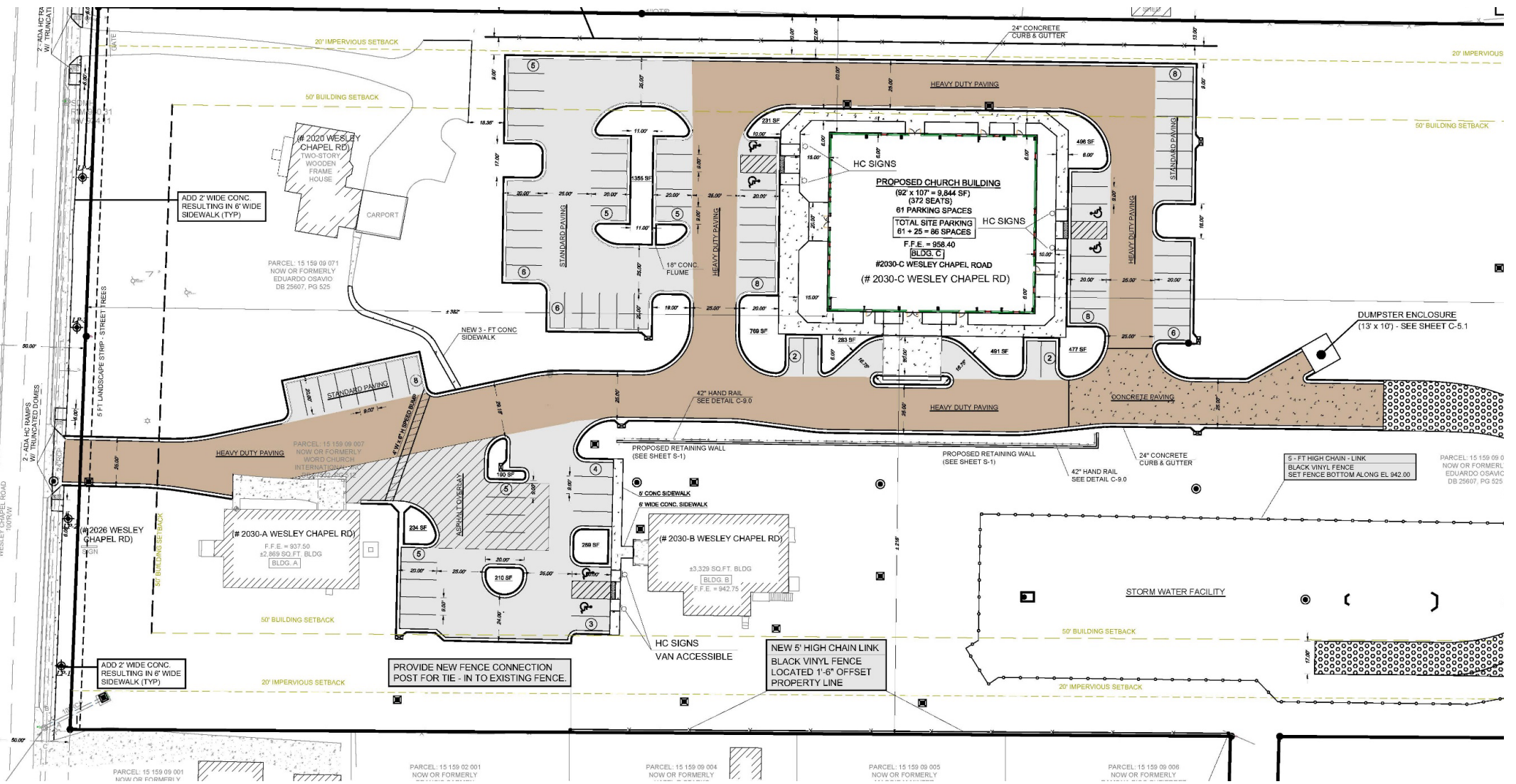
**C. Additional Criteria is contained in Supplemental Regulations of Zoning Ordinance:** Sec. 27-874. Additional criteria for specified uses: "In addition to the criteria contained in Sec. 27-873 and Sec. 27-863 listed above, which each applicant for special land use permit is required to meet, Article IV, Supplemental Regulations of the DeKalb County Zoning Ordinance shall apply to that specific land use being applied for. No application for a Special Land Use permit for the uses specified shall be granted by the Board of Commissioners unless it is determined that all requirements contained within the zoning district in which such property is located, and the criteria contained in Section 27-873 and Article IV, Supplemental Regulations have been met."

## **SPECIAL LAND USE PROPOSAL (SLUP)**

### **IMPACT ANALYSIS: (Criteria: Sec 27-873)**

- A. Adequacy of the size of the site for the proposed use is of sufficient size (12.0 Total Acres), and can be verified by the attached Site Layout Plan Sheet C-5.0 and Site Grading & Drainage Plan Sheet C-6.0.
- B. Compatibility of the proposed church building expansion project with the surrounding properties and other land uses in the district is affirmative, since the property exists currently as an existing church campus including two (2) church buildings and associated parking; with the newly acquired 9 acre property addition, there is an existing residential house located near the front/west end the newly acquired property, which will remain as-is, with plans in the future to provide some restoration to the existing house.
- C. Adequacy of existing public utilities, including water and sewer and power is affirmative; existing 6-Inch sewer lateral is anticipated to be re-used for the new church building and a new 2-Inch domestic water meter and RPZ Backflow Preventor is proposed. Preliminary Utility Coordination has been included with Michelle Ott with DeKalb Water and Sewer for this project.
- D. Adequacy of public street is sufficient, with the existing concrete apron driveway to remain as-is in the same place, with new asphalt paved driveway alignment on private property shown on site plan.
- E. Properties located along Wesley Chapel Road will not be adversely affected by the new church building project; trip generations are anticipated to remain similar to existing traffic patterns, with majority of traffic being on Sunday mornings.
- F. Ingress and Egress for the proposed church building project will remain the same and or better conditions as currently exists, with no changes to the existing driveway point of access.
- G. Proposed Church Building Use will not create any adverse pollution via noise, smoke, dust, odor or vibration.
- H. Proposed hours of operation for the church will remain the same with services held of Sunday mornings and Wednesday evenings and will not create any hardships and or negative impacts.
- I. Manner of Operation for the Church Expanded Project will remain the same and will not adversely impact existing neighbors.
- J. Existing Zoning R-85 for the existing church property is consistent with all of the requirements of the zoning district classification.
- K. Church Expansion Project is consistent with the policies of the comprehensive Plan.
- L. Proposed Church Expansion Project will be designed to comply with the required Tree Ordinance specific to buffers and any tree mitigation requirements and or tree banks.
- M. Adequate provision of refuse and service area will remain the same and or improved from current conditions.
- N. No limitation for the length of time for the Special Land Use Permit should be applicable.
- O. The size, scale and massing of the new church building expansion will be consistent with adjacent and nearby lots and buildings.
- P. Proposed church building expansion project will not have any affect on any historic buildings, sites, districts, or archaeological resources.
- Q. Proposed church building expansion project does satisfy the requirements within the Supplemental Regulations for such special land use permit.
- R. Proposed church building height will not create any negative shadow impact on any adjoining lot or building. The new building height will be 25-feet tall.
- S. Proposed church building expansion project will not result in a disproportional proliferation specific to the subject character area.
- T. Proposed church building expansion project will be consistent with the needs of the neighborhood or of the community as a whole, and will be compatible with the neighborhood, and will not be in conflict with the overall objectives of the comprehensive plan.





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PARCEL: 15 159 02 001 NOW OR FORMERLY

PARCEL: 15 159 09 004 NOW OR FORMERLY

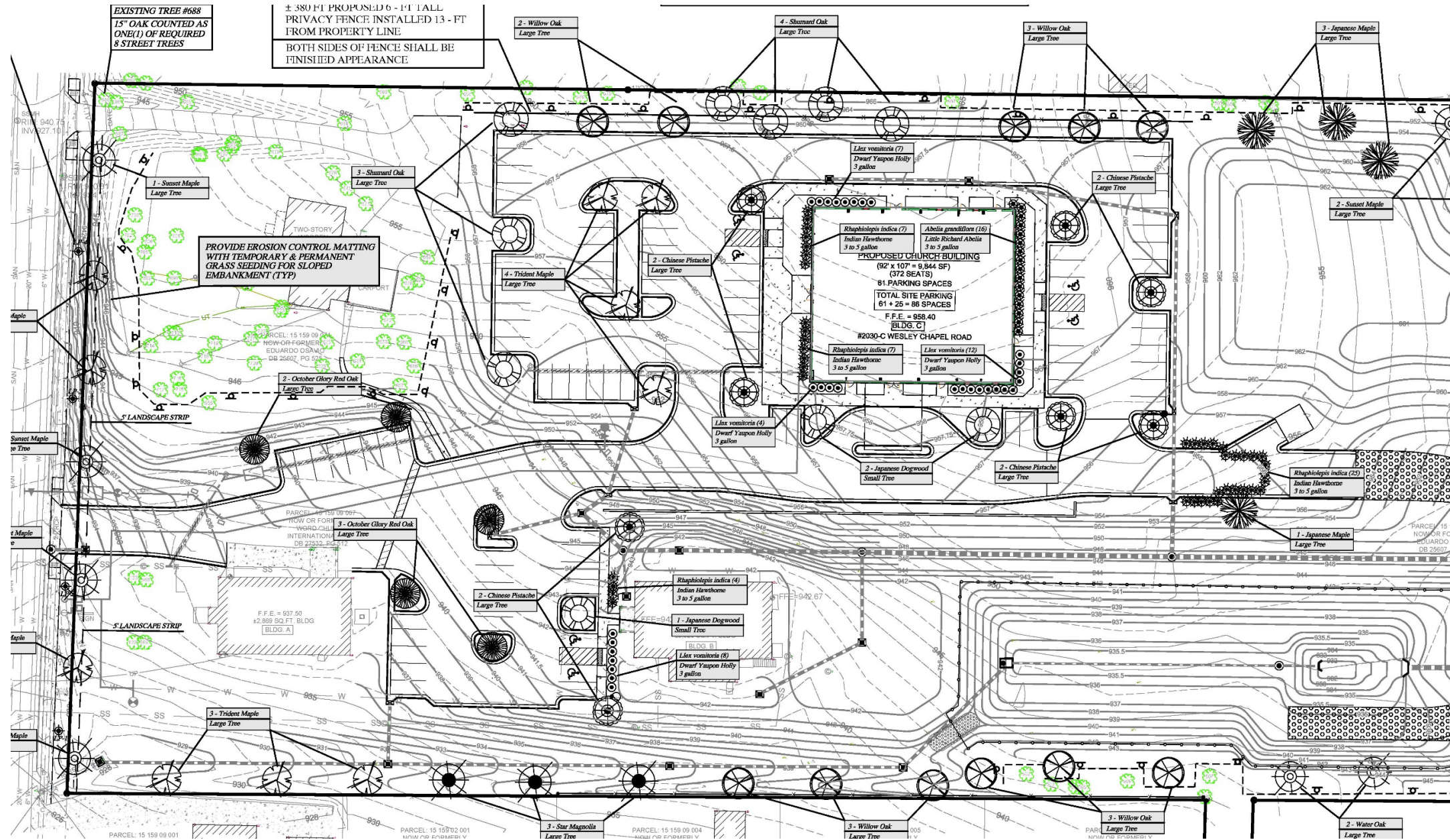
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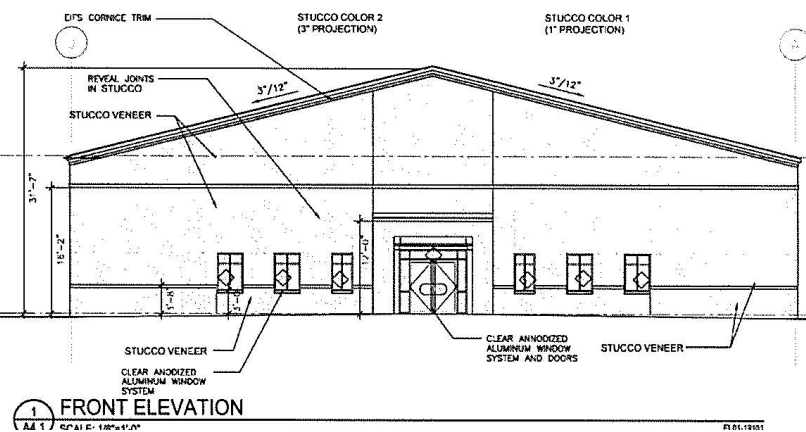
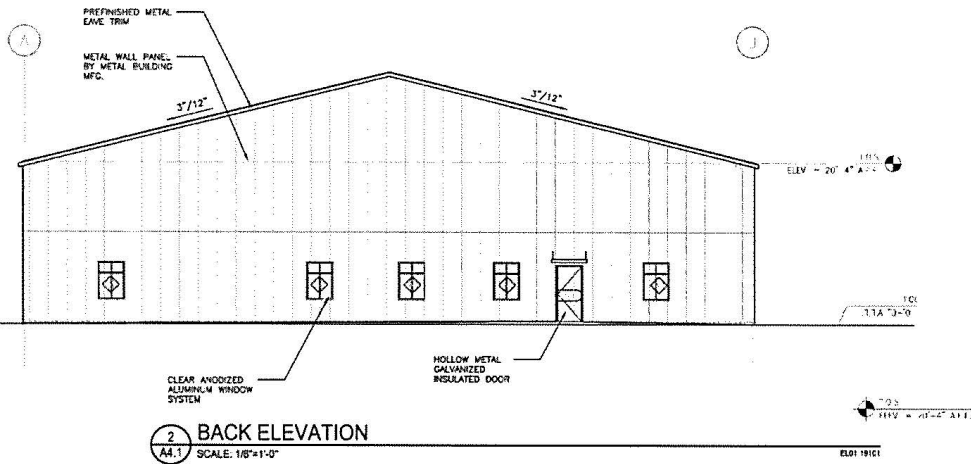
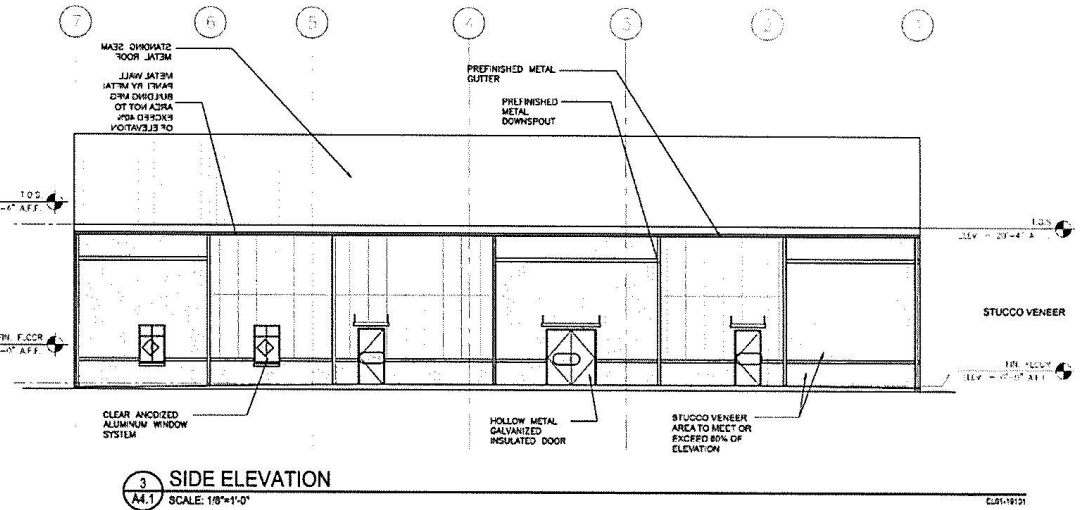
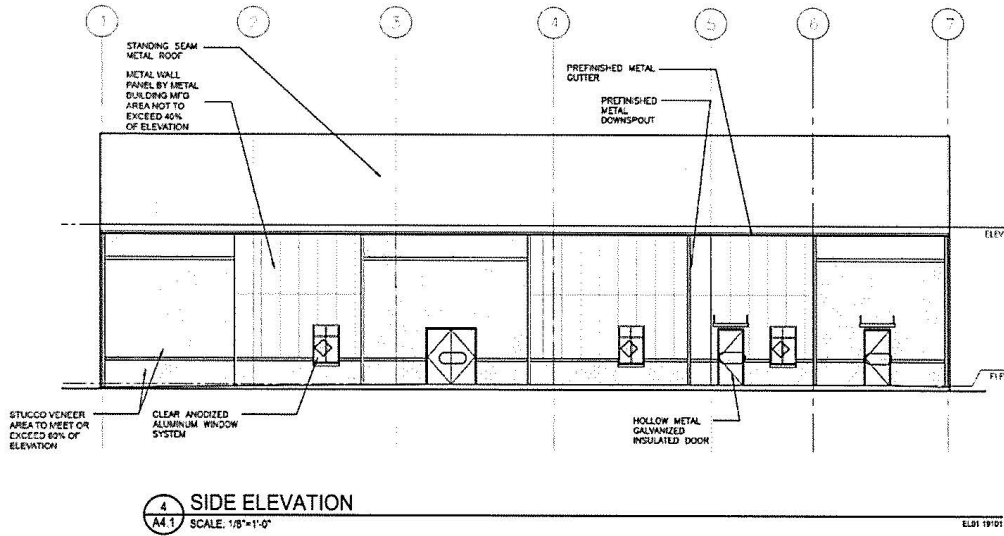
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PARCEL: 15 159 09 007 NOW OR FORMERLY WORLD CHURCH INTERNATIONAL

PARCEL: 15 159 09 000 NOW OR FORMERLY EDUARDO OSARIO DB 25607, PG. 525







Date: . . . . .

**Shy Temple  
 Christian  
 Methodist  
 Episcopal**

2030 Wesley Chapel Rd.  
 DeKalb County, GA  
 Pastor James Clements

Project Title: . . . . .  
**New Worship Facility**

Project Team: . . . . .

Builder:  
**CWS** creative  
 worship  
 space

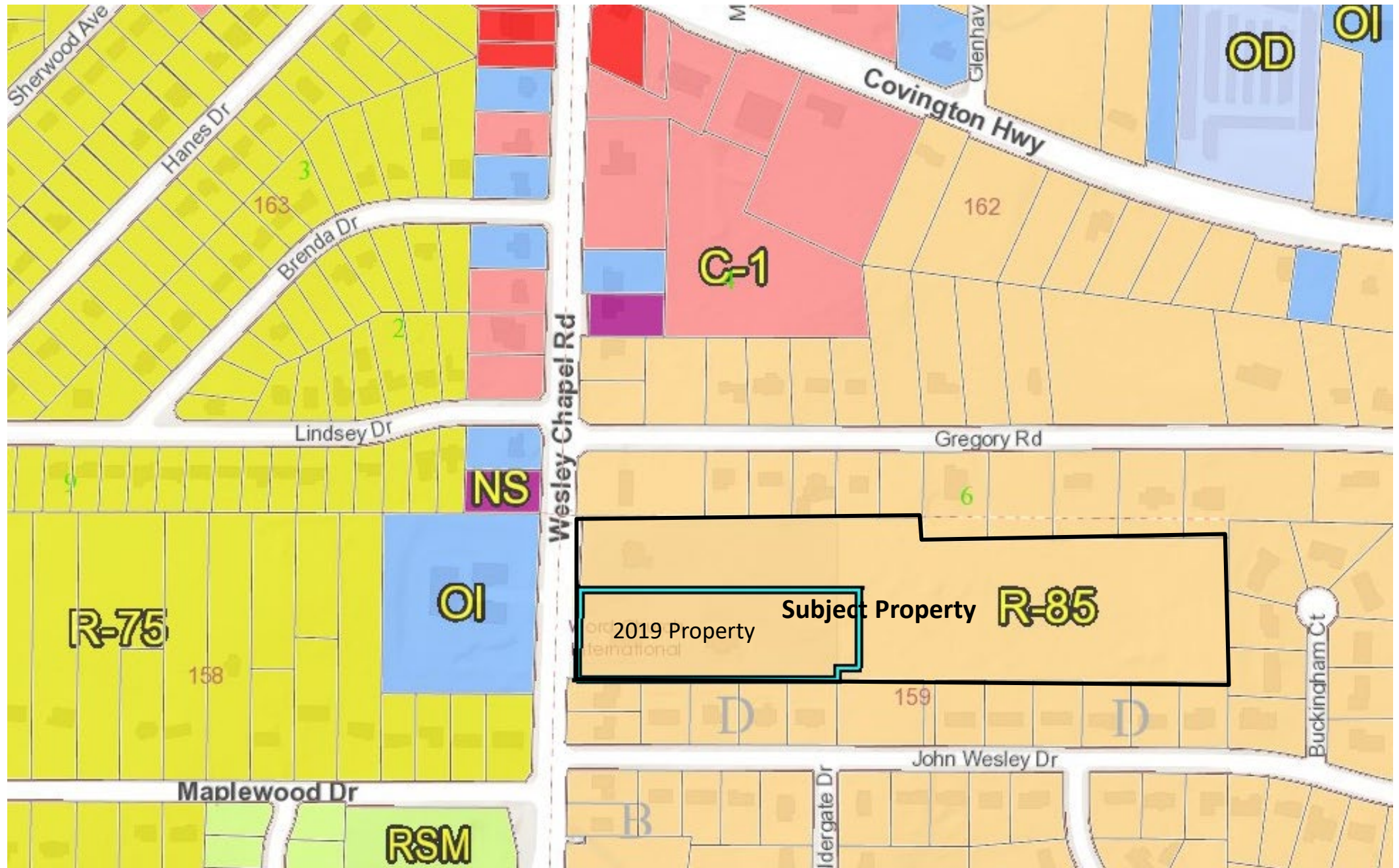
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 Project No.: . . . . . 19-101

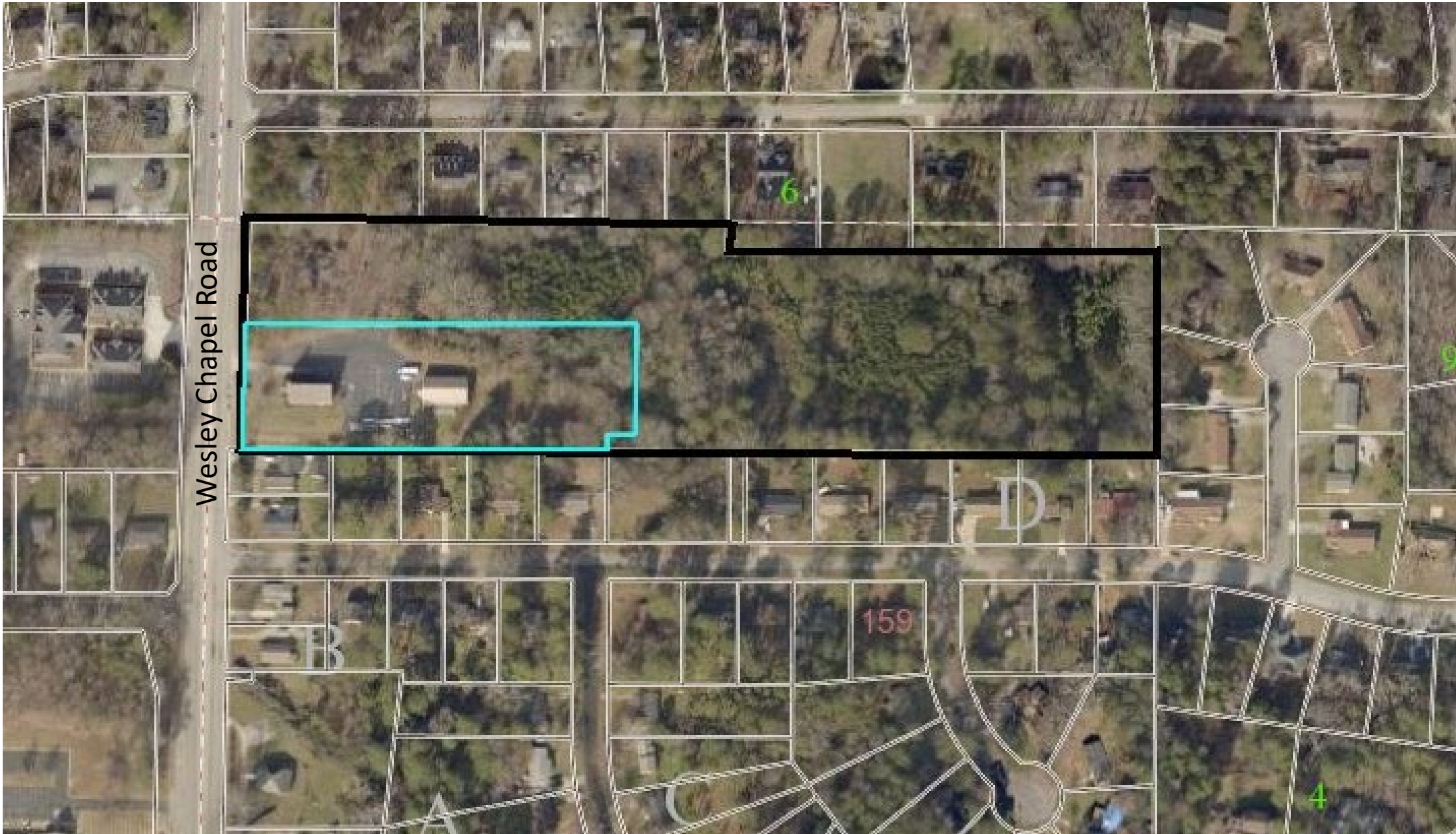
Sht. Descript.: EXTERIOR ELEVATIONS  
 Record Date: Jan. 3, 2020  
 Revisions: . . . . .

1

Seal: . . . . .

Sheet No. **A4.1**







Wesley Chapel Road frontage



(left) side of existing sanctuary and classroom/administrative/fellowship building, and north parking lot.

(right) 2030 Wesley Chapel Road, viewed from north parking lot.

