

**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 4 & 7

**Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, international visitor guest house, gymnasium, educational garden, grounds keeper quarters, and religious education facilities, at 5942 Rockbridge Road.**

**PETITION NO:** N12. SLUP-21-1244249 2021-2119

**PROPOSED USE:** Place of worship, with accessory uses.

**LOCATION:** 5942 Rockbridge Road, Stone Mountain, Ga.

**PARCEL NO. :** 18-035-01-001

**INFO. CONTACT:** John Reid, Sr. Planner

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

**PURPOSE:**

Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, international visitor guest house, gymnasium, educational garden, grounds keeper quarters, and religious education facilities. The property is located on the northwest corner of Rockbridge Road and Mountain Park Trail, at 5942 Rockbridge Road, Stone Mountain. The property has approximately 280 feet of frontage on Rockbridge Road, 480 feet of frontage on Mountain Park Trail and contains 3 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Denial.

**PLANNING COMMISSION:** Pending.

**PLANNING STAFF:** Full Cycle Deferral.

**STAFF ANALYSIS:** The proposed request for a Place of Worship with Accessory Uses is required to obtain a Special Land Use Permit (SLUP) since the property falls within a single-family residential zoning district (R-100 Residential Medium Lot). The subject property has frontage along and access to a two-lane minor arterial (Rockbridge Road). The existing single-family home on the north side of the property will be continue to be used as a residence and will not be expanded (groundskeeper residence), and the other residential structure on the site will be torn down and replaced with new one and two-story tall church building with accessory uses which will offer a more attractive appearance at the gateway to the Mountain Park Trail single-family subdivision (see attached conceptual elevation). The applicant has revised the original application to remove the international guest visitor center from the site plan (see attached). Based on the submitted information, the project complies with the Supplemental Regulations for Place of Worship including a 50- foot building setback from all property lines abutting residential uses (for proposed buildings) and a 20- foot setback with screening for all parking areas and access drives (Section 7.4.6.Q). Notwithstanding the proposed building improvements and compliance with Supplemental Regulations, there are several accessory uses which need further clarification regarding project scope and operating hours to determine if there are any additional traffic impacts on surrounding properties, including the proposed “skills development center”, “Seedli ministry building”, and “outreach center”. Based on the size of the proposed sanctuary (1,500 square feet), it appears that the site plan is exceeding the number of parking spaces allowed by the zoning ordinance (maximum of 75 spaces allowed, 99 spaces provided). If the

number of parking spaces were reduced there would be more open space and less water runoff impacts to the surrounding community. The DeKalb County Transportation Department has indicated that the proposed access onto Mountain Park Trail is too close to the Rockbridge Road intersection and needs to be moved further north to comply with county regulations, and is requesting a traffic impact study (see attached transportation comments). Additionally, the applicant indicated at the Community Council District 4 public hearing that a traffic impact study was in the process of being completed. Based on the submitted site plan and information it cannot be determined at this time if the proposed SLUP request is compatible with surrounding properties (Section 7.4.6.B). Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and have the study’s recommendations reviewed by the DeKalb County Transportation Department (including if/when the secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow), as well as consider if parking areas can be reduced to allow for more open space and less potential water runoff impacts on surrounding properties. It is Staff’s recommendation that this application be “Deferred, Full Cycle to the May 2021 Zoning agenda”.

**PLANNING COMMISSION VOTE: Pending.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 11-0-1.** The Council recommended denial due to concerns about traffic impacts, potential flooding impacts from the large amount of parking areas, and sewer capacity. The applicant indicated that a Traffic Impact Study was in the process of being completed but was not yet finished. Council recommended that the results of the Traffic Impact Study be shared with the community when it is completed.

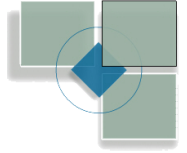


**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

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Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: March 4, 2021**  
**Board of Commissioners Hearing Date: March 25, 2021**

**STAFF ANALYSIS**

**Case No.:** SLUP-21-1244249 **Agenda #:** N-12

**Location/Address:** Northwest corner of Rockbridge Road and Mountain Park Trail at 5942 Rockbridge Road in Stone Mountain, Georgia. **Commission District:** 4 Super District: 7

**Parcel ID:** 18 035 01 001

**Request:** For a Special Land Use Permit (SLUP) in the R-100 (Single-Family Residential) District to construct a Place of Worship and an accessory skills development center, international visitor guest house, gymnasium, educational garden, groundskeeper quarters, and religious education facilities.

**Property Owner:** Chinagozi Sarah Ugwu

**Applicant/Agent:** Casswell Design Group

**Acreage:** 3.001 acres

**Existing Land Use:** Two vacant residential structures

**Surrounding Properties:** Single-family homes to the north, east, south, and west.

**Adjacent Zoning:** **North:** R-100 **South:** R-100 **East:** R-100 **West:** RSM and R-100

**Comprehensive Plan:** SUB (Suburban) **Consistent**  **Inconsistent**

**Proposed Density:** NA **Existing Density:** NA  
**Proposed Units/Square Ft.:** Place of Worship and accessory uses **Existing Units/Square Feet:** Two Vacant Buildings.  
**Proposed Lot Coverage:** 32% **Existing Lot Coverage:** NA

**Staff Recommendation: FULL CYCLE DEFERRAL**

The proposed request for a Place of Worship with Accessory Uses is required to obtain a Special Land Use Permit (SLUP) since the property falls within a single-family residential zoning district (R-100 Residential Medium Lot). The subject property has frontage along and access to a two-lane minor arterial (Rockbridge Road). The existing single-family home on the north side of the property will be continue to be used as a residence and will not be expanded

(groundskeeper residence), and the other residential structure on the site will be torn down and replaced with new one and two-story tall church building with accessory uses which will offer a more attractive appearance at the gateway to the Mountain Park Trail single-family subdivision (see attached conceptual elevation). The applicant has revised the original application to remove the international guest visitor center from the site plan (see attached). Based on the submitted information, the project complies with the Supplemental Regulations for Place of Worship including a 50- foot building setback from all property lines abutting residential uses (for proposed buildings) and a 20- foot setback with screening for all parking areas and access drives (Section 7.4.6.Q).

Notwithstanding the proposed building improvements and compliance with Supplemental Regulations, there are several accessory uses which need further clarification regarding project scope and operating hours to determine if there are any additional traffic impacts on surrounding properties, including the proposed “skills development center”, “Seedli ministry building”, and “outreach center”. Based on the size of the proposed sanctuary (1,500 square feet), it appears that the site plan is exceeding the number of parking spaces allowed by the zoning ordinance (maximum of 75 spaces allowed, 99 spaces provided). If the number of parking spaces were reduced there would be more open space and less water runoff impacts to the surrounding community. The DeKalb County Transportation Department has indicated that the proposed access onto Mountain Park Trail is too close to the Rockbridge Road intersection and needs to be moved further north to comply with county regulations, and is requesting a traffic impact study (see attached transportation comments). Additionally, the applicant indicated at the Community Council District 4 public hearing that a traffic impact study was in the process of being completed.

Based on the submitted site plan and information it cannot be determined at this time if the proposed SLUP request is compatible with surrounding properties (Section 7.4.6.B). Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and have the study’s recommendations reviewed by the DeKalb County Transportation Department (including if/when the secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow), as well as consider if parking areas can be reduced to allow for more open space and less potential water runoff impacts on surrounding properties.

### **ZONING HISTORY**

The subject property has been zoned R-100 (Residential Medium Lot) since the initial adoption of the DeKalb County Zoning Ordinance in 1956.

### **PROJECT ANALYSIS**

The subject property comprises 3.001 acres and contains two vacant residential homes. The existing residential structure located near the north property line is proposed to be used as a groundskeeper residence. A groundskeeper residence is a permitted accessory use, provided that it complies with the maximum building height (24 feet) and the maximum building size (1,200 square feet) for accessory buildings. Based on the submitted information, the size of that building is not known at this time, so a variance may be needed by the Board of Zoning Appeals.

The other existing residential structure will be torn down and replaced with a one and two-story, 13,000 square foot building containing a proposed sanctuary and several accessory uses. Based on the submitted conceptual elevations (see attached), the building will contain pitched roofs and an outdoor porch to allow for a more attractive and compatible building at the gateway to the Mountain Park Trail subdivision. The accessory uses comprise of religious education facilities, a gymnasium, an outreach center, a seedli ministry, and a skills development center. Additionally, an outside educational garden is proposed along the western portion of the property.

All proposed new buildings will be at least 50 feet from the north and west property lines which abut residential uses. All parking areas and driveways are at least 20 feet away from any property line.

The property currently has frontage and one curb cut along Rockbridge Road (a two-lane minor arterial road) and a driveway access to Mountain Park Trail for the existing single-family residence along the north portion of the property (to be used as a groundskeeper residence). The submitted site plan proposes that the existing curb cut along Rockbridge Road be moved towards the center of the property. The existing curb cut on Mountain Park Trail for the residential home will remain, and a new curb cut is proposed on Mountain Park Trail located closer to the Rockbridge Road/Mountain Park Trail intersection. The property is moderately flat and contains a moderate amount of mature vegetation within the interior of the site and along the perimeter of the site. The property is surrounded by single-family homes to the north, south, east, and west.

Additional criteria applicable to the R-100 zoning of the subject property is shown in the table below:

STANDARD		R-100 REQUIREMENT	EXISTING/PROPOSED	COMPLIANCE
LOT WIDTH		100 feet	280	YES
LOT AREA		15,000sf	3.001 acres	YES
YARD SETBACKS	FRONT	40 feet (along Rockbridge Road)	125 feet (approx)	YES
	SIDE CORNER	35 feet (along Mountain Park Trail)	105 feet (approx)	YES.
	INTERIOR SIDE	Supplemental Regs requires at least 50 feet from all property lines abutting residential uses	50 feet from west p/l	YES
	REAR	Supplemental Regs requires at least 50 feet from all property lines abutting residential uses	50 feet from north p/l for all new buildings; existing home to be used as groundskeeper residence is only 10 feet.	YES. Existing structure to be used as groundskeeper residence appears to be a non-conforming structure.
MIN. OPEN SPACE		20%	68%	YES

BUILDING MATERIALS	All building facades facing a public street shall consist of at least 80% brick, stone, glass, decorative concrete, fiber cement siding, or hard coat stucco, or combination thereof.	Conceptual elevations appear to demonstrate compliance.	YES.
TRANS. BUFFERS	No transitional buffer required.	All proposed driveways and parking areas at least 20 feet away from all property lines with an appropriate visual screen.	YES
HEIGHT	35 feet	Information not provided	Undetermined (Non-compliance will necessitate variances)
PARKING	38 spaces (Min.) (based on 1,500 s.f. sanctuary—1 space for every 40 s.f.)  75 spaces (Max) (1 space for every 20 s.f.)	99 spaces	NO exceeds maximum number of allowed parking spaces. Will necessitate variances to be considered by the Board of Zoning Appeals.
MAX LOT COVERAGE	35%	32%	YES
SIDEWALKS AND STREETSCAPING	6-ft. sidewalk and 10-ft landscape strip along Rockbridge Road, with street trees every 40 feet on center. Also internal sidewalks shall be provided to connect the building to the streets.  6-ft sidewalk and 5 ft landscape strip along Mtn Park Trail, with street trees every 30 ft on center.	None shown on site plan	NO. (Non-compliance will necessitate variances)
STREET LIGHTS AND PEDESTRIAN LIGHTS	Street lights along Rockbridge Road frontage shall be at 80 ft on center, and 100 ft on center along Mtn Park	None shown	NO. (Non-compliance shall necessitate variances)

	Trail.		
PARKING LOT LANDSCAPING	One tree for every 8 parking spaces; one tree island for every 10 parking spaces. All parking areas for churches shall be screened by a six-foot high fence with sufficient vegetation to form an effective visual screen.	Site plan appears to show compliance.	YES

**Supplemental Requirements:** The proposed request appears to comply with the following Place of Worship Supplemental Regulations of the Zoning Ordinance.

Section 27-4.2.14.C requires the following for Minor Auto Repair:

- 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. Where the adjoining property is zoned for nonresidential use, the setback for any building or structure shall be no less than twenty (20) feet for a side-yard and no less than thirty (30) feet for a rear-yard.

*Based on the submitted site plan, all proposed buildings are at least 50 feet away from adjacent residential properties along the north and west property line. The existing house to be used as a groundskeeper residence is only 10 feet away from the property line, but that home appears to be a pre-existing non-conforming structure. Additionally, that home is consistent with the building materials and building height of the homes in the Mountain Park Trail Subdivision, will not be expanded, and will only be used as a residence to ensure compatibility with the adjoining residential neighborhood.*

- The required setback from any street right-of-way shall be the front-yard setback for the applicable residential district.

*The property's R-100 zoning requires a minimum front building setback of 35 feet from the street right-of-way along Mountain Park Trail and 40 feet from the street right-of-way along Rockbridge Road. Based on the submitted site plan, the proposed church and related accessory buildings will be located a minimum of 105 feet away from the Mountain Park Trail right of way, and a minimum of 125 feet away from the Rockbridge Road right of way. Therefore the proposed project complies with this requirement.*

- 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 (6) foot high fence or sufficient vegetation established within that area.

*Based on the submitted site plan, all parking areas and driveways are at least 20 feet away from any property line with an appropriate visual screen including a six-foot high fence and existing and proposed vegetation.*

- 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 property contains three acres and has 280 feet of frontage along Rockbridge Road.*

5. Places of worship, convents and monasteries shall be located only on a thoroughfare or arterial.

*The property has frontage along a minor arterial road (Rockbridge Road).*

6. Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirement for a special land use permit.

*Based on submitted information it appears that all buildings and uses comply with the applicable zoning district regulations, with the exception of the groundskeeper residence which will require a variance for size and building height from the Board of Zoning Appeals. Planning Department needs additional clarification on the proposed accessory uses related to project scope and hours of operation.*

Notwithstanding the proposed enhanced building improvements and compliance with Supplemental Regulations, there are several proposed accessory uses on the plan which need further clarification regarding project scope and operating hours to determine if there are any related traffic impacts on surrounding properties, including the proposed “skills development center”, “ministry building”, and “outreach center”. The DeKalb County Transportation Department has indicated that the proposed access onto Mountain Park Trail is too close to the Rockbridge Road intersection and needs to be moved further north to comply with county regulations, and has requested a traffic impact study. Additionally, the applicant indicated at the Community Council District 4 public hearing that a traffic impact study was in the process of being completed. Therefore, based on the submitted site plan and information it cannot be determined at this time if the proposed SLUP request is compatible with surrounding properties and consistent with the strategies of the Suburban Character Area to protect stable neighborhoods for incompatible development that could alter established single-family residential development patterns (Sec. 7.4.6.B). Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and be reviewed by the DeKalb County Transportation Department regarding recommendations including if/when the secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow.

## **LAND USE AND ZONING ANALYSIS**

**Section 27-7.4.6 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:**

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated. The Zoning Ordinance requires a minimum site size of three acres, and the site contains 3.001 acres. The R-100 district requires a maximum lot coverage of 35%, and the proposed project is providing a maximum lot coverage of 32% with 68% open space. It appears that the project complies with all Supplemental Regulations for a Place of Worship including a 50 foot building setback for new buildings from all property lines abutting residential uses. The zoning ordinance requires a minimum of 38 parking spaces and a maximum of 75 parking spaces based on the proposed sanctuary size of



1,500 square feet, and the site plan is providing 99 parking spaces which exceeds the maximum number of parking spaces allowed. Planning Department is recommending a full cycle deferral to allow the applicant to consider reducing the parking to comply with the maximum allowed, which would result in more open space and less potential water run-off impacts to surrounding properties. It appears that the existing residential structure on the north side of the property that will be used as a groundskeeper residence may exceed the maximum accessory building size of the zoning ordinance and may require a variance from the Board of Zoning Appeals. However that existing building will only be used as a residence and will not be expanded.

**B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

Based on the submitted site plan and information it cannot be determined at this time if the proposed SLUP request is compatible with surrounding properties. Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and have the study’s recommendations reviewed by the DeKalb County Transportation Department, as well as consider if parking areas can be reduced to allow for more open space and less potential water runoff impacts on surrounding properties

**C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Based on the submitted information, it appears that public transportation facilities are generally adequate to service the use contemplated since the site has frontage along and access to a minor arterial road (Rockbridge Road). However, there are several accessory uses which need further clarification regarding project scope and operating hours to determine if there are any additional traffic impacts on surrounding properties, including the proposed “skills development center”, “Seedli ministry building”, and “outreach center”. Additionally, the DeKalb County Transportation Department is requesting a traffic impact study. There will be no impact on schools since the proposed use is nonresidential. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

**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:**

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located appears to be generally adequate since the proposed Place of Worship will be located along and have access to a minor arterial road (Rockbridge Road). However, the DeKalb County Transportation Department has indicated that the proposed access onto Mountain Park Trail is too close to the Rockbridge Road intersection and needs to be moved further north to comply with county regulations, and is requesting a traffic impact study. Additionally, some of the proposed accessory uses need to be clarified regarding project scope and operating hours to ensure that traffic carrying capacity is adequate. Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and have study’s recommendations reviewed by the DeKalb County Transportation Department, including if/when the secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow.

**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:**

Based on the submitted site plan and information, as well as field investigation of the project site, it cannot be determined if 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 generated. Some of the proposed accessory uses need to be clarified regarding project scope and operating hours to ensure that traffic carrying capacity is adequate. Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and have study’s recommendations reviewed by the DeKalb County Transportation Department, including if/when the secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow.

**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:**

Based on the submitted site plan, as well as field investigation of the project site, it appears that ingress and egress to the subject property are not adequate since the DeKalb County Transportation Department has indicated that the proposed curb cut on Mountain Park Trail needs to be moved further away from the Rockbridge Road/Mountain Park Trail intersection to comply with county transportation regulations, and that a traffic impact study be completed and submitted for review. Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and be reviewed by the DeKalb County Transportation Department regarding recommendations including if/when the proposed secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow.

**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:**

Based on submitted site plan and information, and field investigation of the project site, it cannot be determined at this time if the proposed use would adversely affect adjacent and surrounding properties. Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and have study’s recommendations reviewed by the DeKalb County Transportation Department, as well as consider if parking areas can be reduced to allow for more open space and less potential water runoff impacts on surrounding 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:**

Based on the submitted information, it cannot be determined if the proposed use would create adverse impacts upon adjoining land uses by reason of hours of operation. Some of the proposed accessory uses need to be clarified regarding project scope and operating hours to ensure that traffic carrying capacity is adequate and that compatibility with surrounding properties is maintained.

**I. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use:**

See criteria “H”.

**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:**

See criterial “A”.

**K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:**

Based on the submitted site plan and compliance with the Supplemental Regulations, it cannot be determined if the SLUP request is consistent with the strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Policy #1). Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and be reviewed by the DeKalb County Transportation Department regarding recommendations including if/when the secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow.

**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:**

No transitional buffers are required for Places of Worship. However, the proposed project is in compliance with the Supplemental Regulations which require that all proposed buildings be at least 50 feet away from any property lines which abut residential uses, and that all proposed driveways and parking areas be at least 20 feet away from all property lines with an appropriate visual screen.

**M. Whether or not there is adequate provision of refuse and service areas:**

Based on the submitted information, ample refuse and service areas will be provided.

**N. Whether the length of time for which the special land use permit is granted should be limited in duration:**

This is a permanent development and should not 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 adjacent and nearby lots and buildings:**

The proposed church and accessory buildings are a maximum of two-stories tall, with most of the proposed structures at a height of one-story (see attached conceptual elevations). These building heights are consistent with the one and two-story building heights of the single-family homes in the surrounding area. Additionally the proposed project complies with the Supplemental Regulations requiring that all buildings be located at least 50 feet away from property lines which abut residential uses. Therefore, there are no impacts on the size, scale, and massing of adjacent and nearby lots and buildings.

**P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:**

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would 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:**

Based on the submitted information, it appears that there is and will be compliance with the supplemental regulations for Places of Worship for all new buildings. See the “Supplemental Requirements” portion of the staff report for additional information.

**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:**

The proposed church and accessory buildings are a maximum of two-stories tall, with most of the proposed structures at a height of one-story (see attached conceptual elevations). These building heights are consistent with the one and two-story building heights of the single-family homes in the surrounding area. Additionally the proposed project complies with the Supplemental Regulations requiring that all buildings be located at least 50 feet away from property lines which abut residential uses. Therefore, there should be no 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:**

Based on the submitted site plan and compliance with the Supplemental Regulations, it cannot be determined at this time if the SLUP request is compatible with surrounding properties and consistent with the strategies of the Suburban Character Area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns (Suburban Policy #1). Planning Department recommends that this application be “deferred, full cycle” to allow the applicant’s traffic impact study to incorporate the full scope of proposed accessory uses and be reviewed by the DeKalb County Transportation Department regarding recommendations including if/when the secondary access off of Mountain Park Trail is necessary to ensure safe and convenient traffic flow.

**Planning and Sustainability Department Recommendation: FULL CYCLE DEFERRAL**

**Attachments:**

1. Public Works Department Comments
  - a. Land Development Division
  - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



## 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.



**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-21-1244249

Parcel I.D. #: 18-035-01-001

Address: 5942 Rockbridge Road

Stone Mountain, Georgia

**WATER:**

Size of existing water main: 6" AC, 6" CI, 8" DI, 16" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

**SEWER:**

Outfall Servicing Project: Stone Mountain Creek Basin

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

Water Treatment Facility: Pole Bridge WTF ( ) adequate ( ) inadequate

Sewage Capacity; \* (MGPD) Current Flow: 6.48 (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.**

Signature: 



# 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) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

## COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-21-1244249 Parcel I.D. #: 18-035-01-001

Address: 5942  
Rockbridge Rd  
STN. MOUNTAIN, GA 30087

Mountain Park Trl Trl Trl  
Trl Trl  
(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:

Reviewed, nothing found that would change traffic flow.

Signature: David M Ross



N1. No Comment

N2 & N3. Coordinate and provide the required right of way for the GDOT Managed Lanes I-285 East Project prior to permitting. GDOT PM: Tim Matthews at [TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov). Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N4 & N5. Covington Hwy is a state route. Review and approval by GDOT District 7 (Justin Hatch at [Juhatch@dot.ga.gov](mailto:Juhatch@dot.ga.gov)) required prior to issuance land development permit. Covington Hwy is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N6 & N7. Pine Mountain Road is classified as a local residential. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

Please note that we received complaints about truck traffic on this street and it is posted no trucks. Consideration should be given to how to handle truck access and traffic. Limit all truck access to SR 124 Turner Hill Road. No truck access on Pine Mountain Rd.

N8. No Comment

N9. This development requires a traffic study (337 units) be presented to identify required improvements prior to zoning. I recommend deferral until a traffic study is submitted so that we can incorporate the result of the traffic study into the zoning conditions. Traffic study should address requirements for left turning lanes and right turn lane on North Druid Hills at the Mount Moriah Road and the need for a potential traffic signal. Please confirm the existing right of way on Mount Moriah Road. The county records show a 60 foot right of way and it appears that the development is encroaching on the right of way. The study should also address the lanes needed to accommodate the traffic exiting Mount Moriah Rd at the intersection. Direct pedestrian access is to be provided from the public sidewalks to the proposed development. North Druid Hills Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure

(sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Mount Moriah Road is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Mount Moriah Road must be brought up to minimum county standards to include at least 22 feet of pavement along entire property frontage. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N10 & N11. Pine Mountain Road is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N12. Requesting a traffic study be completed prior to zoning to determine the impacts of the development on the intersection of Rockbridge Road at Mountain Park Trail and the proposed driveway on Rockbridge Road. Only one access point of Mountain Park Trail. The access point on Mountain Park Trail must be shifted to the rear property line away from Rockbridge Road. Please note the minimum driveway/street separation required in Section 14-200 (6). Remove acceleration lane from Rockbridge Road frontage. Provide direct pedestrian access from public right of way to the proposed destinations. Rockbridge Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. Mountain Park Trail is classified as a local. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6- foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents.

N13. Northern Ave is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. . All access points must meet minimum intersection and stopping sight

distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents.

N14. No comment.

N15, N16 and N17. Panola Road is classified as a major arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. Young Road is classified as a collector road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 35 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 10- foot landscape strip, 6-foot sidewalk, bike lanes, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for 35 mph and presented (signed and sealed by a professional engineer)with the land development permit documents. Please note the minimum driveway/street separation required in Section 14-200 (6). Applies to driveways on the opposite side of the road also. Access point on Young Road needs to be relocated away from the traffic signal. The developer is required to upgrade the pedestrian features of the traffic signal at Panola Road at Young Road, as needed, as identified by the Transportation Division of Public Works. A pedestrian connection must be provided from the public sidewalk to the building entrances.

N18. Clairmont Road is a state route. Review and approval by GDOT District 7 required prior to issuance land development permit. Clairmont Road is classified as a major arterial. Only one access point allowed on Clairmont Road located away from the intersection with N Williamsburg Dr. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 50 from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum (GDOT may have additional requirements): 10- foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer)with the land development permit documents. N. Williamsburg Drive is classified as a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 6- foot landscape strip, 5-foot sidewalk, streetlights. Only one access point allowed on N Williamsburg Road located away from the intersection on Clairmont Road. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.

N19. No Comment

N20. Clifton Springs Road is classified as a minor arterial. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 40 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required at a minimum: 10-foot landscape strip, 6-foot sidewalk, bike lanes or multiuse path, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents. If interior roads are to public. They will need to meet the requirements for a local road. Please note the infrastructure requirements in Chapter 5 of the Zoning Code and Chapter 14-190 of the Land Development Code. A right of way dedication of 27.5 feet from centerline or such that all public infrastructure (sidewalks/streetlights) are within right of way, whichever greater. Required: 6-foot landscape strip, 5-foot sidewalk, streetlights. All access points must meet minimum intersection and stopping sight distance requirements per AASHTO Greenbook for the posted speed limit and presented (signed and sealed by a professional engineer) with the land development permit documents.



Board of Health

02/15/2021

To: Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for:

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

- N.1 **TA-21-1244539 2021-2108**  
**County-Wide (All District)**  
**36**
- N.2 **LP-21-1243933 2021-2109/18-011-06-001,18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 3605 Rockbridge Road, Stone Mountain, GA 30083  
 3611 Rockbridge Road, Stone Mountain, GA 30083  
 3599 Rockbridge Road, Stone Mountain, GA 30083  
 3593 Rockbridge Road, Stone Mountain, GA 30083  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 - **Please review general comments**  
 - **Septic system installed on September 23, 1960 for property 3605**  
 - **Septic system installed on September 23, 1960 for property 3611**  
 Total acres 4.8
- N.3 **Z-21-1243934 2021-2110 / 18-011-06-001, 18-011-06-004,18-011-06-005,18-011-06-006,18-011-06-007** District 04 Super District 06  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 3605 Rockbridge Road, Stone Mountain, GA 30083  
 3611 Rockbridge Road, Stone Mountain, GA 30083  
 3599 Rockbridge Road, Stone Mountain, GA 30083  
 3593 Rockbridge Road, Stone Mountain, GA 30083  
 3581 Rockbridge Road, Stone Mountain, GA 30083  
 - **Please review general comments**  
 - **Septic system installed on September 23, 1960 for property 3605**  
 - **Septic system installed on September 23, 1960 for property 3611**  
 Total acres 4.8
- N.4 **LP-21-1244555 2021-2111 / 15-162-04-008** District 05 Super District 07  
 5011 Covington Highway, Decatur, GA 30035  
 - Please review general comments  
 Total acres 0.61
- N.5 **Z-21-1244408 202102112 / 15-162-04-008** District 05 Super District 07  
 5011 Covington Highway, Decatur, GA 30045  
 - Please review general comments  
 Total acres 0.61
- N.6 **LP-21-1244580 2021-2113 / 16-168-01-008** District 05 Super District 07  
 2346 Pine Mountain Street, Lithonia, GA 30058  
 - Please review general comments  
 Total acres 1.2

  
Board of Health

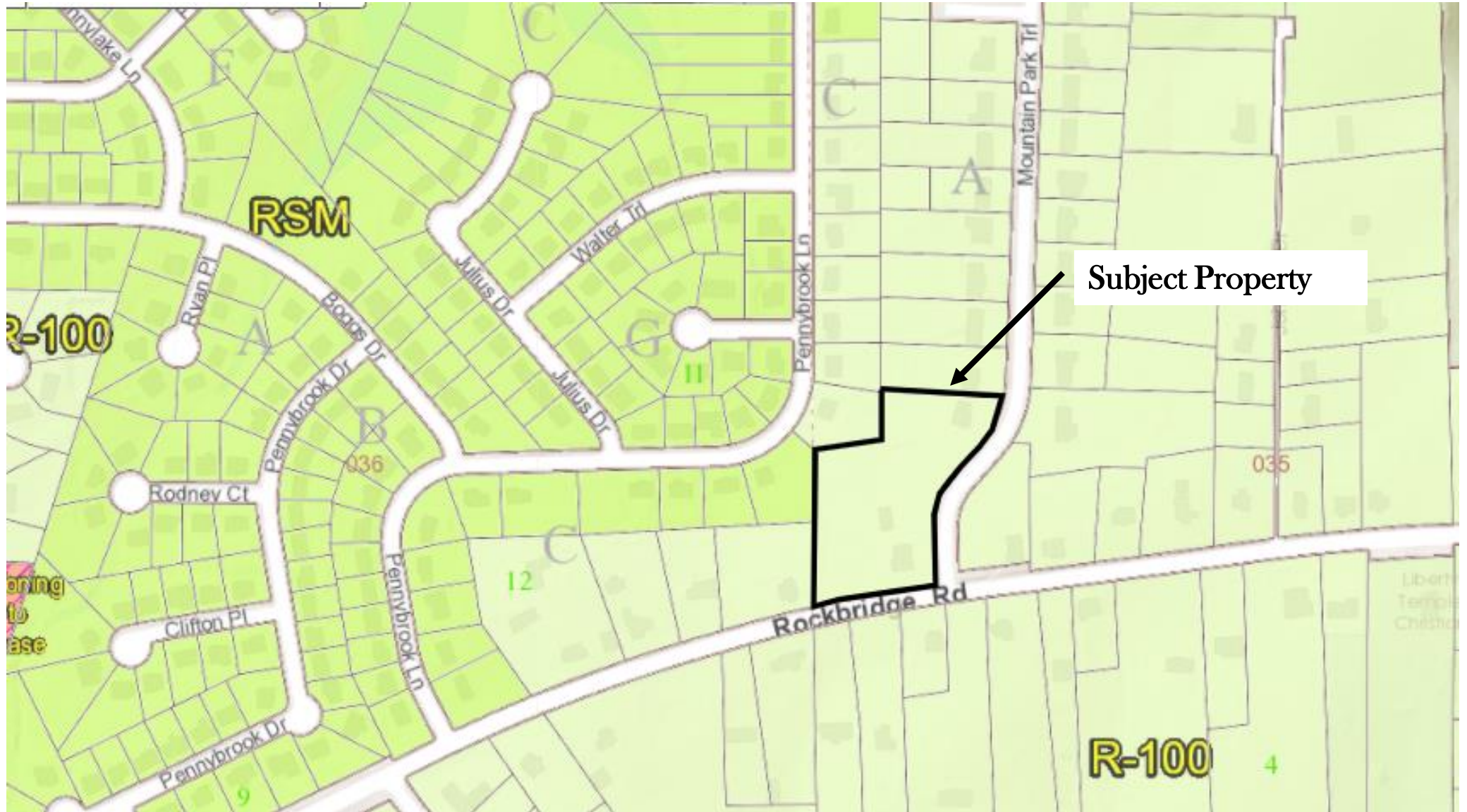
- N.7    **Z-21-1244581 2021-2114 / 16-168-01-008**    District 05 Super District 07  
2346 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
Total acres 1.2
- N.8    **TA-21-1244599 2021-2115**    District 02 Super District 06  
North Druid Hills Briarcliff Node, Atlanta, GA 30329  
- Please review general comments  
Total acres (not stated)
- N.9    **Z-21-1244535 2021-2116 / 18-152-01-005, 18-152-01-006, 18-152-01-054**  
District 02 Super District 06  
2490 North Druid Hills Road, Atlanta, GA 30329  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 5.6
- N.10    **LP-21-1244541 2021-2117 / 16-167-08-010**    District 05 Super District 07  
2328 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 0.79
- N.11    **Z-21-1244542 2021-2118 / 16-167-08-010**    District 05 Super District 07  
2328 Pine Mountain Street, Lithonia, GA 30058  
- Please review general comments  
- Several surrounding properties with septic system installed  
Total acres 0.79

**DeKalb County Board of Health**

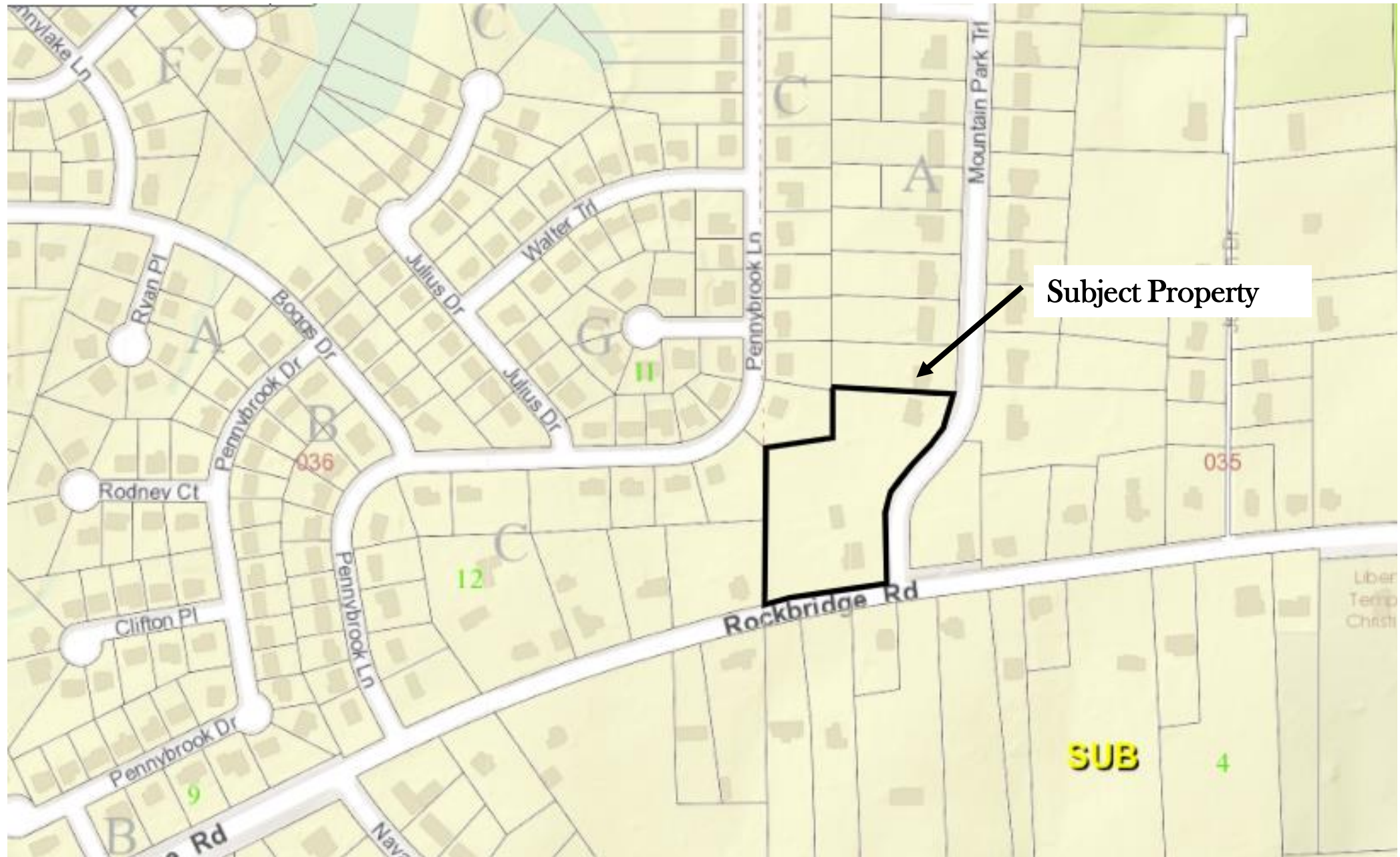
445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • [www.dekalbhealth.net](http://www.dekalbhealth.net)













**SPECIAL LAND USE PERMIT APPLICATION**

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

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

**APPLICANT NAME:** Hanna Casswell

Daytime Phone #: 404-317-9766 Fax #: n/a

Mailing Address: 279 W. Crogan St, Lawrenceville, GA 30046

E-mail: hannacasswell@ymail.com

**OWNER NAME:** Chinagozi Sarah Ugwu (If more than one owner, attach contact information for each owner)

Daytime Phone #: 614-316-3416 Fax #: n/a

Mailing Address: 6355 Windy Ridge Way, Lithonia, GA 30058

E-mail: okeugwu@yahoo.com

**SUBJECT PROPERTY ADDRESS OR LOCATION:** 5942 Rockbridge Rd



Stone Mountain, DeKalb County, GA, 30087

District(s): 18 Land Lot(s): 35 Block(s): \_\_\_\_\_ Parcel(s): 18 035 01 001

Acreage or Square Feet: 3.001ac Commission District(s): 4 Existing Zoning: R-100

Proposed Special Land Use (SLUP): Place of worship

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:** *Hanna Casswell*  
(Check One)

**Printed Name of Applicant:** Hanna Casswell

Notary Signature and Seal:

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

**APPLICANT NAME:** Hanna Casswell

Daytime Phone #: 404-317-9766 Fax #: n/a

Mailing Address: 279 W. Crogan St, Lawrenceville, GA 30046

E-mail: hannacasswell@ymail.com

**OWNER NAME:** Chinagozi Sarah Ugwu (If  
more than one owner, attach contact information for each owner)

Daytime Phone #: 614-316-3416 Fax #: n/a

Mailing Address: 6355 Windy Ridge Way, Lithonia, GA 30058

E-mail: okeugwu@yahoo.com

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Stone Mountain, DeKalb County, GA, 30087

District(s): 18 Land Lot(s): 35 Block(s): \_\_\_\_\_ Parcel(s): 18 035 01 001

Acreage or Square Feet: 3.001ac Commission District(s): 4 Existing Zoning: R-100

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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:** Hanna Casswell  
(Check One)

**Printed Name of Applicant:** Hanna Casswell

Notary Signature and Seal:

Melinda B Castro



DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION**

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

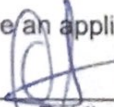
Date: 09/09/2020

TO WHOM IT MAY CONCERN:

(I) (WE), Chinagozi Sarah Ugwu  
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to  
Hanna Casswell  
Name of Applicant or Agent

to file an application on (my) (our) behalf.

  
Notary Public

  
Owner

OLUWAFEMI IJITI  
NOTARY PUBLIC  
PRINCE GEORGE'S COUNTY  
MARYLAND  
MY COMMISSION EXPIRES JUNE 8, 2024

Notary Public

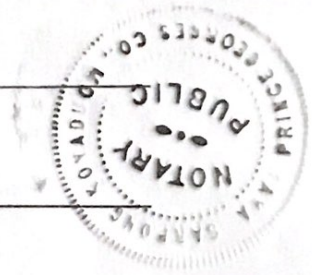
Owner

Notary Public

Owner

Notary Public

Owner





September 10, 2020

330 W. Ponce De Leon Avenue  
Suite 500  
Decatur, GA 30030

Re: Stone Mountain Skills Development and Worship Center (SEEDLI)  
5492 Rockbridge Rd  
Stone Mountain, GA

**SPECIAL LAND USE PERMIT REQUEST**  
**Letter of Application & Analysis**

Dear Zoning Board,

The purpose of the request is so that the owner may be able to build a Stone Mountain Skills Development and Worship Center on the property. The center will be used for worship services, as well as skills empowerment, education, and leadership training for local youth and women. We understand that with the current zoning, we would be able to apply for SLUP in order to build a place of worship in the R-100 zone if the subject property was 3 acres. The property is currently 3.001 acres. We have developed very conceptual preliminary site plan and have had a boundary survey performed to help this process. Please see these items in the enclosed package. Based on our conversations with the County during our pre-application meeting, we feel that the SLUP would help us reach our goal.

**ANALYSIS:**

We are requesting the SPECIAL LAND USE PERMIT FOR THE PROPERTY WITH THE FOLLOWING DESCRIPTION:  
All that tract or parcel of land lying and being in Georgia Militia District 18, Land Lot 35, City of Stone Mountain, Dekalb County, Georgia and being more particularly described as follows:

BEGINNING at the most Southeastern property pin, located North 49 degrees 20 minutes 10.07 seconds West a distance of 35.743 feet of the Intersection of Mountain Park Trail and Rockbridge Rd.  
Thence South 86 degrees 16 minutes 54 seconds West a distance of 111.54 feet to a point;  
Thence along a curve to the left with a radius of 2715.32 feet and an arc length of 167.93 feet, said curve having a chord bearing of South 83 degrees 24 minutes 43 seconds West and a chord distance of 167.90 feet to a point;  
Thence North 80 degrees 06 minutes 55 seconds East a distance of 164.04 feet to a point;  
Thence North 03 degrees 15 minutes 19 seconds East a distance of 90.99 feet to a point;  
Thence South 86 degrees 49 minutes 24 seconds East a distance of 284.88 feet to a point, said  
Thence along a curve to the right with a radius of 216.16 feet and an arc length of 111.66 feet, said curve having a chord bearing of South 28 degrees 28 minutes 06 seconds West and a chord distance of 110.42 feet to a point;



Thence along a curve to the left with a radius of 180.50 feet and an arc length of 119.66 feet, said curve having a chord bearing of South 21 degrees 50 minutes 27 seconds West and a chord distance of 117.48 feet to a point; said point being the TRUE POINT OF BEGINNING.

We have reviewed Article 7.3 of the Dekalb County Zoning Ordinance and we feel that the proposed land use change will permit uses that are suitable in consideration of the use and development of adjacent and nearby property or properties. We understand that the proposed use will impact traffic, expecting 120 new trips per day on average, including Sundays. We propose to add a right turn decel lane into the development and a right turn acceleration lane out of the development, if permitted by the Department of Transportation.

There will not be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.

**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; **Adequate offsite parking is implemented. The lot coverage is at 32% which is under the allowable. The owners are also willing to substitute any permeable concrete or asphalt pavement, as well as reinforced grass paving for additional pervious areas if desired. The parking ratio is in between the minimum and the maximum, as shown on the site plan. Permitted uses and uses requiring special land use permits as provided in Table 4.1 of the Dekalb County, GA Code of Ordinances allows Places of Worship within the R-100 district under the conditions that the lot to be developed is minimum 3 acres and a SLUP is approved.**

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district; **Our professional opinion is that the proposed development will enhance the community with the ministry outreach and will also benefit the area with the roadway improvements that will include new sidewalks, street furniture, landscaping, pedestrian lighting. We also are of the opinion that the additional lanes and sidewalks that we plan to add along Mountain Park Trail and Rockbridge Rd will enhance connectivity in the community with pedestrians and possibly cyclists. This is a great opportunity to bring attention to bicycling and walking. We are also interested in becoming involved with advocacy efforts or education campaigns for general livability conditions for biking and walking in the community. The nearest MARTA station is Indian Creek Station**

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated; **Please see Concept plan. Although it is in Concept Phase, we plan to utilize the property to facilitate worship, ministry outreach projects, teaching, meeting, restrooms, laundering, parking, etc.**

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; **According to GDOT traffic maps, 14,200 vehicles pass per day as short term active traffic trips. The capacity suggested by the new HCM (1) for two-lane highway such as Rockbridge Rd is 1,900 passenger vehicles per hour, per lane. This equates to 34,200 if only the peak hours are considered.**

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; **We understand that the proposed use will impact traffic, expecting 120 new trips per day on average, including Sundays. We propose to add a right turn decel lane into the development and a right turn acceleration lane out of the development, if permitted by the Department of Transportation.**

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; **The proposed use will not produce any adverse smoke, order, vibration, or equipment noise. There will likely be occasional outdoor singing; however it will be without electrical instruments.**

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; **The hours of operation are 10am-7pm**

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; **All adjoining parcels are the same zoning (R-100). There are several single family residential neighborhoods that have been developed on roads that stem from Rockbridge Rd. Along Rockbridge Rd, there are several neighborhood associated services, such as Handy Man On Call (approximately 500' away on the south side of Rockbridge Rd). Several businesses serving the community, such as a bank, food establishments, vehicle care, fuel station, church, grocery, etc. are located approximately 0.4 miles west of the site. As you east of the site along Rockbridge Rd , there are churches, auto service, and a fuel station before the intersection of Rockbridge Rd and Stephenson Rd.**

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; **Places of worship are permitted in R-100 zoning with SLUP. In addition, there are several non-residential uses along Rockbridge Rd.**

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan; **Chapter 8- Economic Development : ROA #18 states that the Project/Activity is to promote job creation in the life science industry by continuing to implement the DeKalb Life Sciences Strategy. This is one of the goals of the Skills Development and Worship Center (SEEDLI) and will help to contribute to providing members of the community with the skills that help to create and fill those job positions. The development will help with the improvement of outdated structures. We would like to be involved with helping the countywide bicycle trail plan (Project #6 in the Comprehensive Plan). Our project will incorporate pedestrian and bicycle friendly resting and exercise stops within the development in addition to a small park like area near the road as a rest/exercise spot. Alongside some of the County's projects, SEEDLI's plans are to facilitate youth related summer recreational, self-esteem, enrichment programs and activities. According to the 2035 Future Development Concept Map, The subject site will still be designated as a neighborhood center, which is a very good fit since SEEDLI ministry is geared to lift up and teach the neighborhood.**

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; **All surrounding lots are zoned the same R-100**

M. Whether or not there is adequate provision of refuse and service areas; **We propose to have screened dumpsters that will be picked up twice a week. The dumpsters will be screened with a wall and landscaping and will have a gate on the front for access.**

N. Whether the length of time for which the special land use permit is granted should be limited in duration; **We foresee this as a long term venture.**

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; **The development falls within the lot coverage regulations and the lot size requirements for the use applied for. The concept was based on community feedback from many years ago and was designed in such a way that the worship center would be a nice transition from the previous residence into a larger development and not to simple look like a traditional church.**

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; **There will not be an impact on historic buildings, sites, districts or archaeological resources resulting from the proposed change.**

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit. **The owners have acquired additional property so that they would have at least 3 acres, which is required o have a worship center in R-100 zoning with a SLUP.**

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. **The building is only 1 to 2 stories. Some parts of the building are one story with**

**a basement. There will be no negative shadow impact. The building is also located near the middle of the 3 acre property and does not impact any adjoining lots with shadow.**

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area. **The center will be designed to accommodate approximately 160 members for a Sunday worship and the training center will have class sizes of approximately 20 each that will meet two to three times a week, depending on the skill that is being developed. There will be one to three groups meeting at a given time or day during the week.**

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. **Proposed use is to promote job creation by building life skills. The development will help with the improvement of the outdated structures that are currently on the property. The project will incorporate pedestrian and bicycle friendly resting and exercise stops within the development in addition to a small park like area near the road as a rest/exercise spot. SEEDLI's plans are to facilitate youth related summer recreational, self-esteem, enrichment programs and activities.**

**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.

Thank you for your consideration.

Best regards,

Hanna Casswell LEED AP  
Casswell Design Group, LLC  
hannacasswell@ymail.com  
(404) 317-9766

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: Hanna Casswell Phone: 404-317-9766 Email: hannacasswell@ymail.com

Property Address: 5942 Rockbridge Road Stone Mtn Georgia 30078

Tax Parcel ID: 18 035 01 001 Comm. District(s): 4 Acreage: 3.001 acres

Existing Use: Residential Proposed Use Place of Worship

Supplemental Regs: X Overlay District: NA DRI: NA

**Rezoning:** Yes      No X

Existing Zoning: R-100 Proposed Zoning: NA Square Footage/Number of Units:     

Rezoning Request:     

**Land Use Plan Amendment:** Yes      No X

Existing Land Use:      Proposed Land Use:      Consistent      Inconsistent     

**Special Land Use Permit:** Yes X No      Article Number(s) 27- 4.1.3 Use Table

Special Land Use Request(s) construct a new place of worship

**Major Modification:**

Existing Case Number(s): NA

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:  NA Bldg. Permits:  Fire Inspection:  Business  
 License:  State License: \_\_\_\_\_ Lighting Plan:  Tent Permit: \_\_\_\_\_ Submittal  
 Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density:  NA Density Bonuses:  NA Mix of Uses:  NA Open Space:   
 Enhanced Open Space:  NA 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: Existing case number in Hansen is 1244249 ..Site plan to be reviewed against Place of Worship Supplemental Regulations and also standard for R-100. Applicant will need to comply with Article 5 regarding streetscape and sidewalk standards along road frontage, and article 6 provide minimum required parking spaces and parking lot landscaping.

Planner: John Reid \_\_\_\_\_ Date 10/23/20 \_\_\_\_\_

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

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**DEPARTMENT OF PLANNING & SUSTAINABILITY**

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<b>LAND USE MAP AMENDMENT</b>	\$500.00
<b>SPECIAL LAND USE PERMIT</b>	\$400.00



**Community Meeting Report**

**5942 Rockbridge Rd, Stone Mountain, GA 30078**

**November 30, 2020 via Zoom**

**Attendees:**

<ul style="list-style-type: none"><li>• Hanna Casswell</li><li>• Bishop Okey Ugwu</li><li>• Ksenia O'Connor</li><li>• Argarita Stewart</li><li>• Lascelles Jackson</li><li>• Lamont Tucker</li><li>• 14047516124</li><li>• Al</li><li>• Emanuel Elendu</li><li>• Janet C.</li><li>• Lethia</li></ul>	<ul style="list-style-type: none"><li>• Matt Leatherman</li><li>• Pastor Claudia Ugwu</li><li>• Roslyn Allison McCaskill, MSW</li><li>• Shauna</li><li>• Sonia Watson</li><li>• Victoria Webb</li><li>• Marcia Jackson</li><li>• Sis Julie</li></ul>
--	--

**Email addresses:**

<a href="mailto:hannacasswell@gmail.com">hannacasswell@gmail.com</a>
<a href="mailto:okeugwu3@gmail.com">okeugwu3@gmail.com</a>
<a href="mailto:04corvette@bellsouth.net">04corvette@bellsouth.net</a>
<a href="mailto:jackodestiny@yahoo.com">jackodestiny@yahoo.com</a>
<a href="mailto:soniawatson2008@hotmail.com">soniawatson2008@hotmail.com</a>
<a href="mailto:lmvickers3@yahoo.com">lmvickers3@yahoo.com</a>
<a href="mailto:vic@furioudreams.com">vic@furioudreams.com</a>
<a href="mailto:info@roslynmccaskill4dekalb.com">info@roslynmccaskill4dekalb.com</a>
<a href="mailto:lethiamj@gmail.com">lethiamj@gmail.com</a>
<a href="mailto:emmaelendu@yahoo.com">emmaelendu@yahoo.com</a>
<a href="mailto:jones5574@gmail.com">jones5574@gmail.com</a>
<a href="mailto:kseniaconnor@yahoo.com">kseniaconnor@yahoo.com</a>

Group chat:

1<sup>st</sup> Question for Chat: Can Casswell Design Group itemize their projects with the addresses. I don't see that on their website.

Casswell Design Group: Yes, we can update the website but we will be glad to email you our portfolio in the meantime.

From Victoria Webb to Everyone: Business registration - you can just email us the link to the Sec. of State's site. Yes you can just send it out to the group. Its for your tax exempt status.

Casswell Design Group: We will email everyone the link to the Secretary of state filing to show that the nonprofit corporation has been active and in compliance. The Federal Tax ID that can be verified via the IRS database that the Redeemed Pilgrims Ministries International is tax exempt.

The EIN is 20-8024583 and it can be verified on the IRS website: <https://apps.irs.gov/app/eos/allSearch>

The secretary of state website search is <https://ecorp.sos.ga.gov/BusinessSearch>

From: Roslyn Allison McCaskill, MSW to Everyone: Do you have staff to support the outreach/teaching? Will people receive certification for the trainings?

Bishop Okey Ugwu: Yes, we do. Our staff is currently mainly volunteers who dedicate their time for the benefit of the community. The people will receive certification for the training. Besides helping develop skills based on Christian principles, we will also offer training/certifications on fashion design, electrical, plumbing, and other trades. Our goal is not only be a place of worship but also a learning center for the community.

From Lascelles Jackson to Everyone: based on the design of the worship center/ sanctuary, what is the capacity?

Casswell Design Group: Our current design shows the capacity of 100 in the fellowship hall. This can change.

From Victoria Webb to Everyone: Who will be the developer and/or builder for this project?

Casswell Design Group: This has not been determined and finalized yet.

From: Roslyn Allison McCaskill, MSW to Everyone: Do you have an exit plan or a longevity plan for the church to stand the test of time and to be a pillar of the community?

Bishop Okey Chukwu: The organization Redeemed Pilgrims Ministries Intl has been in existence for 27 years with branches operating in Jamaica, Nigeria, and US (Florida and Georgia). We have sustained throughout these years and have a strong capability to stand the test of time.

From Matt Leatherman to Everyone: You mentioned a deceleration lane at the front of the property but the entrance on Rockbridge seems to be in the middle of the planned lot. Is there room for a deceleration lane there?

Casswell Design Group: Yes, there is room for a deceleration lane, we believe.

From Marcia Jackson to Everyone: The capacity for the sanctuary seems small

Casswell Design Group: 100 people is the capacity of the fellowship hall only. This may change in the design process. If we keep the fellowship hall the same size, the worship center will be able to utilize other buildings for bigger capacity, if needed.



From Lascelles Jackson to Everyone: will all the different buildings need to be completed before an occupancy permit be issued? Or individual building can be occupied once completed?

Casswell Design Group: We intend to develop in phases. We will meet with the owners and the County to determine the exact path and process.

From Janet C. to Everyone: so in reality the bottom line is you actually don't have many details put together as yet?

Casswell Design Group: This is our concept plan.

From Victoria Webb to Everyone: Thank you everyone, I have to leave the meeting

Casswell Design Group: Thank you for attending.

From Janet C. to Everyone: And why is it that you don't want to go over the design at this meeting? We all are here to learn about your proposed project and details are what we are interested in. Not ALL details but pretty much is lacking here for our knowledge. I was not referring to all of the details... I Thank you so much... a lot of this looks pretty good... and I understand that changes will change some of this as the project/development moves forward. Again, thank you so much for going into these details and knowing that as development moves forward there will be changes and additions to all we have seen.

Casswell Design Group: We had to slow down with the civil documents and take a change of direction several times. The owners would like to make sure the SLUP is approved before they invest more money in developing a complete and comprehensive design of the infrastructure. We can gladly show you some examples of the final infrastructure product that we have created on other projects.

From Matt Leatherman to everyone: Thank you all for taking the time this evening. The District 4 Community council meeting is Dec. 15<sup>th</sup> @ 5:30pm via Zoom.

Casswell Design Group: Thank you, everyone, for attending.

**5942 ROCKBRIDGE RD SW  
STONE MOUNTAIN, GA 30087  
BOUNDARY LEGAL DESCRIPTION**

All that tract or parcel of land lying and being in Georgia Militia District 18, Land Lot 35, City of Stone Mountain, Dekalb County, Georgia and being more particularly described as follows:

**BEGINNING** at the most Southeastern property pin, located North 49 degrees 20 minutes 10.07 seconds West a distance of 35.743 feet of the Intersection of Mountain Park Trail and Rockbridge Rd.

Thence South 86 degrees 16 minutes 54 seconds West a distance of 111.54 feet to a point;

Thence along a curve to the left with a radius of 2715.32 feet and an arc length of 167.93 feet, said curve having a chord bearing of South 83 degrees 24 minutes 43 seconds West and a chord distance of 167.90 feet to a point;

Thence North 80 degrees 06 minutes 55 seconds East a distance of 164.04 feet to a point;

Thence North 03 degrees 15 minutes 19 seconds East a distance of 90.99 feet to a point;

Thence South 86 degrees 49 minutes 24 seconds East a distance of 284.88 feet to a point, said

Thence along a curve to the right with a radius of 216.16 feet and an arc length of 111.66 feet, said curve having a chord bearing of South 28 degrees 28 minutes 06 seconds West and a chord distance of 110.42 feet to a point;

Thence along a curve to the left with a radius of 180.50 feet and an arc length of 119.66 feet, said curve having a chord bearing of South 21 degrees 50 minutes 27 seconds West and a chord distance of 117.48 feet to a point; said point being the **TRUE POINT OF BEGINNING**.

Said tract contains 130,725 square feet or 3.001 acres.

The above described property is shown on a Combination Plat for Ugwu Chinagozi Sarah, dated 10/24/2017, prepared by Garret Land Surveying, LLC.



Georgia Intangible Tax Paid \$0.00  
Real Estate Transfer Tax \$0.00

Filed and Recorded:  
1/17/2019 10:10:33 AM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

**RETURN TO:**  
**BAILEY HELMS LEGAL LLC**  
300 Colonial Center Pkwy, Suite 100  
Roswell, GA 30076  
BHL064218 | Ugwu

**In re:** Property of CHINAGOZI SARAH UGWU  
(Owner), Vesting Deed recorded in **Deed Book**  
**27092, Page 769**, DeKalb County, Georgia Records

STATE OF GEORGIA  
COUNTY OF DEKALB

**AFFIDAVIT AFFECTING TITLE TO PROPERTY**

CAPTION

*TRACT 1*

*AFFIDAVIT TO  
CLEAR UP misspelling  
of name on  
original  
deed*

All that tract or parcel of land lying and being in Land Lot 35 of the 18<sup>th</sup> Land District, DeKalb County, Georgia, containing 9,191 square feet (0.211 acres) of land, more or less, and being more particularly described as follows:

COMMENCING at the most southeastern property pin on the West side of Mountain Park Trail, and the north side of Rockbridge Rd;

Thence North 02°49'58" East a distance of 370.37 feet to a point; at said point being the POINT OF BEGINNING.

Thence South 80°06'55" East a distance of 122.56 feet to a point;

Thence North 03°15'19" East a distance of 90.99 feet to a point;

Thence North 86°49'24" West a distance of 118.88 feet to a point;

Thence South 02°49'48" West a distance of 63.29 feet to a point; said point being the Point of Beginning.

Tax Parcel I.D.: Part of 18 035 01 022

PERSONALLY, APPEARED before me, the undersigned attesting officer, duly authorized to administer oaths in the State of Georgia, Deborah S. Bailey, Attorney, who, after being duly sworn, depose(s) and upon oath states the following:

1.

That I am over 18 years of age, I am not laboring under any disabilities, and I make this affidavit based upon my personal knowledge.

2.

I am an attorney at law, duly licensed to practice in the State of Georgia and I practice with the law firm of Bailey Helms Legal LLC.

3.

That on or about August 16, 2018, I conducted a real estate closing transaction for the purchase and sale of a tract or parcel of land located on Mountain Park Trail, Stone Mountain Georgia, (the "Property").

4.

That in connection with the said closing, I prepared or caused to be prepared that certain Limited Warranty Deed from Carol June Fulford, Individually and as Executrix of the Estate of Jerry Townsend Fulford, Late of the State of Georgia and the County of Walton, deceased, dated August 16, 2018, filed and recorded August 17, 2018, recorded in **Deed Book 27092, Page 769**, DeKalb County, Georgia records (the "Limited Warranty Deed").

5.

The Limited Warranty Deed contains scrivener's errors in that Grantee's name.

6.

Grantee's correct name is as follows: CHINAGOZI SARAH UGWU

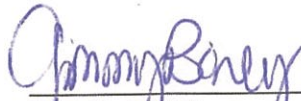
7.

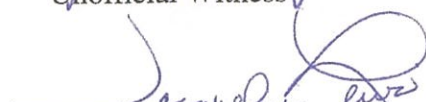
The purpose of this affidavit is to reflect in the records of DeKalb County, Georgia, the correct spelling of Grantee's name of the said Limited Warranty Deed.

This Affidavit is being recorded to place all parties on notice of the above-mentioned Deeds pursuant to O.C.G.A. § 44-2-20, and may be relied upon by purchasers, sellers, lenders, attorneys and title insurance companies.


IN WITNESS WHEREOF, the undersigned has set her hand and seal this 31<sup>st</sup> day of December, 2018.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
Notary Public



  
\_\_\_\_\_  
Deborah S. Bailey  
GA Bar No. 031807

2018142115 DEED BOOK 27092 Pg 769



Real Estate Transfer Tax \$6.50

Filed and Recorded:  
8/17/2018 11:55:15 AM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Return Recorded Document To:  
Bailey Helms Legal LLC  
300 Colonial Center Parkway  
Suite 100  
Roswell, GA 30076  
BHL064218|Ugwu

**LIMITED WARRANTY DEED**

**TRACT 1**

STATE OF GEORGIA  
COUNTY OF FULTON

**THIS INDENTURE**, made the 16<sup>th</sup> day of August, 2018, between **Carol June Fulford, Individually and as Executrix of the Estate of Jerry Townsend Fulford, late of the State of Georgia and the County of Walton, deceased**, party of the first part, hereinafter called Grantor, and **Chinagozi Sarah Ugwu**, party of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in Land Lot 35 of the 18<sup>th</sup> Land District, DeKalb County, Georgia, containing 9,191 square feet (0.211 acres) of land, more or less, and being more particularly described as follows:

**COMMENCING** at the most southeastern property pin on the West side of Mountain Park Trail, and the north side of Rockbridge Rd;

**Thence North 02°49'58" East** a distance of 370.37 feet to a point; at said point being the **POINT OF BEGINNING**.

**Thence South 80°06'55" East** a distance of 122.56 feet to a point;

misspelled  
↓  
Affidavit  
corrects  
this

DEED BOOK 27092 Pg 770  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

Thence North 03°15'19" East a distance of 90.99 feet to a point;

Thence North 86°49'24" West a distance of 118.88 feet to a point;

Thence South 02°49'48" West a distance of 63.29 feet to a point; said point being the Point of Beginning.

Tax Parcel I.D.: Part of 18 035 01 022

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, in FEE SIMPLE.

AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
Unofficial Witness

*Carol June Fulford, EX* (SEAL)  
Carol June Fulford, Individually and as  
Executrix aforesaid

*[Signature]*  
Notary Public



TRACT 2

Establishes TRACT 2

Return Recorded Document To:  
Bailey Helms Legal LLC  
Attn: Deborah S. Bailey, Esq.  
300 Colonial Center Parkway  
Suite 100  
Roswell, GA 30076  
Deed Preparation Only –  
No Title Examination

## LIMITED WARRANTY DEED

STATE OF MARYLAND

COUNTY OF PRINCE GEORGES

THIS INDENTURE, made the 08 day of May, 2019, between CHINAGOZI UGWU, party of the first part, hereinafter called Grantor, and CHINAGOZI SARAH UGWU aka CHINAGOZI UGWU, as parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

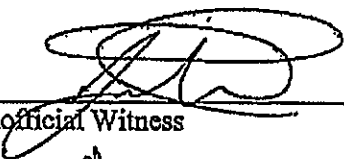
See Exhibit "A" attached hereto and made a part hereof

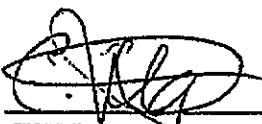
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantee, in FEE SIMPLE.

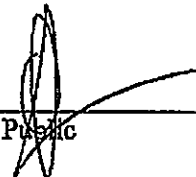
AND THE SAID party of the first part, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said parties of the second part, their heirs and assigns, against claims of all persons owning, holding or claiming by, through or under the said party of the first part.


IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Unofficial Witness

  
\_\_\_\_\_  
CHINAGOZI UGWU (SEAL)

  
\_\_\_\_\_  
Notary Public

State of: Maryland  
County of: Prince George's  
The foregoing document was acknowledged  
before me 2 day of May, 2019  
  
Olwafemi Ijia, Notary Public  
My Commission Expires: June 8, 2020



**Exhibit "A"**  
**Legal Description**

TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 35 OF THE 18<sup>TH</sup> DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT AN IRON PIPE CORNER WHERE THE NORTH SIDE OF THE ROCKBRIDGE ROAD INTERSECTS THE WEST LINE OF SAID LAND LOT 35 AND RUNNING THENCE EAST ALONG THE NORTH SIDE OF SAID ROCKBRIDGE ROAD TWO HUNDRED EIGHTY THREE (283) FEET TO A CORNER THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID LAND LOT TWENTY THREE HUNDRED FEET (2300) MORE OR LESS TO THE NORTH LINE OF SAID LAND LOT, THENCE WEST ALONG THE NORTH LINE OF SAID LAND LOT TWO HUNDRED EIGHTY THREE FEET (283) TO THE NORTHWEST CORNER OF SAID LAND LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LAND LOT TWENTY THREE HUNDRED THIRTY FIVE (2335) FEET TO THE POINT OF BEGINNING AND CONTAINING 15 ACRES, MORE OR LESS, ACCORDING TO SURVEY MADE BY M.F. MABLE, FEBRUARY 1918.

LESS AND EXCEPT ALL THAT TRACT AND PARCEL OF LAND LYING AND BEING IN LAND LOT 35 of the 18TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNINGS AT THE NORTHWEST CORNER OF LAND LOT 35 AND RUNNING SOUTH 0 DEGREES 53 FEET EAST ALONG THE WEST LINE OF LAND LOT 35 AND THE EAST LINE OF PROPERTY NOW OR FORMERLY BELONGING TO WALTER P. MCCURDY AND J.A MCCURDY, JR. 1974, 81 FEET TO A POINT ON THE NORTH LINE OF PROPERTY RETAINED BY GRANTOR HEREIN: RUNNING THENCE NORTH 76 DEGREEES 4 MINUTES 30 SECONDS EAST ALONG THE NORTHWEST LINE OF PROPERTY RETAINED BY GRANTOR 283.51 FEET TO A POINT; RUNNING THENCE NORTH 0 DEGREES 44 MINUTES WEST ALONG THE REAR LINES OF LOTS FRONTING ON MOUNTAIN PARK TRAIL 1906.30 FEET TO A POINT ON THE NORTH LINE OF LAND LOT 35 RUNNING THENCE NORTH 89 DEGREEES 57 MINUTES 40 SECONDS WEST 281.32 FEET TO THE POINT OF BEGINNING, BEING 12.41 ACRES ACCORDING TO A PLAT BY ALVIN E VAUGHN AND ASSOCIATES DATED JULY 10.1972

This being the same property conveyed to Jerry Ray Robinson, Sr, by Deed recorded July 20, 1995 In Book 8623, Page 524, DeKalb County, Georgia Records.

**TAX PARCEL ID 18 035 01 001**

2017120842 DEED BOOK  
Real Estate Transfer Tax \$150.00

26421 Pg 150  
Filed and Recorded:  
8/8/2017 11:41:35 AM  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia



Record and Return to:  
Lueder, Larkin & Hunter, LLC  
4500 Hugh Howell Road, Suite 350  
Tucker, GA 30084  
File No.: GA-TK-17-0899-PUR

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF DEKALB

THIS INDENTURE, made this 3rd day of August, 2017, between

EDWARD CULPEPPER

as party or parties of the first part, hereinafter called Grantor, and

CHINAGOZI UGWU

TRACT 3

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that tract or parcel of land lying and being in Land Lot 35 of the 18th District, DeKalb County, Georgia being Lot 1, Block A, of Mountain Trail Subdivision, as per plat recorded in Plat Book 37, Page 90, DeKalb County Records, which plat is incorporated herein by reference and made a part of this description.

Parcel ID: 18-035-01-022

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

DEED BOOK 26421 Pg 151  
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered  
In the presence of:

GRANTOR:

A. Solomon  
Unofficial Witness

Edward Culpopper (SEAL)  
Edward Culpopper

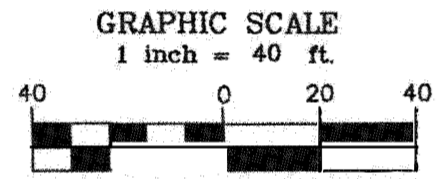
[Signature]  
Notary Public  
My Commission Expires: 7-27-19  
[Notary Seal]



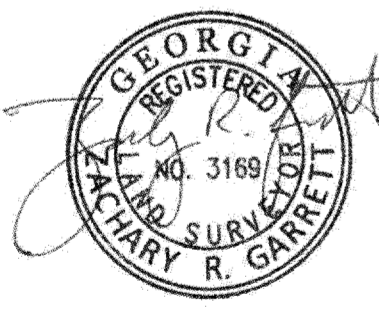
Debra DeBerry  
Clerk of Superior Court  
DeKalb County, Georgia

RECORD NORTH (PLAT REF.)

RECORDING INFORMATION GOES HERE  
BY GA PLAT ACT 15-6-67  
RESERVED FOR COURT CLERK USE



CURVE TABLE				
CURVE	LENGTH	RADIUS	CH. BEARING	CHORD
C1	111.66	216.16	S28°28'06"W	110.42
C2	119.66	180.50	S21°50'27"W	117.48
C3	167.93	2715.32	S83°24'43"W	167.90



**SURVEYORS CERTIFICATION (I):**  
As required by subsection(d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use 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 and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Zachary R. Garrett* 1/27/2020  
ZACHARY R. GARRETT  
GEORGIA REGISTERED LAND SURVEYOR #3169 DATE

GARRETT LAND SURVEYING, LLC  
604 WARREN WAY  
WINDER, GA 30680  
770-883-2609  
garrettlandsurvey@gmail.com

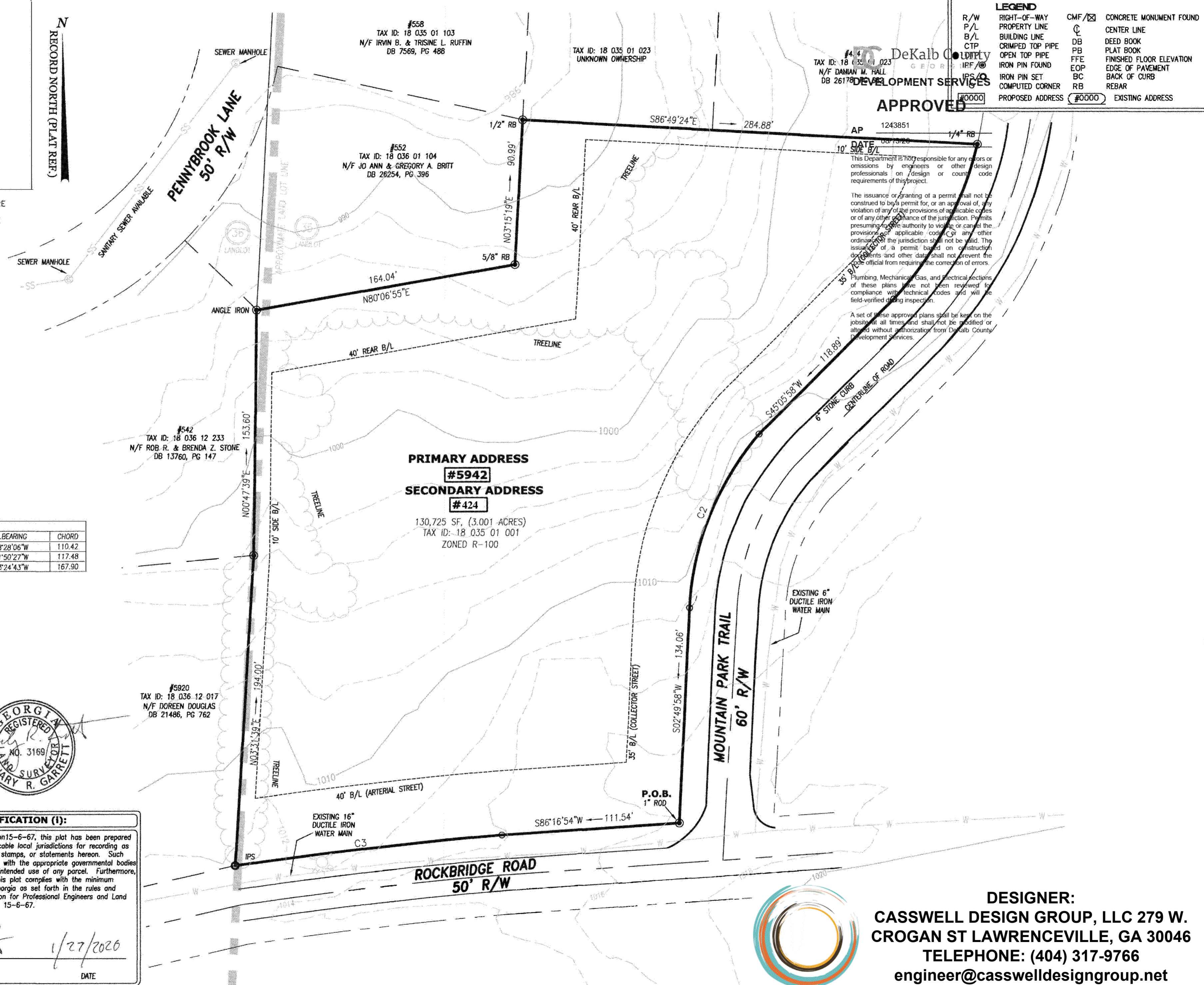
STATE: GEORGIA  
COUNTY: DEKALB LANDLOT: 35  
CITY: N/A TAX ID: AS SHOWN  
LAND DISTRICT: 18 DRAFTED BY: ZRG  
SURVEY PERFORMED: 10/24/2017

REVISION INDEX:  
02/21/2019: Addressed county comments: 1) Added AP#  
2) Corrected all misspellings of clients name.

COMBINATION PLAT FOR:  
**Ugwu Chinagozi Sarah**

DESIGNER:  
**CASSWELL DESIGN GROUP, LLC 279 W. CROGAN ST LAWRENCEVILLE, GA 30046**  
TELEPHONE: (404) 317-9766  
engineer@casswelldesigngroup.net

SHEET#  
**4 of 4**



**LEGEND**

R/W	RIGHT-OF-WAY	CMF/☒	CONCRETE MONUMENT FOUND
P/L	PROPERTY LINE	⊙	CENTER LINE
B/L	BUILDING LINE	⊕	DEED BOOK
CTP	CRIMPED TOP PIPE	⊖	PLAT BOOK
OTTP	OPEN TOP PIPE	⊙	FLAT BOOK
IPF	IRON PIN FOUND	⊕	FINISHED FLOOR ELEVATION
IPSET	IRON PIN SET	⊖	EDGE OF PAVEMENT
CC	COMPUTED CORNER	⊕	BACK OF CURB
RB	REBAR	⊖	REBAR
PA	PROPOSED ADDRESS	⊕	EXISTING ADDRESS

**APPROVED**

AP 1243851  
DATE 06/13/20

This Department is not responsible for any errors or omissions by engineers or other design professionals on design or county code requirements of this project.

The issuance or granting of a permit shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of applicable codes or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of applicable codes or any other ordinance of the jurisdiction shall not be valid. The issuance of a permit based on construction documents and other data shall not prevent the Code official from requiring the correction of errors.

Plumbing, Mechanical, Gas, and Electrical sections of these plans have not been reviewed for compliance with technical codes and will be field-verified during inspection.

A set of these approved plans shall be kept on the jobsite at all times and shall not be modified or altered without authorization from DeKalb County Development Services.



VICINITY MAP

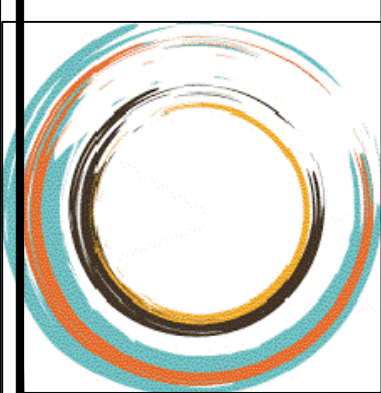
ACCORDING TO FEMA MAP NO. 13089C0092J, THIS SITE IS NOT LOCATED IN A FLOOD PLAIN. SEE FIRM THIS SHEET.

SITE ANALYSIS

LOCAL JURISDICTION	DEKALB COUNTY
ZONING DISTRICT	R-100
BUILDING SETBACK FRONT	50'
BUILDING SETBACK REAR	40'
BUILDING SETBACK SIDE	10'
SEATS IN LARGEST ASSEMBLY	198
MAX PARKING 1 SPACE PER 2 SEATS IN LARGEST ASSEMBLY AREA	100
MIN PARKING 1 SPACE PER 4 SEATS IN LARGEST ASSEMBLY AREA	50
PARKING PROVIDED	81
LOT COVERAGE	32%
MAXIMUM COVERAGE PER CODE	35%
TOTAL SITE AREA	3.001 ACRES

DESIGNER

CASSWELL DESIGN GROUP LLC  
 279 W. CROGAN ST., LAWRENCEVILLE, GA. 30045  
 [404] 317-9766 casswelldesigngroup.net



SHEET TITLE  
**SLUP CONCEPTUAL SITE PLAN**  
 PROJECT  
 STONE MOUNTAIN SKILLS & WORSHIP CENTER  
 THE NONPROFIT ORGANIZATION FOR SKILLS EMPOWERMENT  
 EDUCATION AND LEADERSHIP INSTITUTE, INC.  
 5942 Rockbridge Rd Stone Mountain, GA 30087

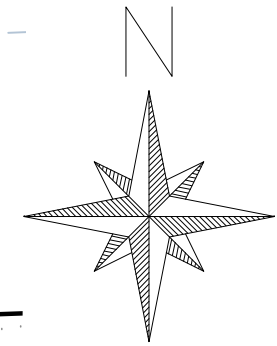
FOR  
**Okey Ugwu**  
 5942 Rockbridge Rd  
 Stone Mountain, GA

SHEET NUMBER  
**C101**

PROJECT NUMBER  
**160613**

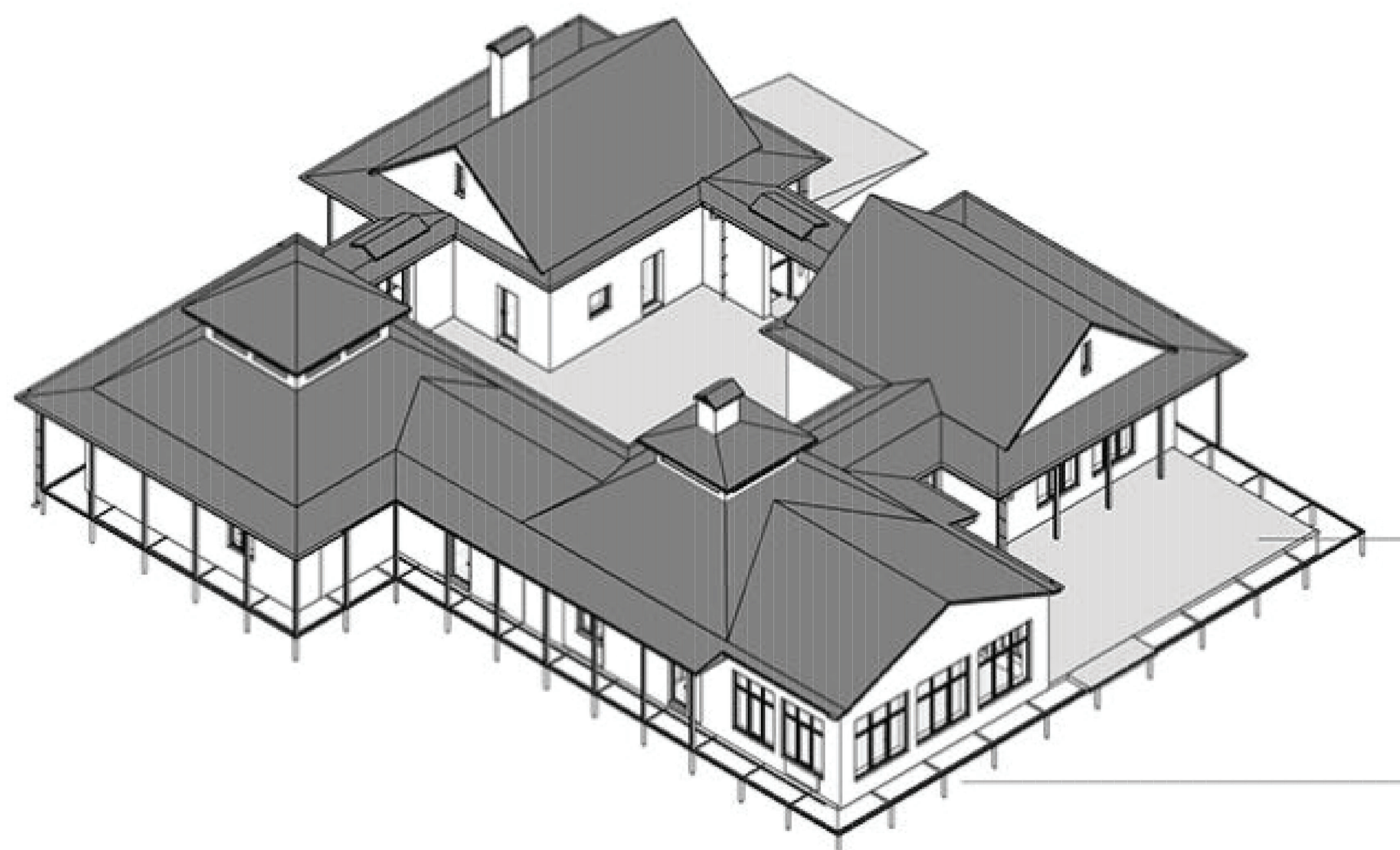
DATE  
 December 09, 2020

REVISIONS



SCALE: 1" = 30'  
 30 30 60 90 FEET

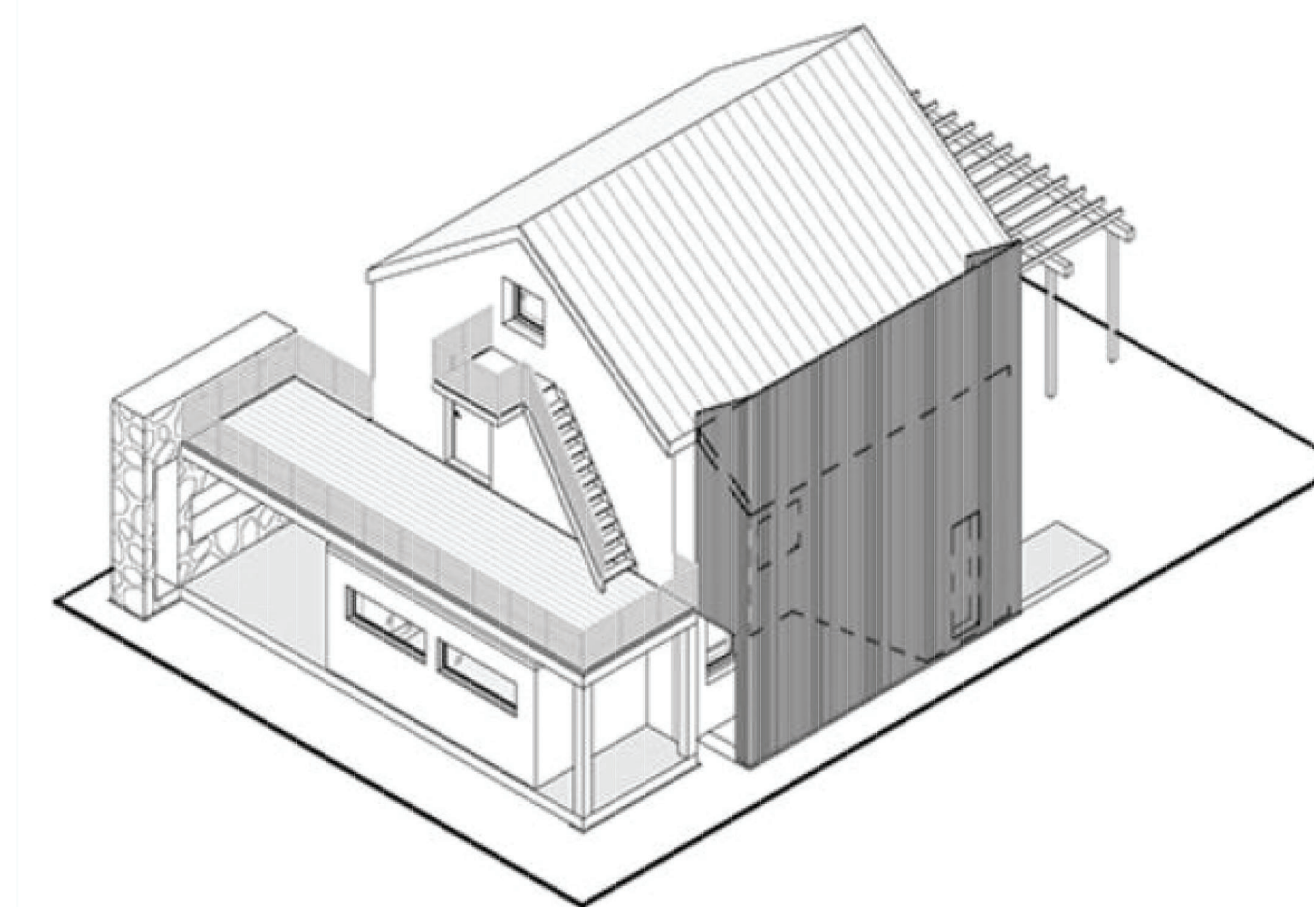
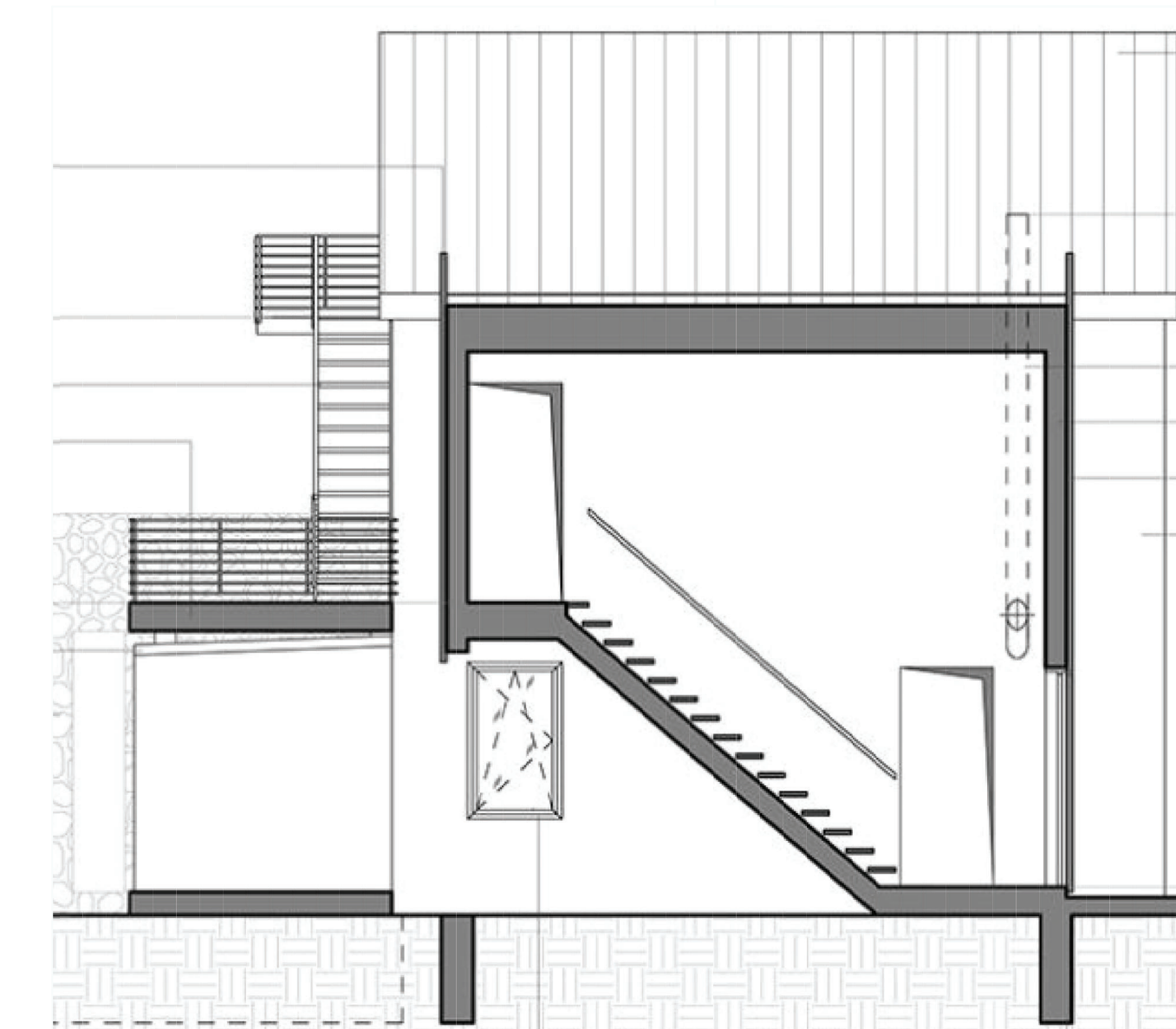
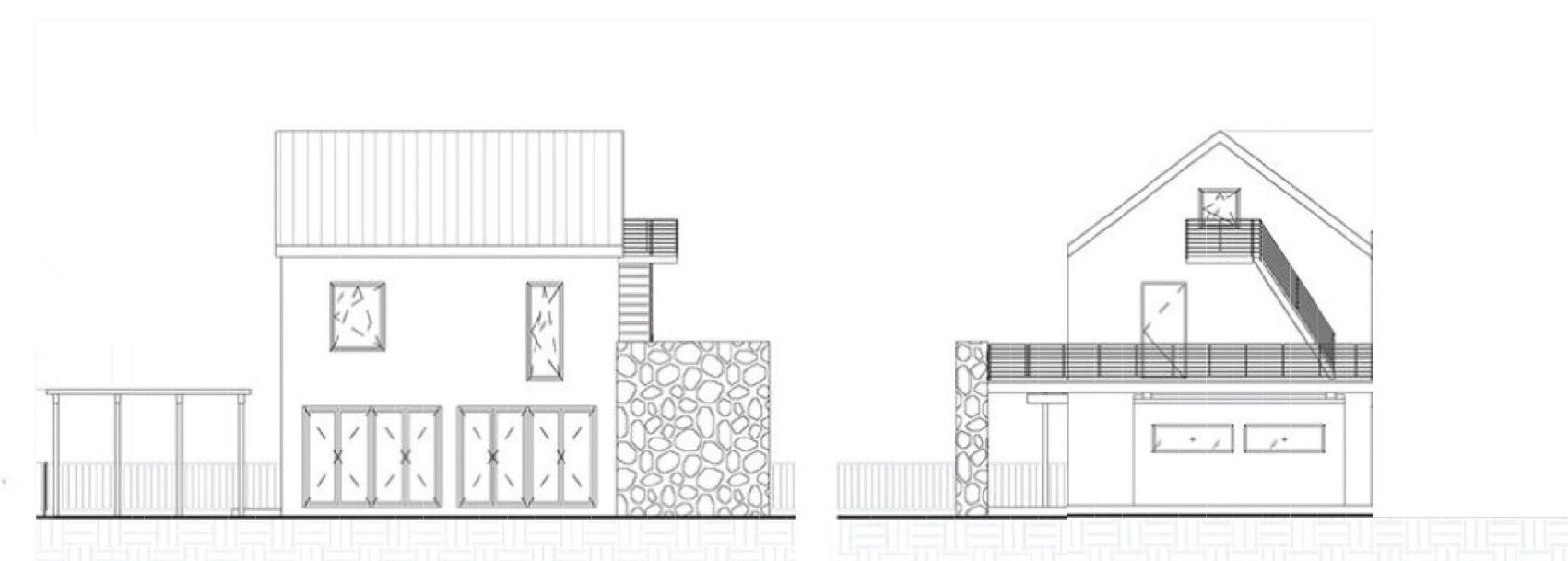
# MAIN WORSHIP BUILDING



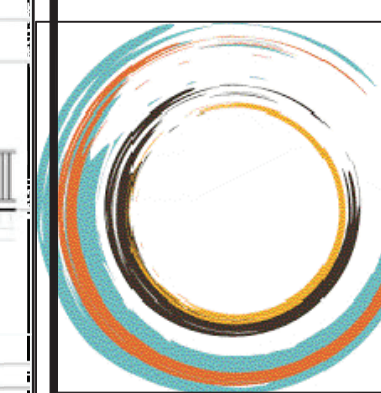
# YOUTH MINISTRY BUILDING



# GUEST HOUSE



DESIGNER  
**CASSWELL DESIGN GROUP LLC**  
 279 W. CROGAN ST., LAWRENCEVILLE, GA. 30045  
 [404] 317-9766 casswelldesigngroup.net



SHEET TITLE  
**SLUP CONCEPTUAL BUILDING ELEVATION PLAN**  
 PROJECT  
 STONE MOUNTAIN SKILLS DEVELOPMENT &  
 YOUTH MINISTRY CENTER (SEED) POWERMENT  
 FOR Okey Ugwu  
 THE NONPROFIT ORGANIZATION FOR  
 EDUCATION AND LEADERSHIP INSTITUTE, INC.  
 5942 Rockbridge Rd Stone Mountain, GA 30087

SHEET NUMBER  
**A601**

PROJECT NUMBER  
**160613**

DATE  
 September 09, 2020

REVISIONS