

Special Land Use Permit (SLUP) Application

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

Applicant Name: Yvonne Reeves

Applicant Mailing Address: 4031 Rainbow Drive, Decatur, GA 30034

Applicant Phone Number: 404-222-0784 Applicant Email: [REDACTED]

Owner Name: Greater Stanton Grove Missionary Baptist Church

(if more than one owner, attach list of owners and contact information)

Owner Mailing Address: 4031 Rainbow Drive, Decatur, GA 30034

Owner Phone Number: 404-225-1149 Owner Email: [REDACTED]

Subject Property Address: 4031 Rainbow Drive, Decatur, GA 30034

Parcel ID Number(s): 15 125 05 015

Acreage: 6.31 Commission District(s): 3 & 7 Super District(s): [REDACTED]

Existing Zoning District(s): R-100 Proposed Zoning District(s): [REDACTED]

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): [REDACTED]

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

Owner Agent

Yvonne Reeves
Applicant/Agent Signature

12-14-2022
Date

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.

12-14-2025
Date

TO WHOM IT MAY CONCERN:

I/We Greater Stanton Grove Missionary Baptist Church
Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Yvonne Reewoo

Name of Agent or Representative(s)

to file an application on my/our behalf.

Sonni H Jackson
Notary Public

Yvonne Reewoo
Owner

12-14-2025
Date



Sonni H Jackson
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires
6/30/2028

Disclosure of Campaign Contribution

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application?

Yes No

If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

***Notary seal not needed if answer is "No"**

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

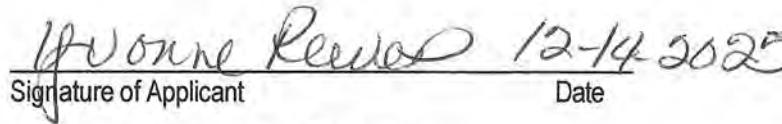
DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030


Notary



Sonni H Jackson
NOTARY PUBLIC
DeKalb County, Georgia
My Commission Expires
01/30/2028

Expiration Date/ Seal


Signature of Applicant

Date

Check one: Owner Agent

DEKALB COUNTY SLUP APPLICATION

Property Address: 4031 Rainbow Drive, Decatur, GA 30034

Parcel ID: 15 125 05 015

Applicant: Greater Stanton Grove Missionary Baptist Church

Zoning District: R-100

Requested Action: Special Land Use Permit to allow a Place of Worship

Letter of Intent

Greater Stanton Grove Missionary Baptist Church respectfully requests approval of a Special Land Use Permit (SLUP) to operate a place of worship on the property located at 4031 Rainbow Drive, Decatur, GA 30034 (Parcel ID 15 125 05 015). The subject property is zoned R-100, which permits church use only with a SLUP.

The proposed use will support a small and community-focused congregation with an average attendance of approximately 20 individuals on Sundays. Operations are limited to Saturdays and Sundays from 10:00 AM to 5:00 PM. Greater Stanton Grove Missionary Baptist Church may also host occasional special church events, such as revivals or multi-night services, up to 3 consecutive evenings and limited to a few times per year. These events are held indoors, generally between 6:00 PM and 9:00 PM, and do not involve outdoor amplified sound. The church will ensure parking is contained on-site and that operations are respectful of nearby residences.

Planned enhancements include landscaping improvements, and selective fencing. The church also anticipates adding a digital sign in the future.

Greater Stanton Grove Missionary Baptist Church is committed to being a positive and respectful neighbor. The proposed use aligns with the character of the surrounding community and is compatible with the intent of the R-100 zoning district.

Project Description / Proposed Use

The applicant proposes to utilize the existing building as a place of worship and community service centered offering:

- Sunday worship services
- Saturday ministry preparation, meetings, and youth programming
- Small-group fellowship and Bible Study
- Community outreach activities (daytime only)

Operations will be overseen by approximately 10 staff members or volunteers. The church anticipates modest activity levels consistent with a small congregation.

Hours and Days of Operation

- **Saturdays:** 10:00 AM – 5:00 PM
- **Sundays:** 10:00 AM – 5:00 PM

Occasional Events

- Up to 3 consecutive evening, typically 4–5 times per year
- Hours: 6:00 PM – 9:00 PM
- All indoor activities
- No outdoor amplified sound
- On-site parking only

Building & Site Information

- **Parking:** 60 on-site spaces (sufficient for congregation size; no overflow anticipated)
- **Site Enhancements Planned:**
 - Landscaping improvements along frontage and building perimeter
 - Fencing improvements as needed for safety
 - Future digital sign

These improvements will enhance site functionality, safety, and visual appeal while maintaining compatibility with the residential area.

Traffic, Parking, and Noise Impact Analysis

Traffic

The church's modest attendance (20 individuals) and limited operating hours create minimal traffic impacts. Weekend operations avoid peak weekday congestion, school traffic, and morning/evening commuter periods.

Parking

The site offers 60 marked parking spaces, significantly exceeding expected demand. All parking needs will be fully accommodated on-site.

Noise

No outdoor services or amplified outdoor activities are planned. All gatherings occur indoors during daytime hours, ensuring minimal noise impact.

Community Meeting Summary

A community meeting required for the SLUP application was held on:

Date: December 1, 2025

Location: 4031 Rainbow Drive, Decatur, GA

Number of Attendees: 27

Summary of Discussion:

- The church introduced its leadership, mission, and vision for the property.
- The church reviewed planned site improvements including digital signage.
- Participants were invited to express concerns, ask questions, and offer feedback.

Themes of Feedback:

- Attendees appreciated the transparency and willingness to engage.
- No significant concerns or objections were raised.
- Residents expressed interest in possible community-benefit partnerships.
- Residents expressed that they were under the impression that the building was already zoned for a place of worship

Commitment to Ongoing Engagement:

Greater Stanton Grove Missionary Baptist Church committed to maintaining open communication and being responsive to neighborhood needs.

Compliance With SLUP Approval Criteria

DeKalb County requires applicants to address specific standards. Our responses below meet those criteria.

a. Whether the proposed use is consistent with the comprehensive plan.

The proposed place of worship is consistent with the DeKalb County Comprehensive Plan, which supports community-serving institutional uses within established residential areas when appropriate infrastructure exists.

b. Whether the use will adversely affect adjacent properties.

The use will not adversely affect adjacent properties due to low attendance, daytime-only operations, indoor programming, and adequate on-site parking. Planned improvements will enhance aesthetics and safety.

c. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

There are adequate public services, facilities, and utilities to serve the Subject Property.

d. Whether the proposed use will cause excessive traffic congestion.

The proposed use generates minimal traffic volume and operates outside peak hours. Parking capacity exceeds demand.

e. Compatibility with the neighborhood.

A place of worship is a typical and compatible community use within residential districts. The modest scale of operations ensures harmony with nearby properties.

f. Adequacy of 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.

The Subject Property has adequate ingress and egress.

Site Plan Narrative

The site includes a single building, 60 parking spaces, and landscaped areas. No building expansion is proposed. Planned improvements include enhanced landscaping, selective fencing, and a digital sign in the future.

No changes to building footprint or major site reconfiguration are proposed.

For the foregoing reasons, we hereby requests that the application for a special land use permit for a place of worship be approved. We welcomes any questions and feedback from the planning staff.

**NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION
OF CONSTITUTIONAL RIGHTS**

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

The application of the DeKalb County Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the

Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Applicant in violation of the due process and equal protection rights guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph 1 of the Constitution of the State of Georgia.

A refusal by the DeKalb County Board of Commissioners to amend the land use and/or grant the special land use permit on the Subject Property to the classification as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any special land use permit of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Subject Property to an unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth hereinabove.

A refusal to allow the land use amendment and/or special land use permit in question would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution.

A refusal to allow the land use amendment and/or special land use permit in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A Section 36-66/1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

Impact Analysis for 4031 Rainbow Drive

A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

Yes. The size of the subject property is adequate to accommodate the proposed place of worship. The site provides sufficient land area to meet all applicable zoning requirements, including required yards, open space, and off-street parking. The property contains 60 on-site parking spaces, which exceeds the anticipated parking demand for the proposed congregation size. Adequate space exists for landscaping, buffering, lighting, fencing, and ADA-accessible pathways without encroaching upon required setbacks or neighboring properties.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use is compatible with adjacent properties and surrounding land uses within the R-100 zoning district. The church will serve a small congregation and will operate primarily during daytime weekend hours, with only occasional limited evening services. The proposed use will not generate adverse impacts related to traffic, congestion, noise, smoke, odor, dust, or vibration. All activities are conducted indoors, and no outdoor amplified sound is proposed. Adequate on-site parking ensures that surrounding streets will not be impacted.

C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

Public services, facilities, and utilities are adequate to serve the proposed use. The property is currently served by existing public infrastructure, including water, sewer, electricity, and roadway access. No expansion or modification of public services is required to support the proposed use.

D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?

Rainbow Drive is adequate to accommodate the limited traffic associated with the proposed use. The anticipated traffic volume is minimal due to the small congregation size. The proposed use will not create traffic congestion or adversely affect the roadway's traffic-carrying capacity.

E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

Ingress and egress to the subject property are adequate for both vehicular and pedestrian access. The existing driveway access allows for safe and efficient traffic flow and accommodates emergency vehicle access. On-site circulation and parking are sufficient to ensure pedestrian safety, traffic convenience, and emergency response needs.

F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?

The proposed use will not create adverse impacts based on its manner or hours of operation. Regular church activities occur during weekend daytime hours, and occasional special events are limited in frequency and duration, ending no later than 9:00 PM. These operational limits minimize noise, traffic, and disruption to adjacent residential properties.

G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?

The proposed place of worship is a conditionally permitted use within the R-100 zoning district when approved through a Special Land Use Permit. The proposed use complies with all applicable zoning regulations and performance standards for institutional uses within the district.

H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?

The proposed use is consistent with the DeKalb County Comprehensive Plan, which supports community-serving institutional uses, including places of worship, within established residential areas when appropriately scaled and supported by existing infrastructure. The project advances community stability and provides neighborhood-based services.

I. Is there adequate provision of refuse and service areas?

Adequate provision has been made for refuse collection and service areas. Trash receptacles will be maintained on-site in designated areas and serviced regularly to ensure cleanliness and prevent any negative impacts on neighboring properties.

J. Should the length of time for which the SLUP is granted be limited in duration?

The applicant does not believe it is necessary to limit the duration of the SLUP. The proposed use is stable, low-impact, and intended as a permanent place of worship serving the community. Ongoing compliance with county regulations and conditions of approval will be maintained.

K. Is the size, scale and massing of proposed buildings 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; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?

The size, scale, and massing of the existing building are appropriate for the subject property and are compatible with surrounding development. No building expansion or vertical construction is proposed. The existing building height does not create shadow impacts on adjoining properties.

L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?

The proposed use will not adversely affect any historic buildings, historic districts, or archaeological resources. No ground disturbance or structural expansion is proposed that would impact such resources.

M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?

The proposed use satisfies all applicable supplemental regulations for a place of worship within the R-100 zoning district. The applicant will comply with all conditions imposed by the County, including operational, site, and permitting requirements.

N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process?

The proposed use is consistent with the needs of the neighborhood and the community as a whole. Feedback received during the December 1, 2025, community meeting indicated interest and general support for a responsibly operated place of worship. The church intends to serve as a positive community resource while maintaining compatibility with surrounding residential properties.

**Greater Stanton Grove Missionary Baptist Church
Special Land Use Permit (SLUP) Community Meeting**
Date: December 1, 2025
Time: 6:30 PM
Location: 4031 Rainbow Drive, Decatur, GA

AGENDA

Welcome & Prayer

Introduction of Greater Stanton Grove Missionary Baptist Church

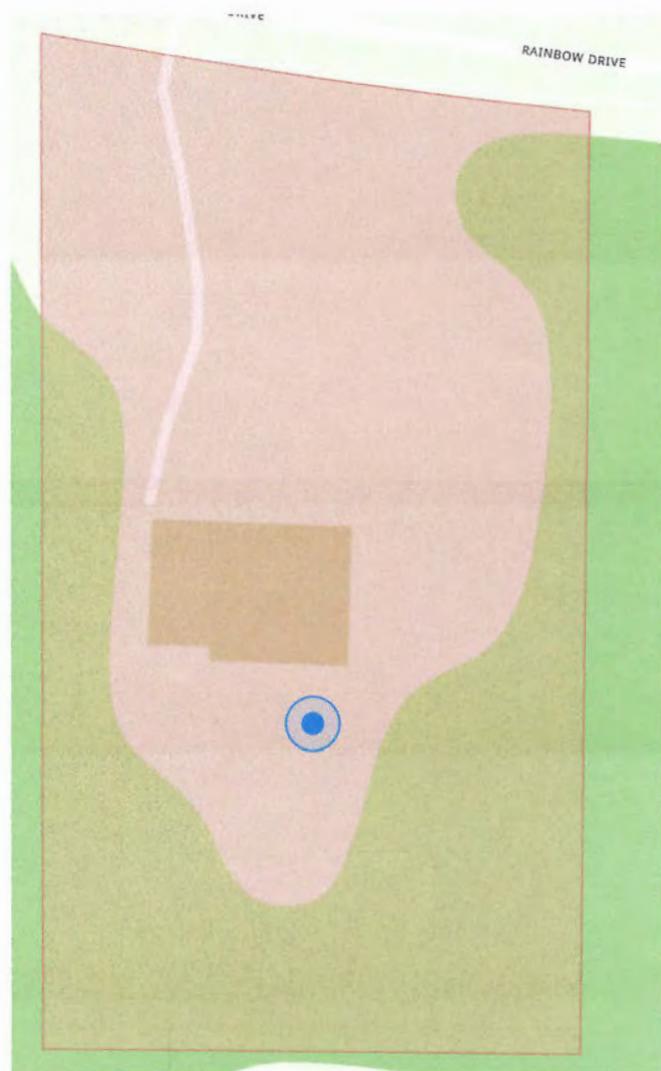
Overview of the SLUP Request

Impact Considerations

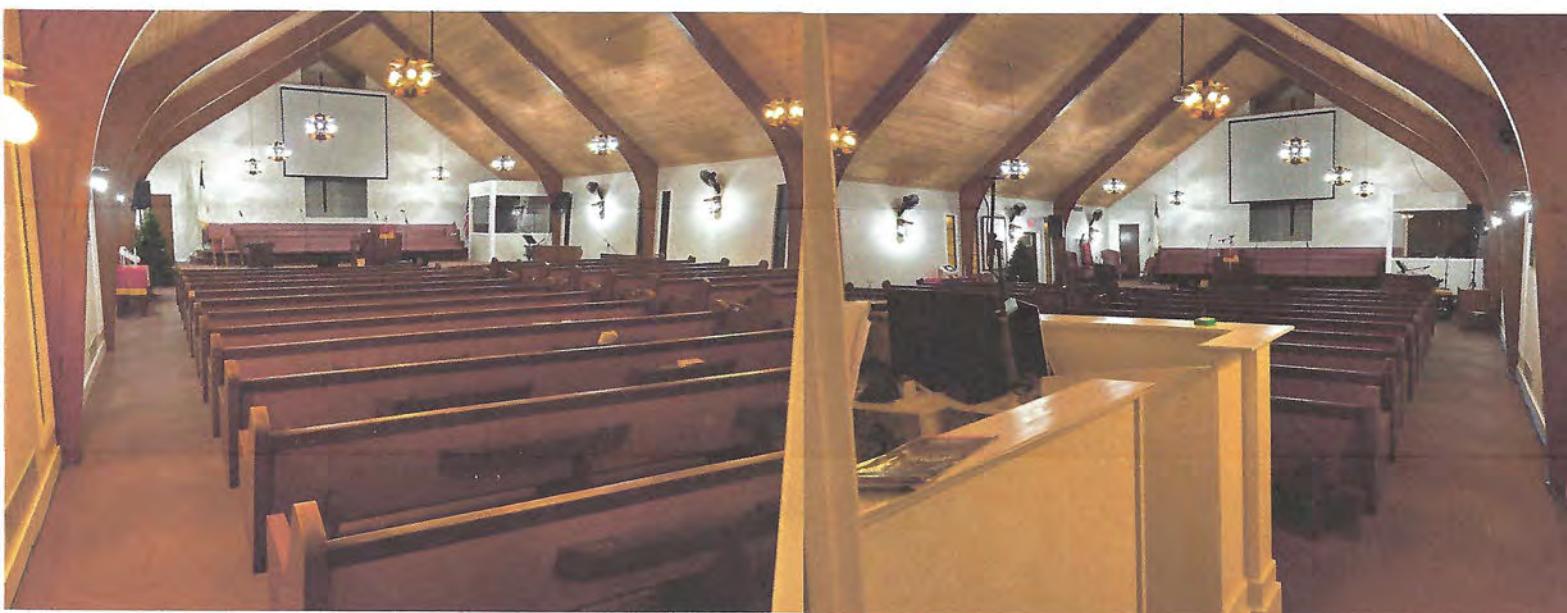
Question & Answer Session

Closing Remarks





A





Front entry



Front entry

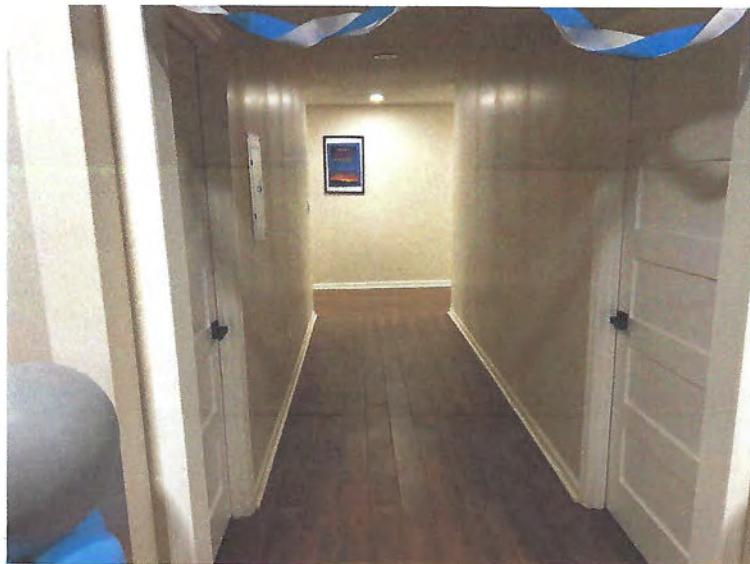


Hall alongside of
sanctuary

B



C



D

