

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Greater Stanton Grove MBC c/o Yvonne Reeves for a Special Land Use Permit (SLUP) to allow a place of worship in the R-100 (Residential Medium Lot-100) zoning district, at 4031 Rainbow Drive.

PETITION NO: N11-2026-0148 SLUP-26-1247926

PROPOSED USE: Place of worship.

LOCATION: 4031 Rainbow Drive, Decatur, GA 30034

PARCEL NO. : 15 125 05 015

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Greater Stanton Grove MBC c/o Yvonne Reeves for a Special Land Use Permit (SLUP) to allow a place of worship in the R-100 (Residential Medium Lot-100) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Feb. 2026) Approval.

PLANNING COMMISSION: (March 3, 2026) Approval.

PLANNING STAFF: (March 2026) Approval.

STAFF ANALYSIS: The applicant requests a Special Land Use Permit to operate a place of worship on property zoned R-100, where church use is permitted only with Special Land Use Permit (SLUP) approval. The applicant proposes to utilize an existing building and associated site improvements, with no building expansion or major site reconfiguration proposed. The applicant states the congregation is small and community-focused, with average Sunday attendance of approximately twenty (20) individuals. Based on review of county records, a place of worship previously operated on this site several years ago without a SLUP. The applicant now wants to re-open the church which triggered the need for the SLUP application. Hours of operation are limited to Saturdays and Sundays from 10:00 AM to 5:00 PM, with occasional special events such as revivals or multi-night services. The applicant states these occasional events would occur indoors, would be limited to up to three (3) consecutive evenings a few times per year (typically four to five), and would generally occur between 6:00 PM and 9:00 PM with no outdoor amplified sound. The applicant indicates the site provides sixty (60) on-site parking spaces and asserts parking demand is expected to remain well below available capacity. Staff finds the site and existing improvements can support the proposed use at the stated scale. The applicant's anticipated attendance and limited schedule are expected to generate minimal traffic volumes, primarily on weekends, and the available on-site parking supply appears adequate to contain parking demand within the property. The applicant also identifies planned landscaping improvements and selective fencing for safety. The applicant notes a potential future digital sign; staff notes that any sign installation would be subject to separate review and permitting and must comply with applicable sign regulations. A required community meeting was held on December 1, 2025, at the subject property with approximately twenty-seven (27) attendees. The applicant reports that no significant concerns or objections were raised, and residents expressed interest in potential community-benefit partnerships. Residents also indicated some were under the impression the building was already zoned for a place of worship. Based on

the submitted information, staff finds the proposed use, as described, is compatible with surrounding residential properties due to the modest scale of the congregation, indoor operations, limited hours, and on-site parking capacity. It appears that the proposed use is generally consistent with Comprehensive Plan policy supporting community-serving institutional uses within established residential areas when appropriately scaled and supported by existing infrastructure (2050 Comprehensive Plan, page 41. Public services, utilities, and access appear adequate for the proposed use and no outdoor activity, amplified sound, or late-night operations are proposed as part of the regular schedule. In summary, the applicant's proposed place of worship is a conditionally permitted use in the R-100 zoning district subject to SLUP approval. The proposed operation complies with the place of worship supplemental regulations of Section 4.2.44 of the Zoning Ordinance (see attached) , including meeting the three-acre minimum with frontage along an arterial road. Based on the modest scale of operations, adequate on-site parking, limited hours, indoor activity, and lack of identified neighborhood concerns through the community meeting process, it appears that the proposal can operate without adverse impacts to adjacent properties. Therefore, based on review of Section 7.4.6 (SLUP criteria), Staff recommends ***“Approval”***.

PLANNING COMMISSION VOTE: (March 3, 2026) Approval 6-0-1. Motion was made by Commissioner Patton, seconded by Commissioner Moore for approval, per Staff recommendation. Commissioner Snipes abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (February 2026) Approval 10-0-0.



Planning Commission Hearing Date: March 3, 2026
Board of Commissioners Hearing Date: March 26, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1247926	File ID #: N11-2026-0148
Address:	4031 Rainbow Drive, Decatur, GA 30034	Commission District: 03 Super District: 07
Parcel ID(s):	15 125 05 015	
Request:	Special Land Use Permit (SLUP) to allow a place of worship in the R-100 (Residential Medium Lot-100) zoning district.	
Property Owner(s):	Greater Stanton Grove MBC c/o Yvonne Reeves	
Applicant/Agent:	Greater Stanton Grove MBC c/o Yvonne Reeves	
Acreage:	0.3	
Existing Land Use:	Existing building with associated parking area	
Surrounding Properties:	North: SUB East: SUB South: SUB West: SUB	
Adjacent Zoning:	North: R-100 East: R-100 South: R-100 West: R-100	
Existing Land Use:	Suburban	X Consistent Inconsistent

STAFF RECOMMENDATION: Approval

The applicant requests a Special Land Use Permit to operate a place of worship on property zoned R-100, where church use is permitted only with Special Land Use Permit (SLUP) approval. The applicant proposes to utilize an existing building and associated site improvements, with no building expansion or major site reconfiguration proposed. The applicant states the congregation is small and community-focused, with average Sunday attendance of approximately twenty (20) individuals. Based on review of county records, a place of worship previously operated on this site several years ago without a SLUP. The applicant now wants to re-open the church which triggered the need for the SLUP application.

Hours of operation are limited to Saturdays and Sundays from 10:00 AM to 5:00 PM, with occasional special events such as revivals or multi-night services. The applicant states these occasional events would occur indoors, would be limited to up to three (3) consecutive evenings a few times per year (typically four to five), and would generally occur between 6:00 PM and 9:00 PM with no outdoor amplified sound. The applicant indicates the site provides sixty (60) on-site parking spaces and asserts parking demand is expected to remain well below available capacity.

Staff finds the site and existing improvements can support the proposed use at the stated scale. The applicant’s anticipated attendance and limited schedule are expected to generate minimal traffic volumes, primarily on weekends, and the available on-site parking supply appears adequate to contain parking demand within the property. The applicant also identifies planned landscaping improvements and selective fencing for safety. The applicant notes a potential future digital sign; staff notes that any sign installation would be subject to separate review and permitting and must comply with applicable sign regulations.

A required community meeting was held on December 1, 2025, at the subject property with approximately twenty-seven (27) attendees. The applicant reports that no significant concerns or objections were raised, and residents expressed interest in potential community-benefit partnerships. Residents also indicated some were under the impression the building was already zoned for a place of worship. Based on the submitted information, staff finds the proposed use, as described, is compatible with surrounding residential properties due to the modest scale of the congregation, indoor operations, limited hours, and on-site parking capacity.

It appears that the proposed use is generally consistent with Comprehensive Plan policy supporting community-serving institutional uses within established residential areas when appropriately scaled and supported by existing infrastructure (2050 Comprehensive Plan, page 41. Public services, utilities, and access appear adequate for the proposed use and no outdoor activity, amplified sound, or late-night operations are proposed as part of the regular schedule.

In summary, the applicant's proposed place of worship is a conditionally permitted use in the R-100 zoning district subject to SLUP approval. The proposed operation complies with the place of worship supplemental regulations of Section 4.2.44 of the Zoning Ordinance (see attached) , including meeting the three-acre minimum with frontage along an arterial road.. Based on the modest scale of operations, adequate on-site parking, limited hours, indoor activity, and lack of identified neighborhood concerns through the community meeting process, it appears that the proposal can operate without adverse impacts to adjacent properties. Therefore, based on review of Section 7.4.6 (SLUP criteria), Staff recommends "*Approval*".

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments March 2026

N1. Z-26-1247920 (2026-0138) 1437 & 1453 S. Indian Creek Drive:

South Indian Creek is classified as a “Collector” road. All interior streets are to be private, designed to local street standards. Verify there is enough parking provided interior to the site for residents and guests. South Indian Creek Road is classified as a collector road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limit. All poles and other obstructions must be relocated out of the multi-use path.

N2. Z-26-1247923 (2026-0139) 3003 Chamblee-Tucker Road; 2936 Mercer University Drive:

All interior streets must be private. Mercer University Drive is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). The requirements are for the entire frontage unless a variance is sought. All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path. The access entrance requires reworking due to possible driver confusion and impact to Mercer University Drive. Eliminate the acceleration lane along Mercer University Drive. Chamblee-Tucker Road is classified as a “Minor Arterial” road. If a land development permit is required, please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot multi-use path. Requires pedestrian scale streetlights.

N3/N4/N5. Z-26-1247929 (2026-0140); SLUP-26-1247927 (026-0141); SLUP-26-1247928 (2026-0142) 3820 & 3828 North Decatur Road:

Rockbridge Road is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions (hydrant) must be relocated out of the multi-use path. Site engineer to determine if guardrail along the property is still required

N6. Z-26-1247933 (2026-0143) 2674, 2682 & 2690 Gresham Road:

All interior streets are to be private, designed to local street standards. Gresham Road is classified as a “Collector” road. Land Development permit is required. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N7/N8. Z-26-1247935 (2026-0144); SLUP-26-1247934 (2026-0145) 2111 Poplar Falls Road:

The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. Poplar Falls Road is classified as a “Local” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip and a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N9. SLUP-26-1247921 (2026-0146) 1313 & 1303 Lithonia-Industrial Boulevard:

Lithonia-Industrial Boulevard is classified as a “Minor Arterial” road. Not enough information to properly review. Access points were set based on the Lithonia Industrial Blvd Road Plans. Applicant does not show interior routes on plans. Streetlights will be required on Lithonia-Industrial Boulevard.

N10. Z-26-1247922 (2026-0147) 6136 Shadow Rock Lane:

Shadow Rock Lane is classified as a “Local” road. The existing road infrastructure approaching this development is not sufficient to support the implementation of the development. The entire right of way width of the corridor is 20 feet wide with a +/- 8-foot road/driveway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N11. SLUP-26-1247926 (2026-0148) 4031 Rainbow Drive:

Rainbow Drive is classified as a “Minor Arterial” road. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements based on speed limits. All poles and other obstructions must be relocated out of the multi-use path.

N12. SLUP-26-1247930 (2026-0149) 1890 Week Kirk Road:

Week Kirk is classified as a “Local” road. No comments

N13/N14. LP-26-1247932 (2026-0150); Z-26-1247931 (2026-0151) 1680, 1690, & 1700 Henrico Road:

Henrico Road is classified as a “Collector” road. Please refer to the zoning and land development requirements of Tier 5 of the Bouldercrest Overlay District, Tier 4A within the Soapstone Historic district for development requirements. Concerned about the encroachment of residential into the industrial area and the conflict (truck traffic/noise) that may develop. The two properties on either side of this development are active industrial properties. While overlay infrastructure standards apply. Where silent the Zoning and Land Development Codes are enforced, in respective order. Site plan needs work. At a minimum, the requirements are as follows: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Prefer internal streets to be private. If public, the internal streets require a right of way dedication of 55 feet (total) OR such that all public infrastructure is within right of way, whichever greater. Requires 24 feet of pavement with curb and gutter. Requires 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Internal roundabout must be one-lane, one direction. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR **(PREFERRED)** a 10-foot landscape strip with a 10-foot multi-use path. At least 5 feet of the landscape strip must lie between the back of curb and the multi-use path or sidewalk. All intersections must meet AASHTO sight distance requirements based on speed limits. Concerned about entrance location based on horizontal and vertical curves along the site. All poles and other obstructions must be relocated out of the multi-use path.



Thursday, January 29, 2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

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

1/29/2026

N7-2026-0144 Z-26-1247935
2111 Poplar Falls Road, Lithonia, Ga 30058

- See general comments.

N8-2026-0145 SLUP-26-1247934
2111 Poplar Falls Road, Lithonia, Ga 30058

- SLUP- Senior Housing. See general comments.

N9-2026-0146 SLUP-26-1247921
1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058

- SLUP. See general comments.

N10-2026-0147 Z-26-1247922
6136 Shadow Roack Lane, Lithonia, Ga 30058

- DeKalb County Health Regulations prohibits use of on-site sewage disposal systems for multiple dwellings. Triplex will need to be on sewer.

N11-2026-0148 SLUP-26-1247926
4031 Rainbow Drive, Decatur, GA 30034

- SLUP. See general comments.

N12-2026-0149 SLUP-26-1247930
1890 Wee Kirk Road, Atlanta, GA 30316

- SLUP. Childcare Institution. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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.

Case # and Address/Parcel: _____

- **Transportation/Access/Row**

- **Stormwater Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – **ROADS & DRAINAGE** - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percentage of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS: _____

Signature: _____ *Akin Akinsola*

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jrcid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dckalbcountyga.gov

PUBLIC WORKS - TRAFFIC ENGINEERING - ZONING COMMENTS FORM

Case No.: SLUP-26-1247926 Parcel ID#: 15 125 05 015

Address: 4031 Rainbow Drive, Decatur 30034

Adjacent Roadway(s):

Classification:

Capacity (TPD): Latest Count (TPD): Hourly Capacity (VPH): Peak Hour Volume (VPH): Existing number of traffic lanes: Proposed number of traffic lanes: Proposed right-of-way width: (repeated for two columns)

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of traffic (latest edition 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: Did not see any traffic engineering concerns at this time.

Signature: Gray White

DEPARTMENT OF PLANNING & SUSTAINABILITY

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

PUBLIC WORKS – WATER & SEWER - ZONING COMMENTS FORM

Case No.: _____ Parcel ID#: _____

Address: _____

WATER:

Size of existing water main: _____ adequate _____ inadequate _____

Distance of property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property? Yes _____ No _____ If no, distance to nearest line: _____

Water Treatment Facility: _____ Adequate? Yes _____ No _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS: _____

Signature: _____



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: 404-322-0784 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: 404-351-1426 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): _____

Existing Zoning District(s): R-100 Proposed Zoning District(s): _____

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): _____

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 12-14-2025
Applicant/Agent Signature Date

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 Reeves
Name of Agent or Representative(s)

to file an application on my/our behalf.

[Signature]
Notary Public

Yvonne Reeves 12-14-2025
Owner Date



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

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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:

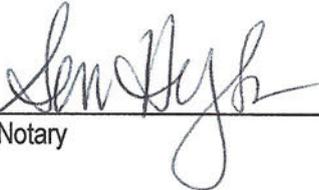
***Notary seal not needed if answer is "No"**

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

 12-14-2025

Signature of Applicant Date

Check one: Owner Agent



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

Expiration Date/ Seal

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 zone 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 questions 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.



Special Land Use Permit Application Community Meeting

Monday, December 1, 2025

6:30 pm

Sign-in Sheet

Print Name	Sign Name
Clarence Greene	Clarence Greene
Wendell Roberts	Wendell Roberts
Sis. Janice Alford	Janice Alford
Rev. Denson Alford Pastor	Denson Alford
TELYE J. COLLINS	Telye J. Collins
Frederick Hopson	Frederick Hopson
Ethel Greene	Ethel Greene
Tommy Traws	South Detroit Coalition
W. L. Welch	William L. Welch
PASTOR, KENNETH NELSON	Kenneth Nelson
Patricia Hood	Patricia Hood
Denetta Alford	Denetta Alford
Brielle Alford	Brielle Alford
Lori Hicks	Lori Hicks



Special Land Use Permit Application Community Meeting

Monday, December 1, 2025

6:30 pm

Sign-in Sheet

Print Name	Sign Name
C.O. Adams, Jr	C.O. Adams, Jr.
Glenn Brown	Glenn Brown
PAT May	Pat May
DeJa McCord	DeJa McCord
Johnny Toney	Johnny Toney
Kisha Pope	Kisha Pope
Cordellia Tullman	Cordellia Tullman
Shundarius Mason	Shundarius Mason
Melissa Pope	Melissa Pope
Terry McClure	Terry McClure
Tony McClure	Tony McClure
Sonni Jackson	Sonni Jackson
Yvonne Reeves	Yvonne Reeves

**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

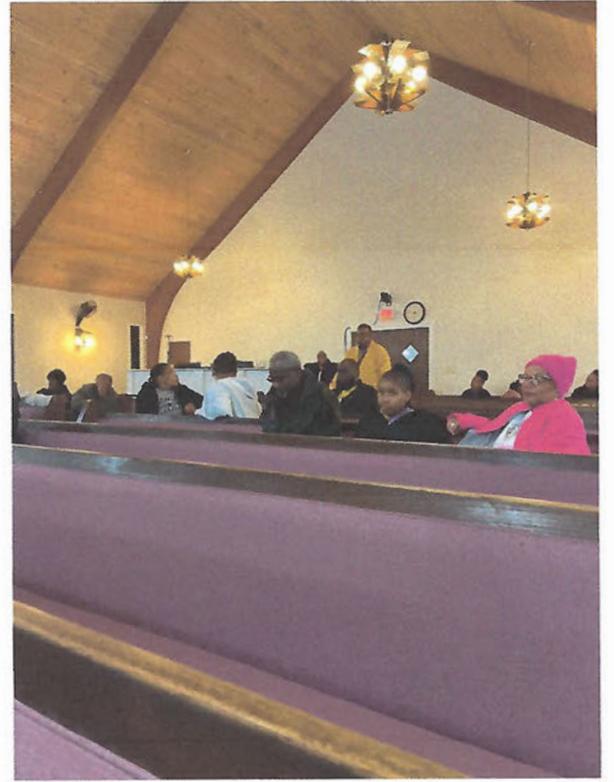
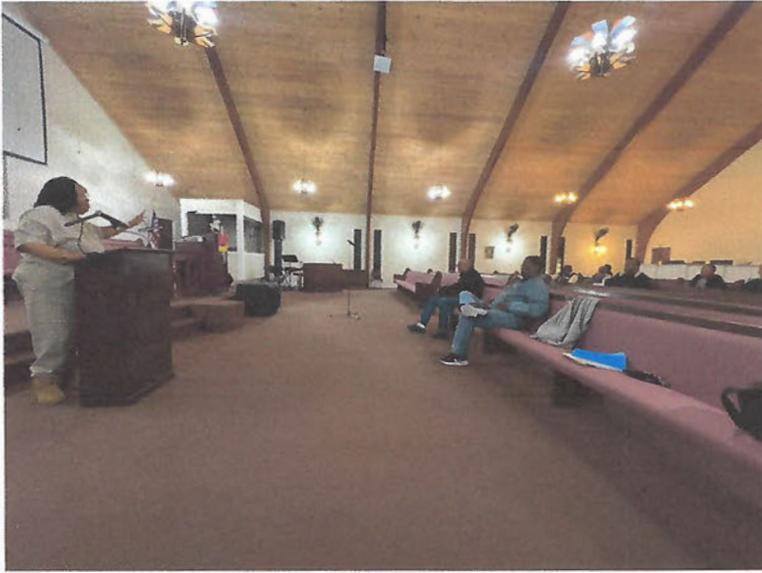
Introduction of Greater Stanton Grove Missionary Baptist Church

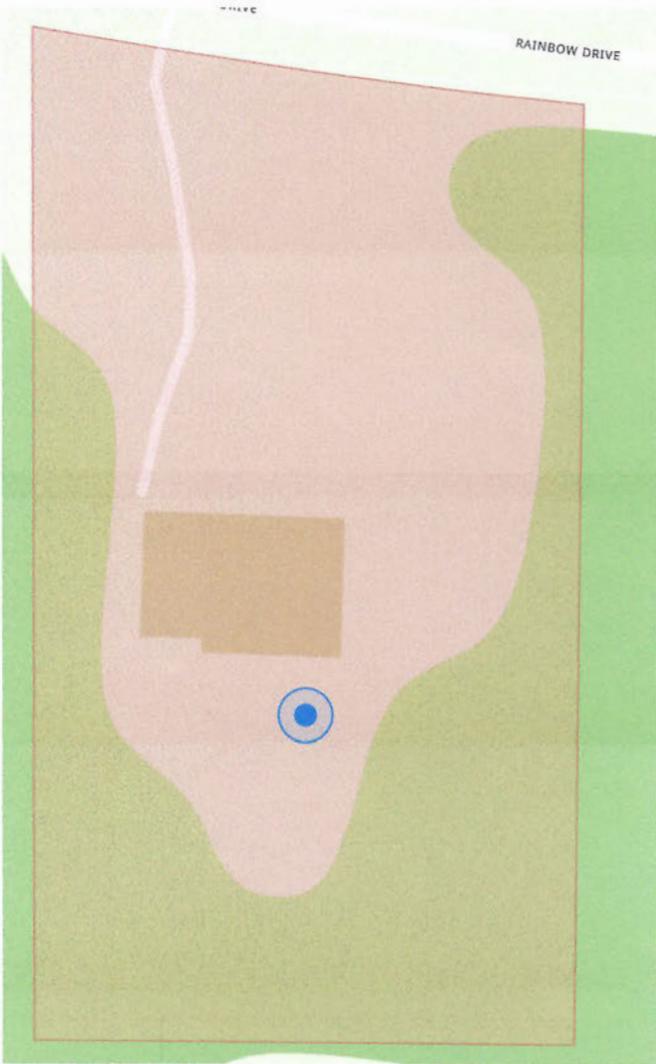
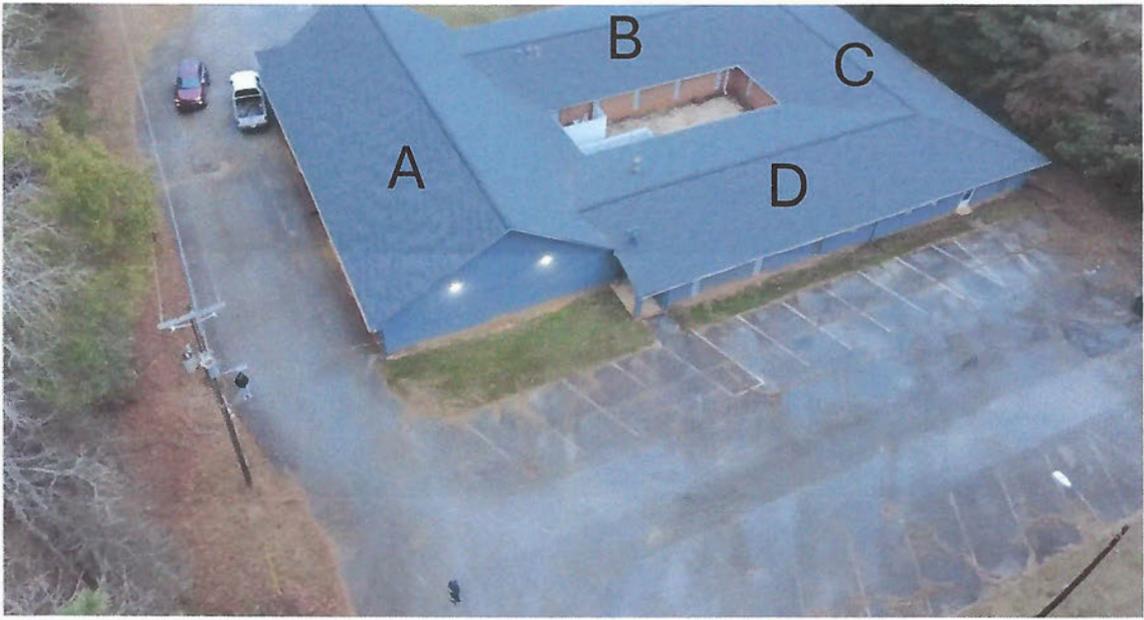
Overview of the SLUP Request

Impact Considerations

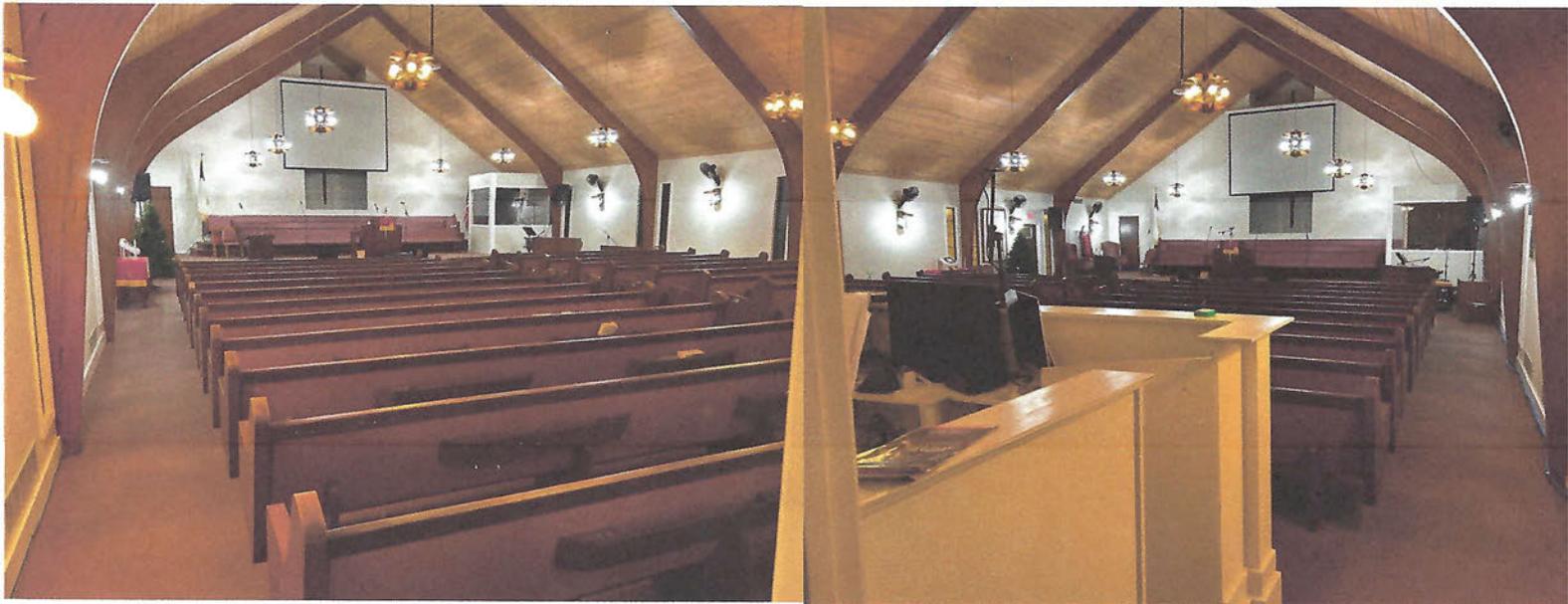
Question & Answer Session

Closing Remarks





A





Front entry



Front entry

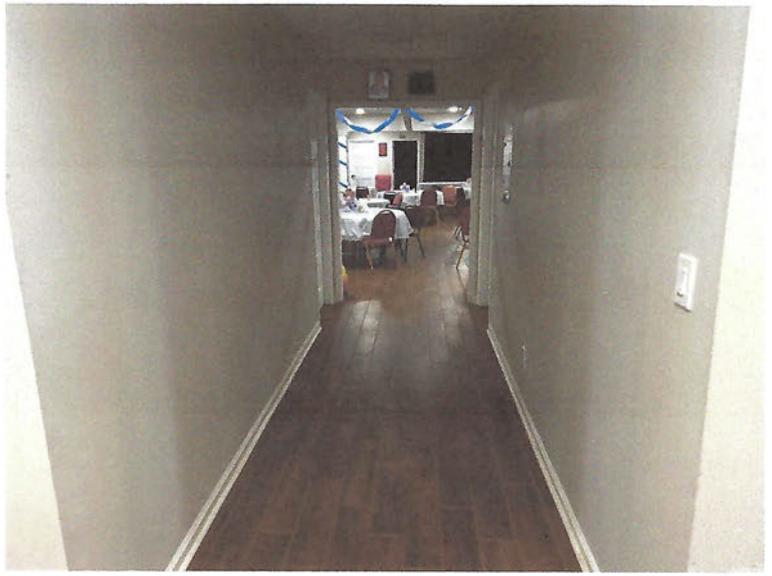


Hall alongside of
sanctuary

B



C



D

