



**DeKalb County Department of Planning & Sustainability**

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

**Decatur, GA 30030**

**(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: September 6, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** SLUP-18-1235088 **Agenda #:** N. 22

**Location/Address:** 1904 South Stone Mountain-Lithonia Road **Commission District:** 5 **Super District:** 7

**Parcel ID(s):** 16-093-05-004

**Request:** A Special Land Use Permit for a 9,160 square foot gymnasium addition to an existing place of worship in an R-100 (Residential-Medium Lot - 100) district.

**Property Owner(s):** Medhanealem Eritrean Orthodox Church

**Applicant/Agent:** Walter A. Collins

**Acreage:** 2.55

**Existing Land Use:** The Medhanealem Eritrean Orthodox Church

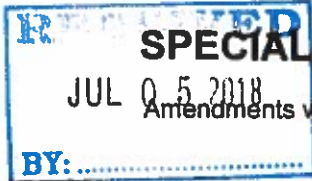
**Surrounding Properties:** To the north and northwest: railroad tracks and Holt Road R-O-W; to the northeast and east, Redan Elementary School; to the southeast (across S. Stone Mt. Lithonia Rd.): a cemetery; to the south and southwest (across S. Stone Mt. Lithonia Rd.): Kingdom Scholars Academy and a shopping center; to the west: Parex construction company.

**Adjacent Zoning:** **North:** R-100 **South:** R-100 and O-I **East:** R-100 **West:** M **Northeast:** R-100  
**Northwest:** M **Southeast:** R-100 **Southwest:** O-I

**Comprehensive Plan:** NC (Neighborhood Commercial) Consistency not applicable to a SLUP.

<b>Proposed Density:</b> Not applicable	<b>Existing Density:</b> Not applicable
<b>Proposed Square Ft.:</b> 14,893 s.f.	<b>Existing Square Feet:</b> 5,733 s.f.
<b>Proposed Lot Coverage:</b> Information not provided.	<b>Existing Lot Coverage:</b> Information not provided.

DEPARTMENT OF PLANNING & SUSTAINABILITY



SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: BY: \_\_\_\_\_ Application No.: SLUP-18-1235088

APPLICANT NAME: Walter A Collins [Project Engineer]

Daytime Phone #: 706 444 7551 (O) 404 502 1233 (C) Fax #: 706 444 7768

Mailing Address: 5094 Island Creek Church Road, Sparta, Georgia 31087

E-mail: collinsw@bellsouth.net

OWNER NAME: Medhanealem Eritrean Orthodox Church [Solomon Asmerson - Chairman, Building Committee]  
(If more than one owner, attach contact information for each owner)

Daytime Phone #: [770] 375 9753 Fax #: [770] 925 0351

Mailing Address: 1115 Morgan Garner Drive, Liburn, Georgia 30047

E-mail: solasmerom@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1904 South Stone Mountain-Lithonia Road

Lithonia, DeKalb County, GA, 30058

District(s): 16th Land Lot(s): 93 Block(s): 05 Parcel(s): 004

Acreage or Square Feet: 2.55 Acres Commission District(s): 5 2.7 Existing Zoning: R-100

Proposed Special Land Use (SLUP): Same as existing [Church]. Proposal is to erect an additional building

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

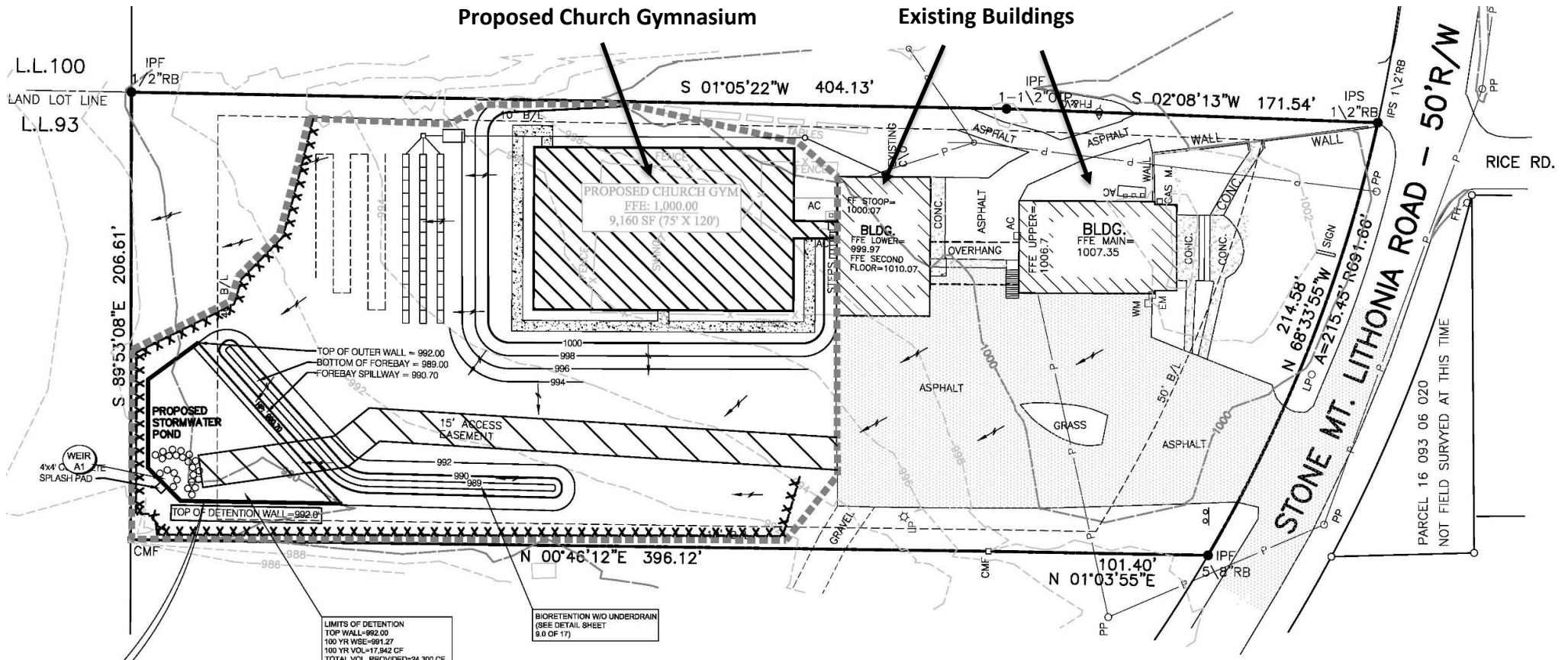
Owner: \_\_\_\_\_ Agent:  Signature of Applicant: Walter Collins  
(Check One)

Printed Name of Applicant: Walter A Collins

Notary Signature and Seal:

Aja N. Wilson





LIMITS OF DETENTION  
 TOP WALL=992.00  
 100 YR WSE=991.27  
 100 YR VOL=17,842 CF  
 TOTAL VOL. PROVIDED=24,300 CF

BIORETENTION W/O UNDERDRAIN  
 (SEE DETAIL SHEET  
 8.0 OF 17)

NOTE:  
 BUILDING PERMIT APPLICATION IS REQUIRED FOR  
 RETAINING WALLS. SHOWING DETAILS OF RETAINING  
 WALL AND BOTH DESIGN AND PROVIDED  
 CALCULATIONS OF FACTORS OF SAFETY FOR:  
 SLIDING, BEARING CAPACITY, AND OVERTURNING, ANY  
 ASSUMPTIONS, DESIGN LOADS, PASSIVE EARTH  
 PRESSURE, ACTIVE EARTH PRESSURE, BACKFILL  
 MATERIALS DESCRIPTION.

PARCEL 16 093 05 003  
 PAREX INC.  
 4125 E LA PALMA AVE STE 250  
 ANAHEIM CA. 92807  
 DB.15439 PG.241  
 ZONED: M

PARCEL 16 093 06 020  
 NOT FIELD SURVEYED AT THIS TIME

