



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Agenda Item

**File #:** 2018-2448

9/25/2018

**File Status:** Preliminary Item

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 & 7

**N21 Walter Collins SLUP-18-1235088**

**PETITION NO:** SLUP-18-1235088

**PROPOSED USE:** Expansion of a Place of Worship

**LOCATION:** 1904 South Stone Mountain Lithonia Road

**PARCEL NO.:** 16-093-05-004

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

A Special Land Use Permit for a 9,000 square foot gymnasium addition to an existing place of worship in an R-100 (Residential-Medium Lot - 100) district, in accordance with Chapter 27, Article 4, Table 4.1. - Use Table of the DeKalb County Code. The property is located on the north side of South Stone Mountain Lithonia Road, approximately 757 feet east of Shadow Rock Drive at 1904 South Stone Mountain Lithonia Road, Lithonia. The property has approximately 225 feet of frontage on South Stone Mountain Lithonia Road and contains 2.55 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** APPROVAL

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS.

**PLANNING STAFF:** APPROVAL WITH CONDITIONS.

**STAFF ANALYSIS:** The proposal is consistent with the policies of the 2035 Comprehensive Plan. It would allow an existing place of worship to thrive and to provide activity space for members of the Church and the surrounding community. The current use of the property for a place of worship is compatible with other properties and land uses in the surrounding area, as well as adjoining land uses, which are a school on one side, a light industrial plant on the other, and railroad tracks to the rear of the property. The proposed expansion would not change the use of the property nor make it incompatible surrounding properties and land uses. Based

on comments by the County Division of Transportation and the County Division of Traffic Engineering, there is sufficient traffic carrying capacity for the proposed use, and it is not expected to create congestion on the surrounding street system. Use of the proposed gymnasium is not expected to create adverse impacts upon any adjoining land use due to its hours or manner of operation. Therefore, the Department of Planning and Sustainability recommends "Approval with the following conditions":

**COMMISSION VOTE: Approval with Conditions, 8-0-0.** P. Womack, Jr. moved & A. Atkins seconded for approval with conditions as recommended by Staff.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 7-0-2.** The majority of the Community Council Board members present at the meeting concluded that the expansion is suitable.

### **Recommended Conditions**

SLUP-18-1235088

Special Land Use Permit for Expansion of a Place of Worship

1. The Special Land Use Permit shall be issued to the Medhanealem Eritrean Orthodox Church, for a place of worship and an accessory gymnasium, and shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. The proposed gymnasium shall be constructed in a manner consistent with the site plan titled, "Site Plan for Medhanealem Eritrean Orthodox Church", prepared by Patrick and Associates, dated 1/5/2018.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 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. 21

**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 9,000 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 the 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: the 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) **Consistent** ☒ **Inconsistent** ☐

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

### **PROJECT ANALYSIS**

The Special Land Use Permit is requested by the Medhanealem Eritrean Orthodox Church ("the Church") to allow construction of a 9,000 square foot, 26.25-foot high gymnasium. The existing Church appears to have been constructed prior to the requirement that a place of worship in a single-family residential zoning district must obtain a Special Land Use Permit. In addition, it appears to pre-date the adoption of supplemental regulations for places of worship. Two buildings are currently used by the congregation: the main building, located at the front of the property, and a detached, 2,688 square foot auxiliary building to the rear of the main building. The

gymnasium is proposed to be constructed on grassed open space that is now being used for the church playground. It would be connected to the rear of the auxiliary building by an enclosed corridor. Pre-coated metal panels are proposed as an exterior building material.

The subject property fronts on South Stone Mountain-Lithonia Road, a minor arterial. There is currently no sidewalk along the front of the subject property nor along the adjoining property to the west, although a sidewalk is located on the front of the Redan Elementary School, to the east.

**Compliance with District Standards:**

R-100 STANDARD		REQUIRED/ALLOWED	PROPOSED/PROVIDED	COMPLIANCE
YARD SETBACKS	FRONT	Min. 40 ft.	65 ft.	Yes
	CORNER LOT SIDE	Not applicable	Not applicable	Not applicable
	INTERIOR SIDE	Min. 10 ft.	East side: 40 ft. West side: 120 ft.	Yes
	REAR	Min. 40 ft.	325 ft.	Yes
HEIGHT		Max. 35 ft.	26.25 ft.	Yes
PARKING		(If the proposed addition is used as the largest gathering space): Min. 1 space per 40 s.f.= 225 spaces;  Max. 1 space per 20 s.f. = 450 spaces	Information not provided	Information not provided
LOT COVERAGE		Max. 35%	Information not provided	Information not provided
BUILDING FORM AND DESIGN		Façade walls cannot be longer than 40 ft. without projections and recesses.	Gymnasium is designed with flat façade walls.	The building design must comply or an administrative waiver from this requirement must be granted.
<b>SUPPLEMENTAL REGULATIONS</b>				
MIN. LOT AREA & FRONTAGE		3 acres & 100 ft. along public street	2.55 acres & 225 feet	Lot complies with min. frontage; existing acreage appears to be legally non-conforming.
DISTANCE OF PROPOSED ADDITION FROM ADJOINING ZONING DISTRICT		Residential: 50 ft.; Non-residential: 20 ft.	East side (residential): 40 ft.; West side (non-residential): 120 ft.	The building must comply or variances will be necessary.
SETBACK FROM ANY R-0-W		Front yard setback (min. 40 ft.)	65 ft.	Yes

SUPPLEMENTAL REGULATIONS			
PARKING AREAS & DRIVEWAYS	20 ft. from any property line w/ screen of 6 ft. fence or vegetation	Existing parking area and driveway are 20 ft. from west property line; no new parking areas or driveways are proposed; lack of screen is legally non-conforming.	Yes
STREET CLASSIFICATION	Must be located on thoroughfare or arterial	Located on a minor arterial.	Yes
USES OPERATED BY PLACE OF WORSHIP	Uses not defined as part of place of worship must comply with applicable regulations.	A gymnasium (i.e., an indoor recreation facility) is an authorized accessory use to a place of worship.	Yes

#### LAND USE AND ZONING ANALYSIS

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

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**  
The size of the subject property is adequate for the contemplated use. As depicted on the site plan, the property will accommodate the proposed building addition without encroachment into required yard setbacks or exceeding the maximum allowed lot coverage. The addition will not increase the required number of off-street parking spaces or affect circulation within the existing parking lot. After construction of the addition, the site will comply with applicable requirements of the R-100 district. It would not comply with the requirement in the supplemental regulations for a distance buffer from the adjoining residentially-zoned property to the east, as discussed in paragraph Q.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The current use of the property for a place of worship is compatible with other properties and land uses in the surrounding area. The proposed expansion would not change the use of the property nor make it incompatible surrounding properties and land uses.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** Public services, public facilities, and utilities appear to be adequate to serve the existing place of worship, and there is no indication that the proposed gymnasium will generate increased demands on the public infrastructure to the extent that it would become inadequate.
- 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:** It is possible that the gymnasium would allow the Church to program events and gatherings that could generate more traffic than what is currently generated by the Church. Based on

comments by the County Division of Transportation and the County Division of Traffic Engineering, there is sufficient traffic carrying capacity for the proposed use, and it is not expected to create congestion on the surrounding street system.

- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** Except for an occasional service vehicle, the Church currently generates traffic comprised of passenger cars. The proposed gymnasium is not expected to change the character of vehicles currently generated by the Church. The volume of traffic resulting from the proposed gymnasium is not expected to adversely affect land uses along access routes to the site because it is expected to be absorbed by South Stone Mountain-Lithonia Road.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** Ingress and egress is currently provided by a 50-foot wide driveway that connects South Stone Mountain-Lithonia Road to the Church's parking lot, and appears to be satisfactory. Users of the proposed gymnasium would use the existing parking lot and are not expected to affect circulation within it. Pedestrian access to the property could be improved with a sidewalk across the frontage of the property that connects with the sidewalk in front of the Redan School.
- 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:** Any noise generated by the proposed gymnasium is not expected to negatively affect adjoining land uses, which are a school on one side, a light industrial plant on the other, and railroad tracks to the rear of the property.
- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The proposed use is not expected to create adverse impacts upon any adjoining land use due to its hours of operation.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** The proposed use is not expected to create adverse impacts upon any adjoining land use due to its manner of operation as a recreational and social gathering facility.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** After construction of the addition, the site will comply with applicable requirements of the R-100 district.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposal is consistent with the policies of the 2035 Comprehensive Plan. It would allow an existing place of worship to thrive and to provide activity space for members of the Church and the surrounding community.
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** The plan does not comply with the required distance buffer from an adjoining residentially-zoned property. However, It should be noted that the adjoining property to the east, while zoned R-100, is used for the Redan Elementary School, whereas the apparent intent of the regulation is to buffer a residence from a place of worship.
- M. Whether or not there is adequate provision of refuse and service areas:** No changes in the existing refuse and services areas appear to be necessary.

- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** Because the proposed use of the site is suitable, there is no reason to limit its duration.
- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** The proposed building would be 28.5 feet in height, would be located at the rear of the property, and would be a considerable distance from the buildings on the adjoining properties to the east and west. For these reasons, the size and scale of the proposed building is appropriate. The building does not comply with the requirement that the façade walls be no longer than 40 feet without recesses and projections. The flat façade planes of the building could create the impression of undesirable massiveness.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The proposed gymnasium would not comply with the requirement in the supplemental regulations for a distance buffer from the adjoining residentially-zoned property to the east. It would be located 40 feet from the adjoining property instead of the required 50 feet. The applicant has the option of seeking a variance from this requirement. It should be noted that the adjoining property to the east, while zoned R-100, is used for the Redan Elementary School, whereas the apparent intent of the regulation is to buffer a residence from a place of worship.
- 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 building would not create a negative shadow impact on any adjoining lot or building.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** The proposed use would be consistent with the needs of the neighborhood or of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan. The existing acreage of the lot is non-conforming by approximately .45 of an acre (approximately 19,602 square feet), but the lot is large enough to accommodate the existing Church, a parking lot, the proposed addition, recreational space, and green space, without adversely impacting land uses on adjoining properties, which are all non-residential.

**STAFF RECOMMENDATION:** APPROVAL WITH CONDITIONS

The proposal is consistent with the policies of the 2035 Comprehensive Plan. It would allow an existing place of worship to thrive and to provide activity space for members of the Church and the surrounding community. The current use of the property for a place of worship is compatible with other properties and land uses in the surrounding area, as well as adjoining land uses, which are a school on one side, a light industrial plant on the other, and railroad tracks to the rear of the property. The proposed expansion would not change the use of the property nor make it incompatible surrounding properties and land uses. Based on comments by the County Division of Transportation and the County Division of Traffic Engineering, there is sufficient traffic carrying capacity for the proposed use, and it is not expected to create congestion on the surrounding street system. Use of the proposed gymnasium is not expected to create adverse impacts upon any adjoining land use due to its hours or manner of operation.

Therefore, the Department of Planning and Sustainability recommends “Approval” with the following conditions:

1. The Special Land Use Permit shall be issued to the Medhanealem Eritrean Orthodox Church, for a place of worship and an accessory gymnasium, and shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.
2. The proposed gymnasium shall be constructed in a manner consistent with the site plan titled, “Site Plan for Medhanealem Eritrean Orthodox Church”, prepared by Patrick and Associates, dated 1/5/2018.
3. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

**Attachments:**

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

## NEXT STEPS

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

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

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



## 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 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. The site is not indicated as a stormwater hotspot.

- **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 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. State water buffer may exist. 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.

**From:** Keeter, Patrece

**Sent:** Monday, August 13, 2018 12:01 PM

**To:** Hill, LaSondra <[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)>

**Cc:** Alexander, Michelle M. <[mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov)>

**Subject:** RE: Request for Inter-Departmental Comments

N22. S. Stone Mountain Lithonia Road is a minor arterial. Add sidewalks and street lights behind sidewalks and within right of way along property frontage and dedicate 40 feet of right of way from centerline.



# DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANN@DEKALBCOUNTYGA.GOV](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

## COMMENTS FORM: **PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-18-1235088 Parcel I.D. #: 116-093, 05-004

Address: 1904 South Stone Mtn.-Lithonia Rd.  
Lithonia, Ga. 30058

### Adjacent Roadway (s):

_____	_____
(classification)	(classification)

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

Please provide additional information relating to the following statement.

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

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

### COMMENTS:

Did not see any traffic engineering concerns at this time.

Signature: \_\_\_\_\_

## DEKALB COUNTY



## Board of Health

8/24/2018

To: Ms. Madolyn Spann, Planning Manager  
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.

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

DeKalb County Board of Health

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/24/2018

N.21

Z-18-1235087/16-166-01-004

2018 Rock Chapel Road

☐ Amendment

- Please review general comments.
- Indictions filed in DCBOH system that an septic system is currently installed on this property as of 08/12/2003.

→ N.22

SLUP-18-1235088//16-093-05-004

1904 South Stone Mountain-Lithoni Road

☐ Amendment

- Please see general comments.

N.23

2018-2451/Z-18-1235091/16-191-03-007 & 15-191-03-008

1753 and 1727 Stephenson Road, Lithonia, Ga

☐ Amendment

- Please review general comments.
- Indictions filed in DCBOH system that an septic system is currently installed on this property 1753 Stephenson as of 12/03/1984 .

N.24

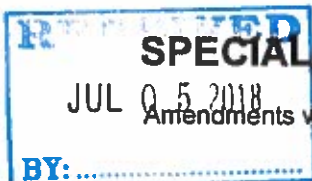
SLUP-18-1235179/18 091 01 022 & 18 091 01 029

6158 & 6166 Memeorial Drive, Stone Mountain, Ga

☐ Amendment

- Please review general comments.
- Indictions filed in DCBOH system that an septic system is currently installed on this property 6158 Memorial Drive as of 09-27-1967 .
- Additional Notes: Received from Rezone Adminstration- It is a comparision to case: LP-18-1235115 & Z-18-1235061.

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 Asmeron - 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

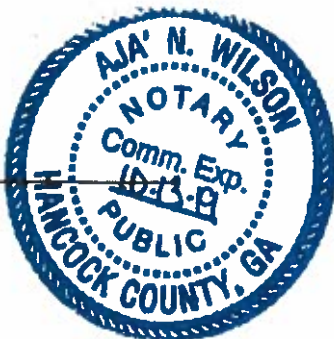
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

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

Printed Name of Applicant: Walter A Collins

Notary Signature and Seal:

Aja N. Wilson



Checklist Item Number 2

# **PRE-SUBMITTAL COMMUNITY MEETING**

## **PRE-SUBMITTAL COMMUNITY MEETING**

On 11 June 2018, I mailed flyers to surrounding neighborhood residents and Homeowners Associations [See Attachment 2A - Flyers] See Attachment 2B for the names and addresses of residents and Homeowners Associations I mailed Flyer to.

The Community Meeting was held on June 27, 2018 at the Medhanealem Eritean Orthodox Church. No one except myself and Church Officials attended the meeting. [See Attachment 2C - Sign - In Sheet]. We received no reply from the Homeowners Association we sent the Flyer to.

Notice Date: 11 June 2018

# PUBLIC NOTICE

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To

## Request for a Special Land Use Permit

Filed by: Medhanealem Eritrean Orthodox Church  
Located at: 1904 South Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Current Use: Church

Proposed Use of Addition: Recreational Gymnasium [Basketball]

Hours of Operations:

Current: Saturday: 5:00PM - 6:00PM → Evening Prayer

6:00PM - 8:00PM → Bible Study

Sunday: 9:00AM → Morning Prayer

10:00AM → Divine Liturgy

Proposed: [Gymnasium → After School - Schedule is presently undefined]

Capacity: No Change

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:

Medhanealem Eritrean Orthodox Church

LOCATION:

1904 South Stone Mountain Lithonia Road

Lithonia, Georgia 30058

DATE & TIME: June 27th, 2018 at 6:00PM

# ADDRESSES FOR THE CHURCH MEETING

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Redan Elementary School  
1914 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Parex, Inc.  
1870 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Redan United Methodist Church  
1845 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Redan Methodist Church  
1847 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Prosperity Leasing Management  
1869 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

June M Sutton  
1893 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Stephan B Isom  
591 Rice Road  
Lithonia, Georgia 30058

William C. Moore  
1601 Rice Road  
Lithonia, Georgia 30058

Miller Holding and Investment  
1641 Rice Road  
Lithonia, Georgia 30058

Fairfield Baptist Church  
1610 Rice Road  
Lithonia, Georgia 30058

Summit Crossing at Redan, LLC  
1879 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

**Attachment 2B**

Stone Mountain Lithonia Land Trust  
1903 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Van Jennings  
1609 Rice Road  
Lithonia, Georgia 30058

Summit Crossing at Redan, LLC  
1893 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

Miller Holding and Investment  
1614 Rice Road  
Lithonia, Georgia 30058

Fairfield Baptist Church  
1610 Rice Road  
Lithonia, Georgia 30058

Walter H Sheppard  
1604 Phillip Road  
Lithonia, Georgia 30058

Althea McDonald  
193 S. Stone Mountain Lithonia Road  
Lithonia, Georgia 30058

TDR Investor, LLC  
6200 Holt Road  
Lithonia, Georgia 30058

Sylvia Najera  
6229 Dogwood Trail  
Lithonia, Georgia 30058

Jasmel & Karen Ryans  
6235 Dogwood Trail  
Lithonia, Georgia 30058

Sheldon Holkaday  
6242 Dogwood Trail  
Lithonia, Georgia 30058

Jacqueline Bach  
6236 Dogwood Trail  
Lithonia, Georgia 30058

**Attachment 2B**

Anthony Dotson  
6230 Dogwood Trail  
Lithonia, Georgia 30058

Lloyd A Hamilton  
6162 Holt Road  
Lithonia, Georgia 30058

Mary Pate Lanier  
6154 Holt Road  
Lithonia, Georgia 30058

Marlon Archer  
6154 Holt Road  
Lithonia, Georgia 30058

Mary Pate Lanier  
6144 Holt Road  
Lithonia, Georgia 30058

Harbour Portfolio VII, LP  
6134 Holt Road  
Lithonia, Georgia 30058

Betty & Allen Jackson  
6462 Shadow Rock Drive  
Lithonia, Georgia 30058

## HOMEOWNERS ASSOCIATIONS

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Shadow Rock Lake, HOA  
971 Shadow Lake Drive  
Lithonia, Georgia 30058

Cove Lake Homeowners Association  
2399 Lake Cove Courts  
Lithonia, Georgia 30038

# MEETING SIGN-IN SHEET

Project: Erect a Recreational Gymnasium

Meeting Date: June 27, 2018

Facilitators: Solomon Asmerson [Church Representative] & Walter Collins [Project Engineer]

Location: 1904 S. Stone Mountain Lithonia Road, Lithonia, GA

#	Name	Address	Phone No.	E-Mail Address
1	Abraham Asmerson	3249 S. Pointe Ct. Atlanta, GA 30340	404-439-4204	abe@athrun.com
2	Fr. G. Michael Yohannes	4013 Scenic Mountain Dr. Snellville, GA 30039	678-464-1068	frgyohannes@yahoo.com
3	Solomon Asmerson	1115 MORGAN GARRETT DR LILBURN, GA 30047	770-310-5078	SOLASMERON@GMAIL.COM
4	ISAYAS ASIER	1870 Lisa Springs Dr Snellville GA 30078	(404) 569-5512	Isayas Asier
5	Walter Collins	5094 Island Creek Church Rd, Sparto, GA	(706) 444-7551	Collinsw@bellsouth.net
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7				
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9				
10				
11				
12	Attachment 2C			

## LETTER OF APPLICATION

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This **Letter of Application** is for permitting the erection of a Recreational Gymnasium as part of an existing Religious compound that houses the **Medhanealem Eritrean Orthodox Church**. The following is a list of changes that will be caused by this Project:

1. **Proposed Zoning Classification:** The present zoning classification of this property is C-1 and the zoning classification will NOT change and will remain C-1.
2. **Reason for Rezoning or Special Use:** The zoning classification will not change. This is a **Special Land Use Permit** request because the physical plant is being increased [adding Recreational Gymnasium] which requires an evaluation and analysis to ensure that, with the erection of the Gym, all Federal, State, and County [DeKalb County] codes, ordinances, and regulations are complied with.
3. **Existing and Proposed Use of the Property:** The primary use of the property will not change, The added facility will improve the physical, mental and spiritual well being of the congregation.
4. **Detailed Characteristics of the Proposed Use:** The new Recreational Gymnasium will be 75 feet wide and 120 long [9,000 square feet] with a 8-foot wide by 20-foot long corridor connecting the Gymnasium to an existing building. The roof eve height is 20 feet and the ridge height is 26 feet; 3 inches. The Recreational Gymnasium is considered to be one unit with no mixed unit types. the new Recreational Gymnasium will have no employees. The hours of operation is presently undetermined but generally after school and weekends.
5. **Statement of Conditions:** There has been no input from the neighborhood or community. No one from these entities came to the Community Meeting after being invited.

Generally speaking, the erection of this Recreational Gymnasium will have a positive impact on the neighborhood and community.

Checklist Item Number 3C2

# IMPACT ANALYSIS

Letter	Answer	Checklist Item
A	<u>Yes</u>	Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking and all other applicable requirements of the zoning district in which the use is proposed to be located.
B	<u>Yes</u>	Compatible of the proposed use with adjacent properties and land use and other properties and land uses in the district.
C	<u>Yes</u>	Adequacy of public services, public facilities and utilities to serve the use contemplated.
D	<u>Yes</u>	Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
E	<u>No</u>	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	<u>Yes</u>	Ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular references to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
G	<u>No</u>	Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor dust or vibration generated by the proposed use.
H	<u>No</u>	Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.
I	<u>No</u>	Whether or not the proposed use will create adverse impact upon any adjoining land use by reason of the manner of operation of the proposed use.
J	<u>Yes</u>	Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
K	<u>Yes</u>	Whether or not the proposed use is consistent with the policies of the comprehensive Plan.
L	<u>Yes</u>	Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district in which the use is proposed to be located.
M	<u>Yes</u>	Whether or not there is adequate provision of refuse and service areas.
N	<u>No</u>	Whether the length of time for which the special land use permit is granted should be limited in duration.
O	<u>Yes</u>	Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.
P	<u>No</u>	Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

Letter	Answer	Checklist Item
Q	<u>Yes</u>	Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
R	<u>No</u>	Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
S	<u>Yes</u>	Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole be compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan.

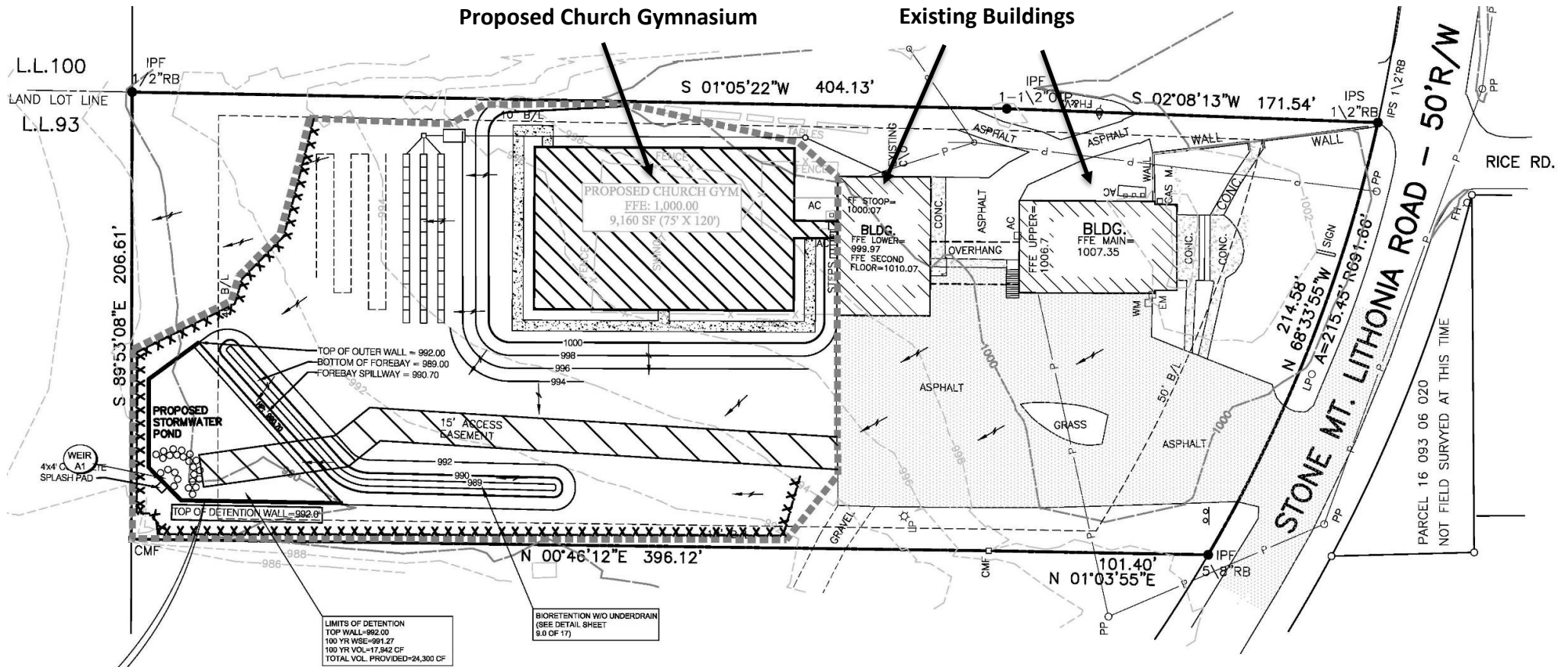
# BUILDING FORM INFORMATION

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**Reference: Article 5-Site Design and Building Form Standards of the Zoning Ordinance of DeKalb County [Georgia]**

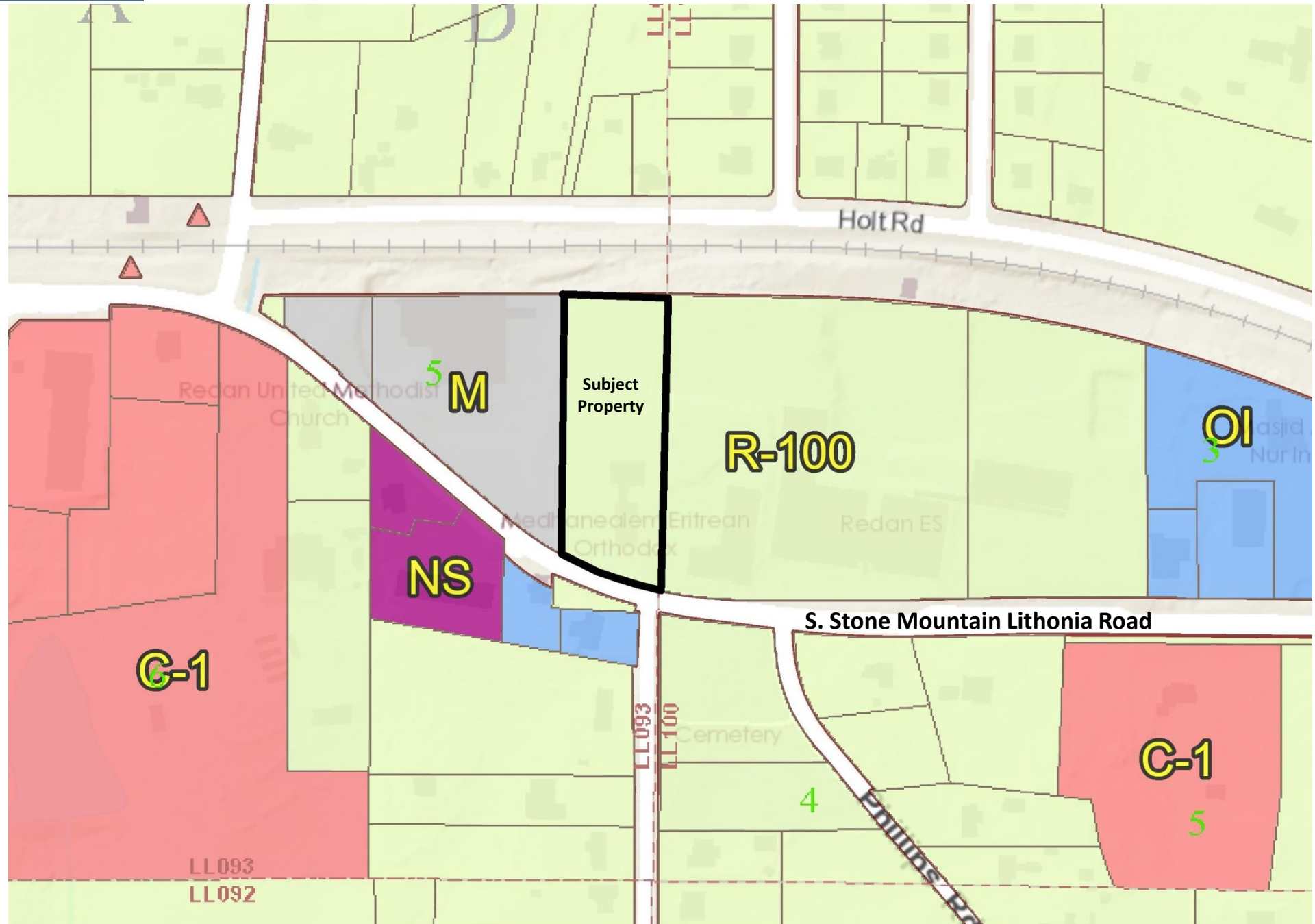
The building to be erected will be a Pre-Engineered Metal Building. The proposed building is rectangular in shape with a length of 120 feet and a width of 75 feet. The exterior siding will be pre-coated metal panels. The roof will be metal sheets with a pitch of 2:12. The exterior walls will have a height of 20 feet. The building will be similar to the industrial buildings on the adjacent property to the Northwest and similar to the Gymnasium on the **Redan Elementary School** to the East.

In General Terms, the proposed building will comply with the requirement listed in **Article 5-Site Design and Building Form Standards of the Zoning Ordinance of DeKalb County [Georgia]**. Please review the Site Plan for specific measurement and building form and characteristics.



**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







(left) Subject Property.



(right) Proposed location of new gymnasium.



New gymnasium is proposed to be located behind this structure.

Redan School  
Bus Parking Lot

(left) View of rear of subject property from adjoining property to the east.

(right) Adjoining property to the west.

