

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 04 Super District 06

**Application of The Universal Church, Inc. for a Special Land Use Permit (SLUP) to allow a place of worship in the in the Scottdale Overlay District, Tier 1 and M (Light Industrial) zoning district, at 3110 E. Ponce de Leon Avenue.**

**PETITION NO:** N2-2024-1439 SLUP-25-1247279

**PROPOSED USE:** Place of worship.

**LOCATION:** 3110 E. Ponce de Leon Avenue, Scottdale, Georgia 30079

**PARCEL NO. :** 18 009 05 003

**INFO. CONTACT:** Andrea Folgherait, Sr. Planner

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

**PURPOSE:**

Application of The Universal Church, Inc. for a Special Land Use Permit (SLUP) to allow a place of worship in the in the Scottdale Overlay District, Tier 1 and M (Light Industrial) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval w/condition.

**PLANNING COMMISSION:** Approval with conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The applicant, Universal Church, inc., is seeking to obtain a Special Land Use Permit (SLUP) to continue operations of a place of worship within the Scottdale Overlay Tier 1 and M (Industrial) zoning district. In January of 2024, the applicant was made aware through the submission of a building permit (#3146728) for a place of worship (The Universal Church) that said use required/requires a SLUP in Tier 1 of the Scottdale Overlay District per *Section 3.36.5C2h*. There is no record of an approved SLUP, and furthermore, no record of any Certificate of Occupancy (CO) having been granted for the use of the property as a place of worship, hence this request. The subject site is in a LIND (Light Industrial) Character Area. LIND Character areas consist of low intensity manufacturing uses that still preserve a buffer between more industrial areas and commercial and/or residential areas (*2050 Unified Plan, Pg. 45*). Places of worship are not typically within LIND Character Areas, however Universal Church, Inc. has been operating seven days a week (between 8 AM and 8 PM) and provides valuable community resources such as groceries, counseling, exercise classes, and other group activities daily. The building, a single-story structure with a basement totaling 9,368 square feet, is situated on a corner parcel adjacent to the DeKalb Farmers Market. Located at the intersection of a minor arterial road (Ponce de Leon) and a local residential street (Aldridge Avenue), the area features a blend of commercial and residential uses. The proposed place of worship is unlikely to negatively impact surrounding land uses. **Subject Site Review:** The applicant submitted architectural elevations and an interior floor plan; however, the surveyed site plan did not detail information to satisfy requirements *Section 3.36.10 4. Standards for Mixed Use and Nonresidential in Tier I and Tier I-NC*. The most recent site plan submitted by the Applicant on 1/13/2025 dated 9/10/2024 shows fifty-seven (57) parking spots. *Section 6.1.4 Off Street Parking Ratios for a Place of Worship* requires one (1) space for each four (4) seats in the largest assembly room. The number of seats within the assembly room was not included to Staff. Thus, the Applicant may be subject to variance(s) for off street parking, and/or other Scottdale

Overlay Tier 1 requirements depending on future development plans. Interdepartmental comments, specifically from the Transportation Department and Department of Public Health, should also be reviewed (enclosed). The proposed Place of Worship is relatively consistent with the existing uses within the zoning district and in the surrounding area, provides a transition between the more “intense” commercial uses to the south and the residential to the north. As development in the vicinity progresses, the industrial Corridor of Scottdale demands careful consideration to preserve essential community resources like Universal Church. This is particularly important as the management of density and the repurposing of vacant or underutilized parcels along Ponce de Leon intensifies, especially near single-family neighborhoods. Therefore, upon review of Section 7.3.5 (A-H) of the *Zoning Ordinance*, Staff recommends “***Approval, with the attached conditions***”.

**PLANNING COMMISSION VOTE: Approval with Conditions 9-0-0.** LaSonya Osler moved, Jana Johnson seconded for approval with two (2) conditions, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with the condition (10-0-0) that the SLUP be non-transferrable.**

**SLUP-25-1247279 (2024-1439)**  
**Recommended Conditions\_rev. 01.13.2025**  
**3110 East Ponce de Leon Avenue**  
**Scottsdale, GA 30079**

1. This SLUP shall be non-transferable.
2. Prior to obtaining a Certificate of Occupancy (CO), the Applicant must submit a site plan displaying the parking area(s) number of parking spaces (striped) to ensure the minimum required parking spaces are met per *Table 6.2 Off Street Parking Ratios*.
3. The approval of this rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.



**Planning Commission Hearing Date: January 7, 2025**  
**Board of Commissioners Hearing Date: January 23, 2025**

**STAFF ANALYSIS**

|                                |   |  |                     |          |
|--------------------------------|---|--|---------------------|----------|
| <b>Case No.:</b>               | SLUP-25-1247279   | <b>Agenda #:</b> 2024-1439                               |                     |          |
| <b>Address:</b>                | 3110 Ponce de Leon Ave., Scottdale, GA 30079  | <b>Commission District:</b> 04 <b>Super District:</b> 06 |                     |          |
| <b>Parcel ID(s):</b>           | 18-009-05-003   |  |                     |          |
| <b>Request:</b>                | Special Land Use Permit (SLUP) to allow a place of worship in the in the Scottdale Overlay District, Tier 1 and M (Light Industrial) zoning district. |  |                     |          |
| <b>Property Owner(s):</b>      | Joseph Gargiulo   |  |                     |          |
| <b>Applicant/Agent:</b>        | The Universal Church, Inc.  |  |                     |          |
| <b>Acreage:</b>                | 0.49 Acres  |  |                     |          |
| <b>Existing Land Use:</b>      | Place of Worship  |  |                     |          |
| <b>Surrounding Properties:</b> | <b>North:</b> M (Industrial) <b>East:</b> M <b>South:</b> M <b>West:</b> M-2 (Heavy Industrial)   |  |                     |          |
| <b>Comprehensive Plan:</b>     | <b>LIND (Light Industrial)</b>  | <b>Consistent</b>  | <b>Inconsistent</b> | <b>X</b> |

**Staff Recommendation: Approval with Conditions.**

The applicant, Universal Church, inc., is seeking to obtain a Special Land Use Permit (SLUP) to continue operations of a place of worship within the Scottdale Overlay Tier 1 and M (Industrial) zoning district. In January of 2024, the applicant was made aware through the submission of a building permit (#3146728) for a place of worship (The Universal Church) that said use required/requires a SLUP in Tier 1 of the Scottdale Overlay District per *Section 3.36.5C2h*. There is no record of an approved SLUP, and furthermore, no record of any Certificate of Occupancy (CO) having been granted for the use of the property as a place of worship, hence this request.

The subject site is in a LIND (Light Industrial) Character Area. LIND Character areas consist of low intensity manufacturing uses that still preserve a buffer between more industrial areas and commercial and/or residential areas (*2050 Unified Plan, Pg. 45*). Places of worship are not typically within LIND Character Areas, however Universal Church, Inc. has been operating seven days a week (between 8 AM and 8 PM) and provides valuable community resources such as groceries, counseling, exercise classes, and other group activities daily. The building, a single-story structure with a basement totaling 9,368 square feet, is situated on a corner parcel adjacent to the DeKalb Farmers Market. Located at the intersection of a minor arterial road (Ponce de Leon) and a local residential street (Aldrige Avenue), the area features a



blend of commercial and residential uses. The proposed place of worship is unlikely to negatively impact surrounding land uses.

**Subject Site Review:**

The applicant submitted architectural elevations and an interior floor plan; however, the surveyed site plan did not detail information to satisfy requirements *Section 3.36.10 4. Standards for Mixed Use and Non-residential in Tier I and Tier I-NC*. The most recent site plan submitted by the Applicant on 1/13/2025 dated 9/10/2024 shows fifty-seven (57) parking spots. *Section 6.1.4 Off Street Parking Ratios for a Place of Worship* requires one (1) space for each forty (40) square feet of floor space in the largest assembly room. This ratio was not included to Staff. Thus, the Applicant may be subject to variance(s) for off street parking, and/or other Scottsdale Overlay Tier 1 requirements depending on future development plans. Interdepartmental comments, specifically from the Transportation Department and Department of Public Health, should also be reviewed (enclosed).

The proposed Place of Worship is relatively consistent with the existing uses within the zoning district and in the surrounding area, provides a transition between the more “intense” commercial uses to the south and the residential to the north. As development in the vicinity progresses, the industrial Corridor of Scottsdale demands careful consideration to preserve essential community resources like Universal Church. This is particularly important as the management of density and the repurposing of vacant or underutilized parcels along Ponce de Leon intensifies, especially near single-family neighborhoods. Therefore, upon review of Section 7.3.5 (A-H) of the *Zoning Ordinance*, Staff recommends “*Approval*” with the following conditions:

1. This SLUP shall be non-transferable.
2. Prior to obtaining Certificate of Occupancy (CO), the Applicant must provide a site plan that includes a calculation of the required parking ratio. The plan should clearly display the number of striped parking spaces compared with the floor space of the largest assembly room to confirm compliance with the minimum requirements outlined in *Table 6.2: Off-Street Parking Ratios*.
3. The approval of this rezone application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.



## ZONING COMMENTS – DECEMBER 2024

### **N1. SLUP-25-1247288 - 3195 Kelly Chapel Road- No Comments**

**N2. SLUP-25-1247279 - 3110 E Ponce De Leon Ave. -** E Ponce de Leon is classified as a minor arterial. Aldridge Ave is classified as local street. Property is within the Scottdale Overlay District Tier 1. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. E Ponce de Leon is classified as a minor arterial. 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 (at least 5 feet must be from back of curb to the sidewalk/path) with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Aldridge Ave is classified as local street. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N3. SLUP-25-1247277 - 5644 Memorial Drive -** If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N4. SLUP-25-1247206 - 5099 Memorial Drive -** No comments. If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. Doyal Mills Court is classified as a local road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Doyal Mills Court is classified as a local road. Doyal Mills Court is classified as a local road. 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](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N5. CZ-25-1247294 - 7778 Pleasant Hills Road, etc. -** Phase 1 has 182 lots and requires 3 access points (Sec. 14-200 (5)). Verify the reserved secondary access point meets the minimum spacing outlined in 14-200 (6) and has the required sight distance. Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Pleasant Hill Road is a classified as a minor arterial (45MPH). 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 at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Pleasant Hill Trial is classified as a local road. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of

way, whichever greater. Pleasant Hill Trail must be constructed to county standards on your side of the road from the centerline along the proposed development's frontage. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). All proposed interior public streets require a right of way of 55 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all driveways meet ADA crossing slope requirements at point of crossing and that vehicles will not block sidewalk when parked in the driveway. Verify all intersections/driveways meet AASHTO sight distance requirements. No poles may remain within the limits of the path/sidewalk.

**N6. & N7. Z-25-1247293 & SLUP-25-1247295 - 3298 & 3272 Fayetteville Road** - Coordination with the Transportation Division of Public Works is required due to an adjacent intersection project. Dedicate all necessary right of way and easements for the proposed roundabout project at the intersection of Bailey St/Fleetwood Rd/Fayetteville Rd/Woodstock Rd. Coordinate required right of way infrastructure improvements with Patrece Keeter ([pgkeeter@dekalbcountyga.gov](mailto:pgkeeter@dekalbcountyga.gov)) prior to permitting to eliminate potential conflicts and/or removals. (We do not want you to build it and then we remove it with our project.) Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Fayetteville Road is classified as a minor arterial. 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 at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Fleetwood Drive is classified as a local road. Require a right of way dedication of 27.5 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N8. SLUP-25-1247287 - 1102 Stewart Mill Road** - Stewart Mill Road is classified as a collector road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code. 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 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

**N9. CZ-25-1246771 - 4015 Flat Shoals Parkway** - Soapstone Historic District. I-20 Overlay District Tier 2. Developer is responsible for all requirements noted in the GRTA Notice of Decision for DRI 4109, Attachment A (see below)- . Major points: Provide pedestrian connection to the Michelle Obama Trail, Provide grading and concrete work for MARTA bus stop upgrades, Provide a mid-block pedestrian crossing with enhancements (most likely a pedestrian hybrid beacon based on number of lanes and speed limit) at MARTA bus stop crossing location, and noted right turn lanes. Flat Shoals Parkway is SR 155. Prior to permitting, GDOT District 7 review and approval is required. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets to be privately owned and maintained. Flat Shoals Parkway is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) Clifton Springs Road is classified as a minor arterial. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- 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 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. ([hcfowler@dekalbcountyga.gov](mailto:hcfowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

## **General Conditions**

### **General Conditions of Approval to GRTA Notice of Decision:**

- Pedestrian, Bicycle and Transit Facilities
- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate.
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
- Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
- MARTA will Provide bus shelters with seating, lighting, and real-time bus arrival information. In coordination with MARTA the developer will provide the grading, concrete work, and enhanced crosswalks at the designated bus stop locations to ensure proper accessibility and safety for pedestrians.
- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

## **Development Intensity and Use**

Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

## **Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:**

**Site Driveway A:** Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7).

- Stop control on side street.
- Construct a full-movement driveway with one (1) ingress lane entering the site and two (2) egress lanes exiting the site.

**Site Driveway B:** Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5).

- Stop control on side street.
- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

**Site Driveway C:** Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155).

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting.
- All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc.
- If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

**Site Driveway D:** Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- Construct a right-in/right-out (RIRO) driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the approved GDOT driveway permit.
- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).



11/27/2024

**To: Ms. LaSondra**  
**From: Ryan Cira, Director of Environmental Health**  
**Cc: Alan Gaines, Deputy Director, 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 laundry
- 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 the sidewalk for the 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.



**N1.2024-1428**                      **SLUP-25-124728 15 094 07 023**

3195 Kelly Chapel Road, Decatur, GA 30034

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED 7/3/64

- DeKalb Public Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

**N2.202401439**                      **SLUP-25-1247279 18 009 05 003**

3110 EAST PONCE DE LEON AVE., SCOTTTDALE, GA 30079

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY

**N3. 2024-1440**                      **SLUP-25-1247277 18 070 01 015**

5644 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATE ON THIS PROPERTY

**N4. 2024-1441**                      **SLUP-25-1247296 18 043 02 081**

5099 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY FROM THIS OFFICE



**N5. 2024-1441**

**SLUP CZ-25-1247296 18 043 02 081**

7778/1716/7900/7860/8042/7956/ AND 7890 PLEASANT HILL ROAD, LITHONIA, GA

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATED ON THE ABOVE PROPERTIES. INDICATIONS OF SEPTIC ON 7900

**N6. 202401442**

**Z-25-1247293 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

- SEPTIC INSTALLED ON 9/9/24

**N7. 2024-1444**

**SLUP-25-1247295 15 080 05 002 & 15 080 05 013**

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

**N8. 2024-1445**

**SLUP-25-1247287 18 079 02 004**

1102 STEWART MILL ROAD, STONE MOUNTAIN, GA 30087

- PLEASE REVIEW GENERAL COMMENTS

**N9-2024-1496**

**CZ-25-1246771 15 090 01 021**

4015 FLAT SHOALS PARKWAY, DECATUR, GA 30034

-PLEASE REVIEW GENERAL COMMENTS

- NO INDICATION OF SEPTIC INSTALLATION ON THIS PROPERTY FROM THIS PROPERTY

**DeKalb Public Health**

445 Winn Way – Box 987

Decatur, GA 30030

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







**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247279 Parcel I.D. #: 18-009-05-003

Address: 3110 E. Ponce de Leon Ave, Scottdale, Ga 30079

Adjacent Roadway (s):

(classification) (classification)

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

Capacity (TPD) \_\_\_\_\_  
 Latest Count (TPD) \_\_\_\_\_  
 Hourly Capacity (VPH) \_\_\_\_\_  
 Peak Hour. Volume (VPH) \_\_\_\_\_  
 Existing number of traffic lanes \_\_\_\_\_  
 Existing right of way width \_\_\_\_\_  
 Proposed number of traffic lanes \_\_\_\_\_  
 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: Jerry White



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

**COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

Size of existing water main: \_\_\_\_\_ (adequate/inadequate)

Distance from 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 \_\_\_\_\_ inadequate \_\_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SPECIAL LAND USE PERMIT APPLICATION

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

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

APPLICANT NAME: The Universal Church Inc.

Daytime Phone: (713) 423 4180 E-Mail: gae.office@universal.org

Mailing Address: 100 Mulberry Street (14<sup>th</sup> Floor)  
Newark, NJ 07102

Owner Name: Joseph Gargiulo  
(If more than one owner, attach contact information for each owner)

Daytime Phone: (404) 294 4726 E-Mail: N/A

Mailing Address: P.O. Box 33623  
Decatur, GA 30033

SUBJECT PROPERTY ADDRESS OR LOCATION: 3110 East Ponce De Leon Ave  
Scottdale, GA 30079 DeKalb County, GA \_\_\_\_\_  
18-009-05-003

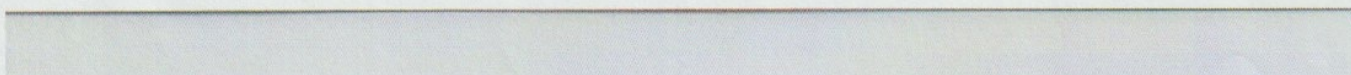
Parcel ID: ↑ Acreage or Square Feet: 5000 sq ft Commission Districts: \_\_\_\_\_

Existing Zoning: M Proposed Special Land Use (SLUP): Place of worship

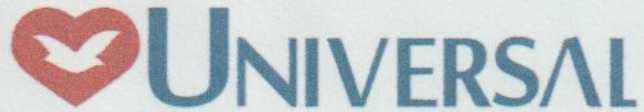
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: \_\_\_\_\_ Agent: ML Signature of Applicant: \_\_\_\_\_

[Signature]  
The Universal Church, Inc  
Airton Rancoleta  
Vice President







**Notice of (*Special Land Use Permit*)**  
**Application Community Meeting**

To: Mr./Mrs.

We The Universal Church are applying for a Dekalb County Special Land Use Permit. We would like to personally invite you to our upcoming meeting on September 19<sup>th</sup>, 2024. To find out more about us, ask questions, and voice your opinion. Please Join us:

**Date: September 19<sup>th</sup>, 2024**

**Time: 6pm**

**Location: 3110 E Ponce De Leon Ave. Scottdale, GA 30079**

If you have any questions about the meeting, please feel free to call Elise Jackson 713.423.4180 or e-mail [gaeoffice@universal.org](mailto:gaeoffice@universal.org). We look forward to seeing you there!

Sincerely,

Elise Jackson

Letters  
Sent out

8/22/24



# The Universal Church Held Community Meeting Sept 19th at 6pm

## Attendees

| Name              | Address  |
|-------------------|--|
| VALERIE Ebbis     | 1126 Ridge Ave, Stone Mountain GA 30083                |
| Lopi Thomas       | 3543 Clarkston Ind. Blvd. Apt #203 Clarkston, GA 30021 |
| Catherine Charles | 2020 Clearstream Overlook Stone Mountain GA 30088      |
| Carlotta Massiah  | 4365 Springwood Terrace, Forest Park, GA 30297         |
| Quanteria Cody    | 458 Fishenhower Rd Atlanta GA 30354                    |
| DeAndre' Russell  | 6016 Hendrix Lane Mableton GA 30126                    |



# The Universal Church Held Community Meeting Sept 19th at 6pm

## Attendees

| Name   | Address   |
|--|---|
| Joy Kitanga  | 151 Lake Valley Drive<br>Loganville Drive GA, 30052 |
| Adriana Ferrari / Jonathan Graeiano                            | 171 Haven Oak Way<br>L'Ville, GA 30044              |
| JOE GARGIULO   | P.O. Box 33623<br>DEC., GA. 30033                   |
| Mathison Andrew  | Box 2152<br>Decatur, Ga - 30031                     |
| Luiz Henrique de Silva Macedo<br>and<br>Heidi Camila S. Macedo | 1049 Powers ferry rd SE 30067                       |
| Larry  |   |







Community Meeting  
Meeting Notes

9/19/24

Meeting begins at 6:03pm

\*\*\*Background music cuts off

Elise starts off greeting everyone then begins explaining to everyone why they are here

She states that the universal church is applying for the CO of the building where meeting is being hosted

Elise says Prior to obtaining the building she asked the city questions regarding if the building can be used as a church, if it's zoned as a church, and is possible to occupy as a church. She as well as her husband Damien called, emailed, and even went to the city office to verify and they were told YES so they acquired the building.

After acquiring the building the city gave them the application as a regular process to apply for the CO. They got the application and filled out everything

Elise still speaking says In the application there's a part where they must do a sketch or drawing. So they went to the city and asked for assistance so that they can make sure that they are doing the application properly and in the correct way. The city official told them that because the square feet is 5000 that they can hand sketch it. So they left and to hand sketch it and took the application back to the county.

There city official told them "oh no sorry" because it's a commercial property and not a residential property, an architect must be the one to sketch it. So they left and spent thousands of dollars to have an architect sketch out the building and presented it back to county.

Once all of that was told was done then they were told by the county I'm sorry but where your located that building can be a church, it's a Zone "M" which is a building that can be a church but that specific property is located in what they call Tier 1 of the Scottsdale overlay area, though it can be a church even though it zoned for church use. You would require another paperwork to be filed out and which is the process we're doing now which is a SLUP- special land use permit.

So they] would have to do what they were doing plus the extra process because of the fact that it's in a Tier 1 of the Scottsdale overlay area

The process includes doing community meeting. They had to contact a few people in the community, residence, business owners. The people from the county gave them a list of



people that they can reach out to. They sent out letters, they sent out emails inviting them to be a part of this meeting. Then after they do this meeting they start the process of special land use permit.

When they found this out, Elise spoke to the county about the fact that before even acquiring this building months before that they contacted them and asked them "hey but this is Zoned M can it be a church etc.. "  
"How come they told us that it can be?"

The county apologized in an email.

The county said "yes I'm sorry it's the person who told you that they can click something on your system That is shows it that it's Zoned M but they have to click more where it goes into overly area"

This is the reason they are doing this community meeting. Elise thanks all of them for being here.

Elise says she went researching what is Zone M can be

A Zone M can be a place of worship like this place here

Auto repair like the ones seen in the area but it can also be a noncommercial building or a club because of it's zoning

Because of this, they are doing this process of the community meeting where they have the community members here and so they want to let everyone know more about them. They are called the Universal Church and introduces the pastor

\*\*\*Elise points to pastor standing in the back

\*\*\*Pastor waves hello

Before Elise lets the pastor speaks, she would like the people first like to watch a short video that describes more about what they do and the things that they like to provide to the community

Plays video showcasing several events and community outreach work that the universal church has done. The 3 minute video showed many pictures of the universal church working with the youths, sport tournaments, walks against suicided and depression,



classes, feeding and giving clothes to those in need in the community, back to school giveaways, working with the senior citizens, and teacher appreciation.

\*\*\*the people clap

\*\*\*Pastor Damien comes forward to begin speaking

Pastor Damien thanks everyone for coming and introduces himself as the pastor of the church and states that he would like to talk to the people more about the church itself.

Pastor Damien says that two minute video couldn't contain all and everything that the Universal church does but that it gives an idea. The Universal Church thrives on being a church that gives back and doesn't want to ever be a church that is just there taking up space in the community.

They want to give back to the community and for that reason the Universal church stays open seven days a week because they know that people are struggling seven days a week. They want to be a place where people can walk in if they need someone to talk to or sit down and just have some peace of mind. Several times people would walk in and just sit in the sanctuary cause they need some solace and quiet. Other times people who come over who left the farmers market they would pull in the parking lot and ask can they sit down in here for a while and they sit down and think or they may need a prayer.

They thrive on being a church that is open to the community daily. They don't care the age, they don't care the race, that don't care the gender or sexual preference. Pastor Damien states everyone and anyone is welcome in and that's the way they operate.

He refers back to the video where it was showcasing the feeding and giving clothes to those in need. Lets the people know that the people they were helping were nearby in the DeKalb county and that they were people from all different religious backgrounds.

He begins to mention the different types of programs the universal church offers- youth, senior citizens, inmates (mentions Panthersville [DeKalb RYDC] since he was just there 30 minutes ago because they do meetings with the juvenile to help the young men and women to get back on track and have a positive mindset) They also work with Metro RYDC. To be a place they know where them and their family can come and receive help and guidance.

Pastor Damien begins to discuss more about one of the programs, the youth power group.



\*\*\*Calls up Quanteria from the youth group that received help from the Universal church

Pastor Damien begins to ask for her age and how long she has been coming to the church. Afterwards he ask how was she before and now after she has been coming and how has the church helped her

Quanteria replies with her age being 17 and that she has been coming for a year and a half. She begins to mention that before she was a person that was depressed, in a gang, and suicidal. That she attempted to commit suicide three times

Quanteria mentions that a friend of the family invited her to the church when she says she was at her lowest

Pastor Damien interjects with a statement that when they met Quanteria, she was checked into a behavior hospital because of her last suicide attempt.

He asked her whether she was judged or criticized or looked at differently when coming to the universal church

Quanteria answers no she was not and that she was welcomed with joy and kindness

Pastor Damien asked what's the difference now

Quanteria says the universal church has made her a better person, she has joy, she is happy here, there is no judgement and it's a positive environment

Pastor asked Quanteria if she is still doing the bad things she was before or have the desire to, which Quanteria answers no too

Pastor also asked if Quanteria believes that the change is because of the help she received at the universal church, which Quanteria answers yes

\*\*\*Quanteria goes back to her seat and the people clap

Pastor Damien begins to discuss about another program offered-the Caleb group

\*\*\*calls up Ms Catherine who is also a local of DeKalb county



Pastor Damien asks Ms Catherine what does the universal church do for the seniors

Ms Catherine answers that they get together every Sunday to pray and check in with all the seniors on how their week has been, their health and well being, and spiritual life. They also have events once a month such as movie day, spa day, beauty, fashion show, fitness, etc

Mentions how some seniors that are lonely and feel lost can have a place to come to talk with others and feel happy and welcome

\*\*\*Ms Catherine sits down and the people clap

Pastor Damien talks about the scam awareness meeting that was held for the Caleb group to protect them from being victims of scams and taken advantage of financially

Says that this is the type of church they want to be and that they are. They have groups for youth, the seniors, the men, the women. That they are about building up individuals, building up families, and building up the community. States that he is mentioning all that the universal church offers because he wants the people to know what is coming into the community. That they are available and that people can come in and receive help always, like a spiritual ER

\*\*\*pastor Damien finishes speaking and turns over back to Elise

Elise reiterates that they do many things for the communities, not just for the members of the church but different events that are open to the community. One event was Mega Dance where they had games, grilled BBQ food, bounce house outside etc. all for free and for anyone in the community. They also fed the homeless people in the Clarkston and Mechanicsville(an encampment) area. Their goal is to add to the area and not take away from it

\*\*\*Elise opens the floor to questions

\*\*\* lady in front wants to ask a question

Lady asked is the people present was members of the church

Elise answers some of the people in the audience were but not everyone

Lady asked how many mailers was mailed out



Elise answers probably 40 or 50. They were given a list of people in the community from the county to mail out to. In addition to 20 or 30 emails was sent out.

Lady stated the people in her neighborhood near her did not have any info on the meeting that was to be held

Elise said that the list they received from the county highlights specific people to mail out to. She is unaware if it was the owners or residents of the property that was on the list but states if the people in the neighborhood didn't receive the information than that's something she will speak to the county about because they should have been a part of the list given.

Lady asked who was Elise working with at the county

Elise replied Andrea

Lady asked if they are renting or buying

Elise answers renting

Elise asked if anyone have any more questions

The same lady in front from the neighborhood makes a statement that having a church in the neighborhood is a good thing. Also about not wanting parking issues or a homeless encampment in the area. States that previous owners of the building allowed for drug use and inappropriate activities in her backyard

lady in front then asked if they have a 501C3

Elise answers yes

Lady asked for the name 501C3

Elise answers The Universal Church INC

Lady asked if this location was a sub church or part of the main organization because it's a big organization( said they spoke on the phone)



Elise answers that they are the universal church INC, that it's one big church with many locations

Lady asked how many members do they currently have

Pastor answers they have 250 members or so if everyone were to be in attendance at the same time

Lady asked if most of the members that attend, are they residents of Scottdale

Pastor Damien answers that is spread out within the neighboring cities and some farther out but they have quite a few that are local in DeKalb county

Elise begins to address the parking situation. Tells the previous businesses in the building was a few churches and then an event hall. However she states that they have more than sufficient parking. So on Sunday, which is there main day, they have a parking attendant specifically to make sure that people park within the parking space because they have parking that surround all around the building and every Sunday if anyone were to pull up, they would see there is a parking attendant standing outside making sure that parking is done within the vicinity of the building. Never have they ever had anyone park on the street because there is more than enough parking needed.

An older gentlemen interjects and says customarily a meeting is for a purpose. Asked is there a particular reason for them being invited here other than to discover more about the Universal church

Elise answers yes they are applying for the CO and reiterates what she mentioned in the beginning of the meeting (as he arrived a few minutes late and missed the opening part of the meeting)

Also mentions that SLUP requires a meeting with the community members notifying of what they do. This is the first of the process that they are required to do. They had to host the meeting whether it be online or in person and they preferred in person because they like for the people to see what they are versus just an online screen

Afterwards, there will be other processes, such as a council meeting. They will have it posted outside the days and times if anyone would like to participate

Lady wants to know who Elise is working with at the county



Elise answers the main two is Andrea and Adam. Lashonda is also helping but with just the paperwork

Lady wants to know if this is the first meeting how many more meeting need to do

Elise answers three more after this first one. Two council meetings and a final meeting

Lady states she can give her names of those in the area that did not receive mail out to for the meeting

Elise says she accepts and wants to receive the list of names. She says she will also compare the names and see if they are on the list she received from county and speak to the county if they are not on the list

Elise asked again the people if they have any questions

\*\*\*Mr Joseph Gargiulo stands up and goes in front of the camera

Mr Joseph begins to introduce himself. States he is the owner of the building for about 35 years and been a resident of Scottsdale for nearly 45 years. He also has several properties in the Scottsdale area and says he believes in the neighborhood.

Mr Joseph says he knows Pastor Damien and Elise for almost a year and a half. He begins to speak on their great work ethics, says he sees all the activities like giving out free food and the events for the community that they host. Says they are good people and that the church is a good business for the Scottsdale community. He states that he hasn't seen any of his previous tenants in 35 plus years go through such difficulty to obtain a business license. Says that the county needs to give them the universal church their business license

\*\*\*finishes off with a joke

\*\*\*the people laughs

Elise asks one last time if anyone wants to speak or have any questions

\*\*\*Ms Joy stands up and goes in front of the camera



Ms Joy says she lives in Loganville. Says she was depressed and going through postpartum depression when her aunt who came from Central Africa and she's part of the Universal church there, first brought her to the universal church here in Georgia.

Here at the universal church she received help, support, and love which is why she is willing to drive 45 minutes to be here. Says that this needs to be in this community because she believes in a door or in a neighborhood over there is another Momma experiencing postpartum depression, or maybe suicidal thoughts and needs a place like this the Universal church locally and in their community to help them just like the church helped her.

Elise thanks everyone for coming again and says that the door is open if they have any further question or if they want to come in anytime

Pastor Damien end the meeting with a prayer

Meeting concluded 6:38pm

## Letter of Application:

We 'The Universal Church Inc' are writing this letter in reference to the application for the SLUP requested by the county for the property located on 3110 E Ponce De Leon Ave. Scottdale, GA 30079.

The zoning for this property is M for 'Place of worship'. We checked various times before acquiring the building with the County through various emails and phone calls to be sure of the zoning; and were informed before acquiring the building by the County through email, by phone and through an in person visit that this property was zoned M and therefore could be a place of worship. But only after submitting the application for the CO were we informed that the building is in tier 1 of the Scottdale overlay area and are required to do a SLUP application. The County did apologize for the error and advised that they did not initially pull up the details about the building. We were informed that after seeing it is zoned M there is something in your system that needs to be clicked in order to see deeper into the fact that it is in tier 1 of Scottdale overlay. For this reason we were advised by the County to start the process of the SLUP. This is the reason that we are now applying for this SLUP application. There will be no new developments done.

According to the owner (Joseph Gargiulo), who has owned the property for about 40 years there has been approximately 3 – 4 churches in this building in the past years. The use right before

us was an event hall and right before the event hall it was a church. We want it to be a church.

The building is 5000 sq Ft and is a big open space with 5 rooms has 2 employees and is open 7 days a week with hours of operation Monday – Friday 8am – 8pm Saturday 9am – 12noon and Sunday 8am – 7pm

Statement of condition discussed with the neighborhood: In the community meeting held the neighbors and community seemed happy and in favor of a church being in their community as opposed to a event hall or anything else. They informed that they believe that a church is exactly what is needed here.



## IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- 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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- 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.
- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. 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.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.



## Impact Analysis

### Question Responses:

A) Adequacy of the size of the site for the use contemplated and whether or not the 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, all site elements are existing, no new site work is being proposed. There is sufficient parking within the property to support the proposed congregation.

B) Compatibility of the proposed use with the 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 adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

\* Yes, this business will be compatible with the existing surrounding uses of the neighborhood. The surrounding uses are a variety of residential and commercial properties along with multiple places of worship located within a 2-3 minute drive. There are daycare facilities, auto shops, market, club house-youth development center etc. So, yes, the proposed church will mesh with the surrounding uses and no it will not cause unnecessary traffic congestion, noise, smoke, odor, dust or vibrations as we are a church.

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

\* Yes there is adequacy of public services, public facilities and utilities to serve the proposed use. This building has been a church before and this

building already has trash services, water services and electricity. The site is already hooked up to all utilities.

D) Adequacy of 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.

\*The street right in front of us is E Ponce De Leon Ave. It has 4 lanes. 2 lanes going in each direction and there is a regular traffic flow, never is there a backup of traffic congestion. There is more than sufficient lanes for a continual regular traffic flow as it is a main street. This use will not cause a traffic congestion.

E) 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.

\*Yes, There is adequacy of ingress and egress onto property with pedestrian and automotive safety and convenience. There is an entry and exit along Aldridge Ave and two additional entry and exits along Ponce.

F) Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

\*This building is a stand alone building and does not have any business or residents directly next door. But even if we did Our hours of operation will not cause any adverse impacts upon any adjoining land. We have standard regular business hours. We are open 7 days a week and Our Hours of operation are Monday – Friday 8am – 8pm Saturday 9am – 12noon and Sunday 8am – 7pm

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

\*This building is zoned M for place of worship and is in Tier 1 of the Scottdale overlay area which 'place of worship' is authorized. Which is consistent with the requirements for zoning district.

H) Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

\*According to my findings, As part of the 2050 comprehensive land use plan the goal is to have LIND - light industrial in this area which allows for entertainment. Yes, besides church services we do offer many forms of entertainment and activities to those in the local community. From movie days, talent shows, sports tournaments, arts and craft days, community festivals and more.

I) Whether there is adequate provision of refuse and service areas.

\*Yes there is

J) Whether the length of time for which the special land use permit is granted should be limited in duration.

\*We would like the SLUP to be granted to us for the duration of time that we are at this location for as long as we choose to stay at this location. Not necessarily indefinitely, depending on each business that comes to this building each individual business should apply for their own SLUP if needed in order to stay within the requirements of the County and the neighborhood.

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

\* We are NOT proposing any new development and the building will remain as is which is appropriate in relation to the size of surrounding buildings.

L) Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

According to my knowledge and research we are not located in a historic district, and there are no historic buildings, sites, districts or archaeological resources in this building or area.

M) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

\* Yes we do satisfy the requirements contained within supplemental regulations. As in Section 4.2.42 Place of worship, convents, monasteries; temporary religious meetings.

A – Any building or structure established in connection with places of worship, monasteries or convents shall be located at least fifty (50) feet from any residential zone property. Where the adjoining property is zoned for non residential use, the setback for any building or structure shall be no less than twenty (20) feet for a side yard and no less than (30) feet for a rear yard – **Yes we fit these requirements and are more than 50 ft from residential property, set back more than 20ft and side yard more than 30ft in rear yard.**

B – The required setback from any street right – of – way shall be the front – yard setback for the applicable residential district. – **Yes**



C – The parking areas and driveways for any such uses shall be located at least twenty (20) feet from any property line, with a visual screen, provided by a six-foot-high fence or sufficient vegetation established within that area. – **Parking areas are located at least 20 feet from property line with visual screen provided by vegetation established**

D - Place of worship, convents and monasteries shall be located on a minimum lot area of three (3) acres and shall have frontage of at least one hundred (100) feet along a public street – **Lot area is 1 Acre and has frontage of at least 100 feet along a public street**

E – Place of worship, convents and monasteries shall be located only on a thoroughfare or arterial – **Yes, this building is located on a thoroughfare/arterial**

F – Any uses, buildings or structures operated by a place of worship that are not specifically included within the definition of place of worship must fully comply with the applicable zoning district regulations, including, but not limited to, any requirements for a special land use permit. – **Yes, building does comply with applicable zoning district regulations and requirements of special land use permit.**

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

This community is in great need for a location that is open 7 days a week and provides help, activities for members of the community of all ages from teens to seniors. We provide counseling, back to school supplies, groceries and clothing for those in need and going through hard times. We provide many activities and hands on help with the teenagers in our community. As in today's society often times we see that the teenagers are going down the wrong path and getting involved in a lot of

negativity. To help with this we provide many things to help them to develop their talents and find a place of solice and hope, where they can express themselves. We hold community events, barbeques, open mic talent shows, sports events, arts and crafts where anyone can grow and develop their talents as well as be involved in something positive. We provide everything from spiritual help, to different events and entertainments for those in the community, to a place to for solice, quiet and where you can go in this busy world just to sit and think, We have various men's meetings/ activities and events as well as for women. We also have many women's meetings, activities and events. We also provide help for our seniors where we hold monthly events with them to do arts and crafts, coloring, exercise and health tips, talks and teachings on how to avoid being scammed as this is on the rise with the senior community now adays and much more. We strive to help them feel included and not alone, as many seniors often feel forgotten and alone as they age; and our goal is to help them not feel this way but instead to do what they love and be involved with others in their age group making positive friendships and feeling the care that they need and deserve. We also welcome anyone in the community to join in on any of these activities as well as and more importantly we offer spiritual help to those in need. Prayer, counseling, advice, a place to sit and think. All free of charge. Our community needs a place like this and many have walked through the doors on a daily basis relieved and happy to find a place like this. Many people go through hardships in life financially, in their family, in school, facing problems with addictions, depression, feeling far from God and so much more. We are here to help with all of the above and are always finding ways to develop the community around us and to be of service to our community and the people in it. We are not just a church that is open on Sunday Mornings for church service, we are open 7 days a week, 365 days a year. Yes even on the holidays... If someone needs help we are

here. We also work inside of nursing homes, prison and juvenile facilities in our area offering help where needed reaching out to the youth and seniors in need of help. This is absolutely something long overdue and needed in the neighborhood and community as a whole.



DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

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

Date: October 17, 2024

TO WHOM IT MAY CONCERN:

(I), ~~(WE)~~ Joseph C. Gargiulo  
Name of owner(s) (If more than one owner, attach a separate sheet)

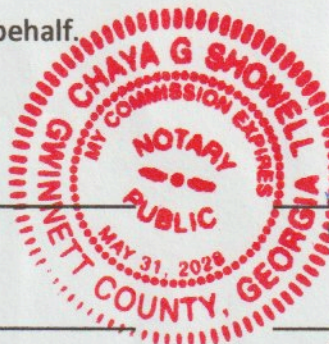
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to:

The Universal Church Inc.

Name of Agent or Representative

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

Chaya G Showell  
Notary Public



Joseph C. Gargiulo  
Owner Joseph C. Gargiulo

|               |       |
|---------------|-------|
| Notary Public | Owner |
| Notary Public | Owner |
| Notary Public | Owner |
| Notary Public | Owner |



**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 contribution 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:

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 the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

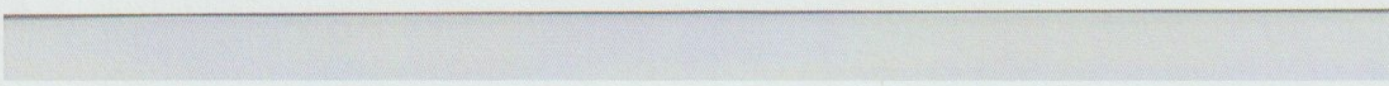
\_\_\_\_\_  
Notary

OCT 21 2024

\_\_\_\_\_  
The Universal Church, Inc  
Signature of Applicant /Date  
Aron Randolph  
Vice President  
Check one: Owner \_\_\_\_\_ Agent AR

\_\_\_\_\_  
Expiration Date/ Seal

\*Notary seal not needed if answer is "no".





**SURVEYOR'S CERTIFICATE**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREON, RECORDATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67

*Gerald H. Bernhard*

GERALD H. BERNHARD GEORGIA RLS NO. 2688

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0067K EFFECTIVE DATE: 08/15/2019  
ZONE 'X'

**\* LEGEND \***

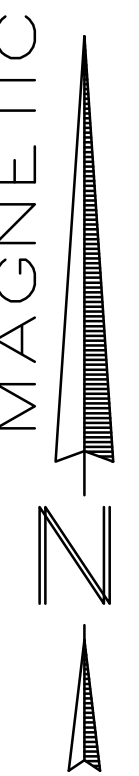
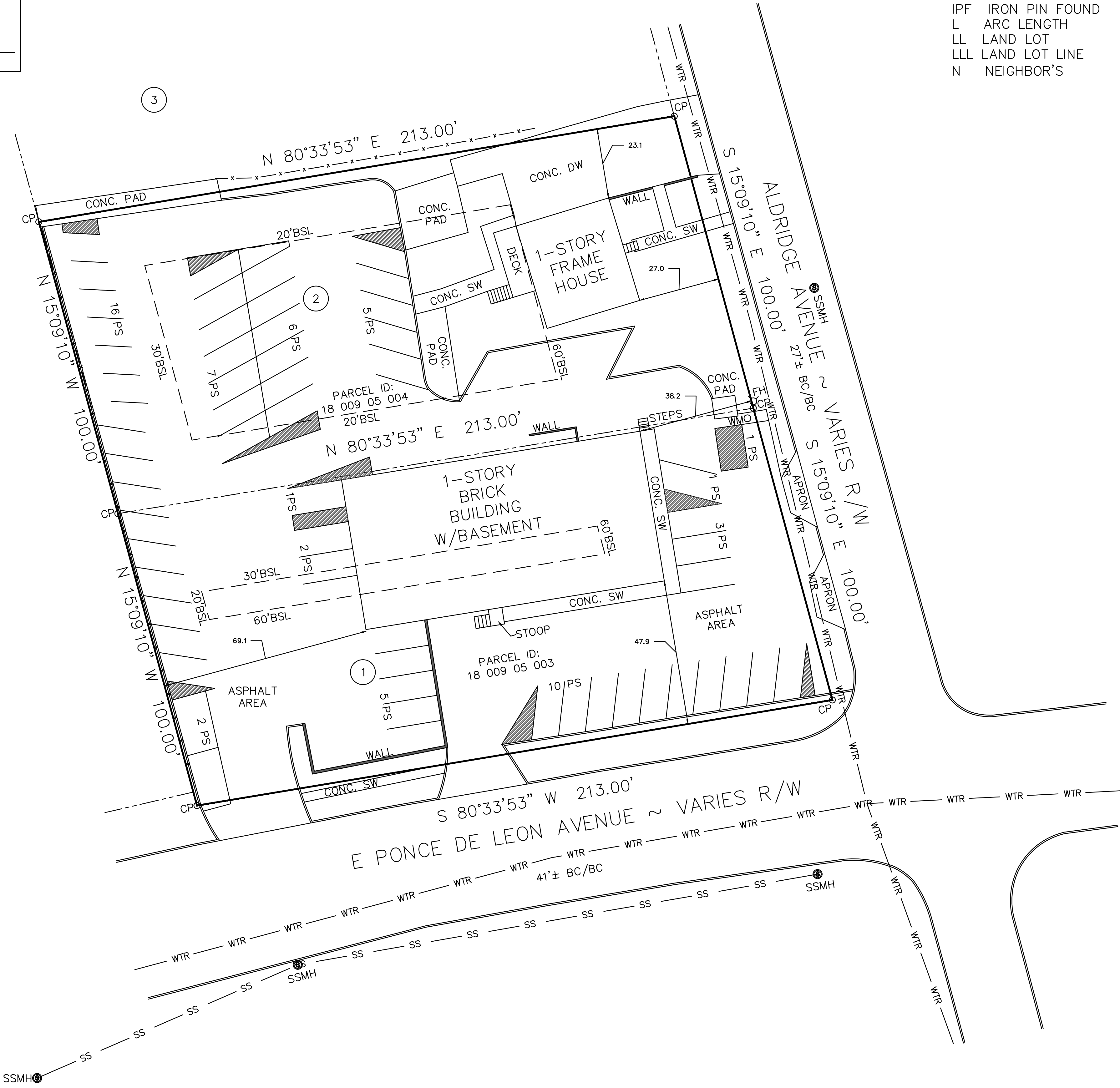
NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
AKA ALSO KNOWN AS  
APD AS PER DEED  
APP AS PER PLAT  
BSL BUILDING (SETBACK) LINE  
CP COMPUTED POINT  
CTP CRIMP TOP PIPE FOUND  
OTP OPEN TOP PIPE FOUND  
D DEED (BOOK/PAGE)  
DW DRIVEWAY  
EP EDGE OF PAVEMENT  
FFE FINISH FLOOR ELEVATION  
FKA FORMERLY KNOWN AS  
IPF IRON PIN FOUND  
L ARC LENGTH  
LL LAND LOT  
LLL LAND LOT LINE  
N NEIGHBOR'S  
N/F NOW OR FORMERLY  
NAIL NAIL FOUND  
P PLAT (BOOK/PAGE)  
POB POINT OF BEGINNING  
POC POINT OF COMMENCEMENT  
R RADIUS LENGTH  
R/W RIGHT-OF-WAY  
RBF REINFORCING BAR FOUND  
(1/2" UNO)  
RBS 1/2" REINFORCING BAR SET  
SW SIDEWALK  
SSE SANITARY SEWER EASEMENT  
SSCO SANITARY SEWER CLEANOUT  
-X- FENCE LINE  
CB CATCH BASIN  
SWCB STORM WATER CATCH BASIN  
WALL

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS. ~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT). TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE). NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

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| IMPERVIOUS (IN SQUARE FEET) |              |
|-----------------------------|--------------|
| HOUSE                       | 1132         |
| BUILDING                    | 5015         |
| ASPHALT AREA                | 28008        |
| CONC. SW                    | 950          |
| CONC. DW                    | 1561         |
| STOOP                       | 25           |
| DECK                        | 174          |
| STEPS                       | 79           |
| CONC. PAD                   | 898          |
| WALL                        | 108          |
| <b>TOTAL IMPERVIOUS</b>     | <b>37950</b> |

PROPERTY ADDRESS: 3110 E PONCE DE LEON AVE & 362 ALDRIDGE AVE, SCOTSDALE, GA 30079

PLAT PREPARED FOR: 3110 E PONCE DE LEON AVENUE & 362 ALDRIDGE AVENUE

LAND AREA: 3110-21,194 SF (0.486 AC), 362-21,194 SF (0.486 AC)

LOT 1 & 2, LAND LOT 9 18th DISTRICT, DeKALB COUNTY, GEORGIA

FIELD DATE: 09-09-2024, DRAWN DATE: 09-10-2024

ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED UNLESS USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/- 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



**SURVEYOR'S CERTIFICATE**

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GERALD H. BERNHARD  
 GEORGIA RLS NO. 2688

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PANEL 13089C0067K EFFECTIVE DATE: 08/15/2019  
 ZONE 'X'

**\* LEGEND \***

- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.  
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY  
 APD AS PER DEED NAIL NAIL FOUND  
 APP AS PER PLAT P PLAT (BOOK/PAGE)  
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING  
 CP COMPUTED POINT POC POINT OF COMMENCEMENT  
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH  
 OTP OPEN TOP PIPE FOUND R/W RIGHT-OF-WAY  
 D DEED (BOOK/PAGE) RBF REINFORCING BAR FOUND  
 DW DRIVEWAY (1/2" UNO)  
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET  
 FFE FINISH FLOOR ELEVATION SW SIDEWALK  
 FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT  
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT  
 L ARC LENGTH -X- FENCE LINE  
 LL LAND LOT CB CATCH BASIN  
 LLL LAND LOT LINE SWCB STORM WATER CATCH BASIN  
 N NEIGHBOR'S WALL

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.  
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NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

PROPERTY ADDRESS: 3110 E PONCE DE LEON AVE & 362 ALDRIDGE AVE SCOTTDAL, GA 30079

LAND AREA: 3110-15.154 SF 0.488 AC 362-01.118 SF 0.488 AC

IMPERVIOUS AREA: 37,850 SF = 88.6%

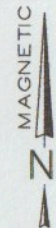
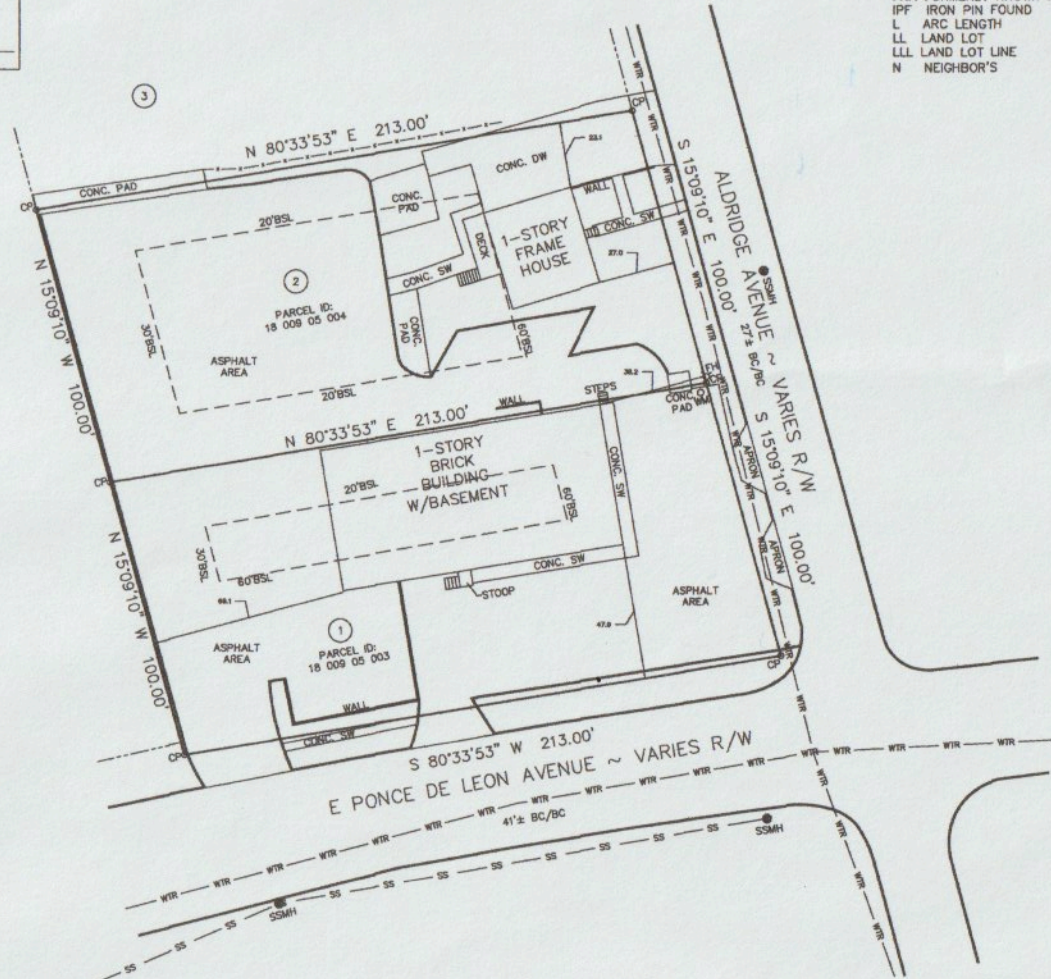
LOT 1 & 2  
 LAND LOT 8 18TH DISTRICT  
 DEKALB COUNTY, GEORGIA

FIELD DATE: 08-03-2024  
 DRAWN DATE: 08-15-2024

PROPERTY SYSTEMS: ALBERTA 880 LANE DR. EM. SMULLVILLE, GA 30008  
 4110-15.154 SF 0.488 AC  
 362-01.118 SF 0.488 AC

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000 FEET. THE HORIZONTAL CONTROL OF 1/4" = 1 FOOT WAS USED FOR ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000 FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



| IMPERVIOUS (IN SQUARE FEET) |              |
|-----------------------------|--------------|
| HOUSE                       | 1132         |
| BUILDING                    | 9015         |
| ASPHALT AREA                | 28008        |
| CONC. SW                    | 950          |
| CONC. DW                    | 1561         |
| STOOP                       | 25           |
| DECK                        | 174          |
| STEPS                       | 79           |
| CONC. PAD                   | 898          |
| WALL                        | 108          |
| <b>TOTAL IMPERVIOUS</b>     | <b>37950</b> |







| OCCUPANCY LOAD (NFPA 101, TABLE 7.3.1.2)  |  |
|---|--|
| • PRIMARY "A-F" OCCUPANCY TYPE - LESS CONCENTRATED USE/WITHOUT FIXED SEATING  |  |
| • ACCESSORY "F" OCCUPANCY TYPE - BUSINESS   |  |
| • ACCESSORY "E" OCCUPANCY TYPE - EDUCATION, CLASSROOM   |  |
| • ACCESSORY "S-F" OCCUPANCY TYPE - STORAGE/ACCESSORY MECHANICAL   |  |
| • LOAD FACTORS AS INDICATED IN THE OCCUPANCY SCHEDULE, OCCUPANCY TYPE LEGEND, AND ON THE ADJACENT LIFE SAFETY PLAN  |  |
| <b>TOTAL OCCUPANT LOAD: 240 PERSONS</b>   |  |
| COMMON PATH OF EGRESS (NFPA 101, 12.2.5.1.2)  |  |
| • "A-F" - LESS CONCENTRATED USE/WITHOUT FIXED SEATING   |  |
| • OCCUPANT LOAD PER ABOVE   |  |
| • BUILDING IS NON-SPELWELDED  |  |
| • ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE = 70' FOR LESS THAN 50 OCCUPANTS, AND 50' WHEN OCCUPANT LOAD IS GREATER THAN 50 = MAXIMUM DISTANCE PER LAYOUT FOR ROOM WITH LESS THAN 50 OCCUPANTS = 70'-0" |  |
| MINIMUM NUMBER OF EXITS (NFPA 101, 7.4.1.1)   |  |
| • TWO EXITS REQUIRED FOR OCCUPANT LOADS BETWEEN 1-500 PERSONS   |  |
| • MAXIMUM OCCUPANT LOAD FOR ROOMS WITH ONE EXIT = 47  |  |
| NUMBER OF EXITS PROVIDED: 2   |  |
| EXIT ACCESS TRAVEL DISTANCE (NFPA 101, 12.2.4)  |  |
| • "A-F" - LESS CONCENTRATED USE/WITHOUT FIXED SEATING, BUILDING IS NON-SPELWELDED: MAXIMUM ALLOWABLE TRAVEL DISTANCE = 200'   |  |
| MAXIMUM TRAVEL DISTANCE PER LAYOUT = 122'-0"  |  |

| LIFE SAFETY - OCCUPANCY SCHEDULE |             |         |   |                      |                      |                                 |
|----------------------------------|-------------|---------|---|----------------------|----------------------|---------------------------------|
| Number                           | Name        | Area    | Occupancy Type                                | Occupant Load Factor | Calculated Occupants | Established Occupant (Round-Up) |
| 101                              | LOBBY       | 174 SF  | ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED | 15                   | 11.40                | 12                              |
| 102                              | CLASSROOM 1 | 173 SF  | EDUCATION                                     | 20                   | 8.64                 | 9                               |
| 103                              | SANCTUARY   | 2758 SF | ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED | 15                   | 183.04               | 184                             |
| 104                              | AV BOOTH    | 122 SF  | BUSINESS AREAS                                | 1.50                 | 0.81                 | 1                               |
| 105                              | BREAKROOM   | 372 SF  | ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED | 15                   | 24.82                | 25                              |
| 106                              | STAGE       | 114 SF  | BUSINESS (CONCENTRATED)                       | 50                   | 2.27                 | 3                               |
| 107                              | STORAGE     | 47 SF   | ACCESSORY STORAGE / MECHANICAL                | 500                  | 0.29                 | 1                               |
| 108                              | OFFICE      | 76 SF   | BUSINESS AREAS                                | 1.00                 | 0.21                 | 1                               |
| 109                              | CLASSROOM 2 | 119 SF  | EDUCATION                                     | 20                   | 5.93                 | 6                               |
| Grand Total:                     |             |         |   |                      | 240                  | 242                             |

- NOTES:**
- FE = FIRE EXTINGUISHER
    - FIRE EXTINGUISHERS MUST BE NFPA 10 COMPLIANT.
    - FIRE EXTINGUISHERS TO BE MOUNTED SO THAT THE TOP OF THE FIRE EXTINGUISHER HANDLE IS AT 48" MAX. AFF.
  - EXIT = CEILING/WALL MOUNTED EXIT SIGN, REFER TO ELECTRICAL DRAWINGS
  - ALL DOORS ALONG THE PATH OF EGRESS MUST PROVIDE A CLEAR OPENING WIDTH OF 32" MINIMUM. PANIC HARDWARE FOR EGRESS DOORS IS REQUIRED FOR ASSEMBLY OCCUPANCIES WITH GREATER THAN 100 OCCUPANTS PER 2014 IBC 10.10.2.3.

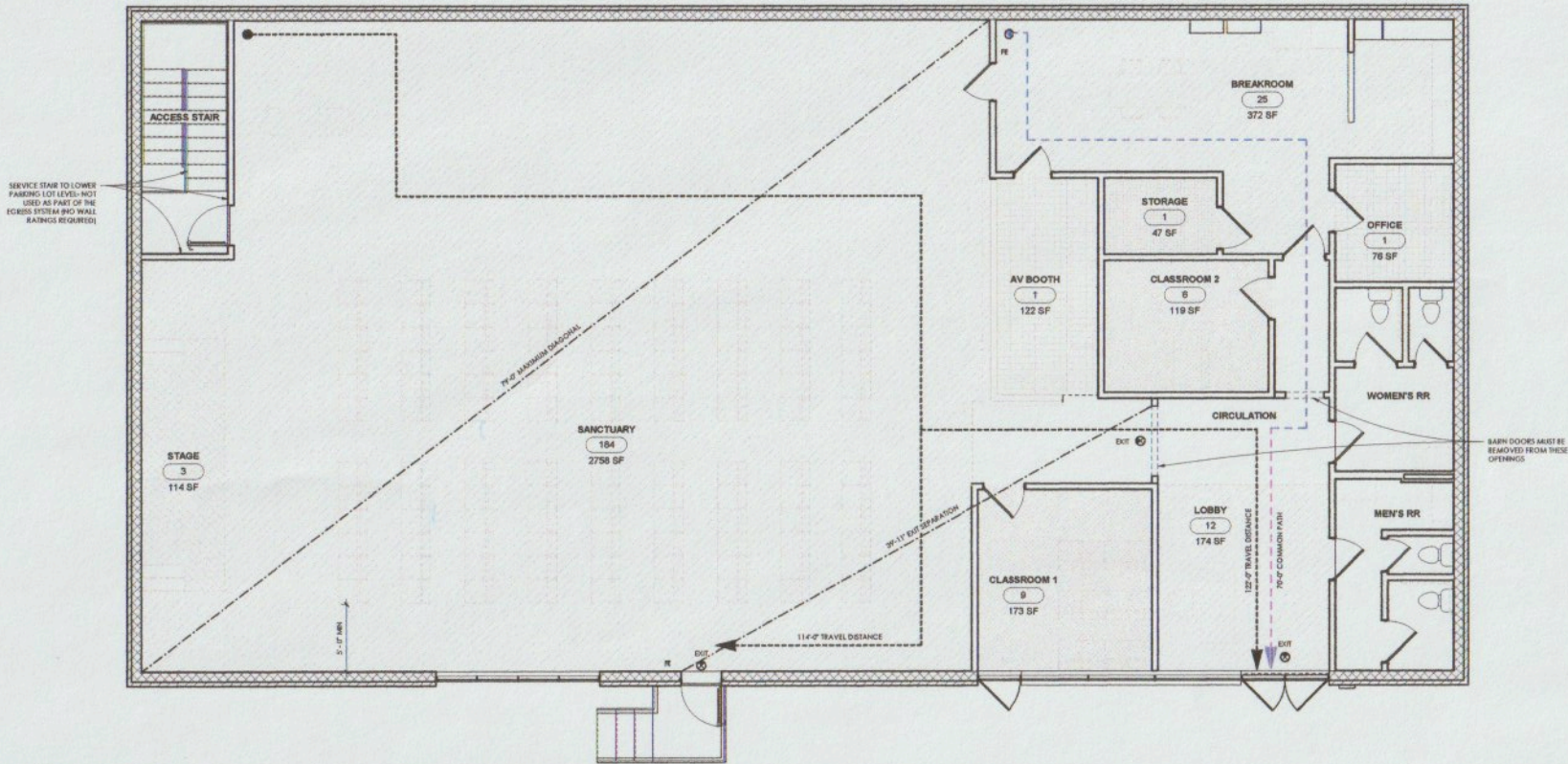
| PLUMBING FIXTURE LOAD CHART                          |             |         |                |              |           |             |          |            |          |  |
|--|-------------|---------|----------------|--------------|-----------|-------------|----------|------------|----------|--|
| EDOM #   | NAME        | AREA    | LOAD (ACF/100) | CALC. D.C.C. | MALE W.C. | FEMALE W.C. | MALE LAV | FEMALE LAV | DRINKING |  |
| <b>ACCESSORY STORAGE</b>                             |             |         |                |              |           |             |          |            |          |  |
| 107  | STORAGE     | 47 SF   | 500            | 0.1          | 0.00      | 0.00        | 0.00     | 0.00       | 0.00     |  |
| <b>ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED</b> |             |         |                |              |           |             |          |            |          |  |
| 101  | SANCTUARY   | 2758 SF | 15             | 183.0        | 0.74      | 1.41        | 0.44     | 0.44       | 0.37     |  |
| 105  | BREAKROOM   | 372 SF  | 15             | 24.8         | 0.10      | 0.19        | 0.06     | 0.06       | 0.05     |  |
| <b>BUSINESS AREAS</b>                                |             |         |                |              |           |             |          |            |          |  |
| 104  | AV BOOTH    | 122 SF  | 1.50           | 0.8          | 0.02      | 0.02        | 0.01     | 0.01       | 0.01     |  |
| 106  | STAGE       | 114 SF  | 50             | 2.3          | 0.05      | 0.05        | 0.03     | 0.03       | 0.02     |  |
| 108  | OFFICE      | 76 SF   | 1.00           | 0.01         | 0.01      | 0.01        | 0.01     | 0.01       | 0.01     |  |
| <b>EDUCATION</b>                                     |             |         |                |              |           |             |          |            |          |  |
| 102  | CLASSROOM 1 | 173 SF  | 20             | 8.4          | 0.17      | 0.17        | 0.11     | 0.11       | 0.09     |  |
| 109  | CLASSROOM 2 | 119 SF  | 20             | 5.9          | 0.12      | 0.12        | 0.07     | 0.07       | 0.06     |  |
| Grand Total:   |             |         |                | 224.9        | 1.20      | 1.57        | 0.75     | 0.75       | 0.60     |  |

**PLUMBING REQUIREMENTS**  
2018 IBC, TABLE 905.1

- OCCUPANCY TYPE LEGEND**
- (Blank)
  - ACCESSORY STORAGE / MECHANICAL
  - ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED
  - BUSINESS (CONCENTRATED)
  - BUSINESS AREAS
  - EDUCATION

**EGRESS GRAPHIC LEGEND**

- COMMON PATH OF EGRESS
- DIRECTION OF EGRESS
- NUMBER OF OCCUPANTS



BARR DOORS MUST BE REMOVED FROM THESE OPENINGS.

- NOT FOR CONSTRUCTION
- RELEASED FOR CONSTRUCTION

SEAL



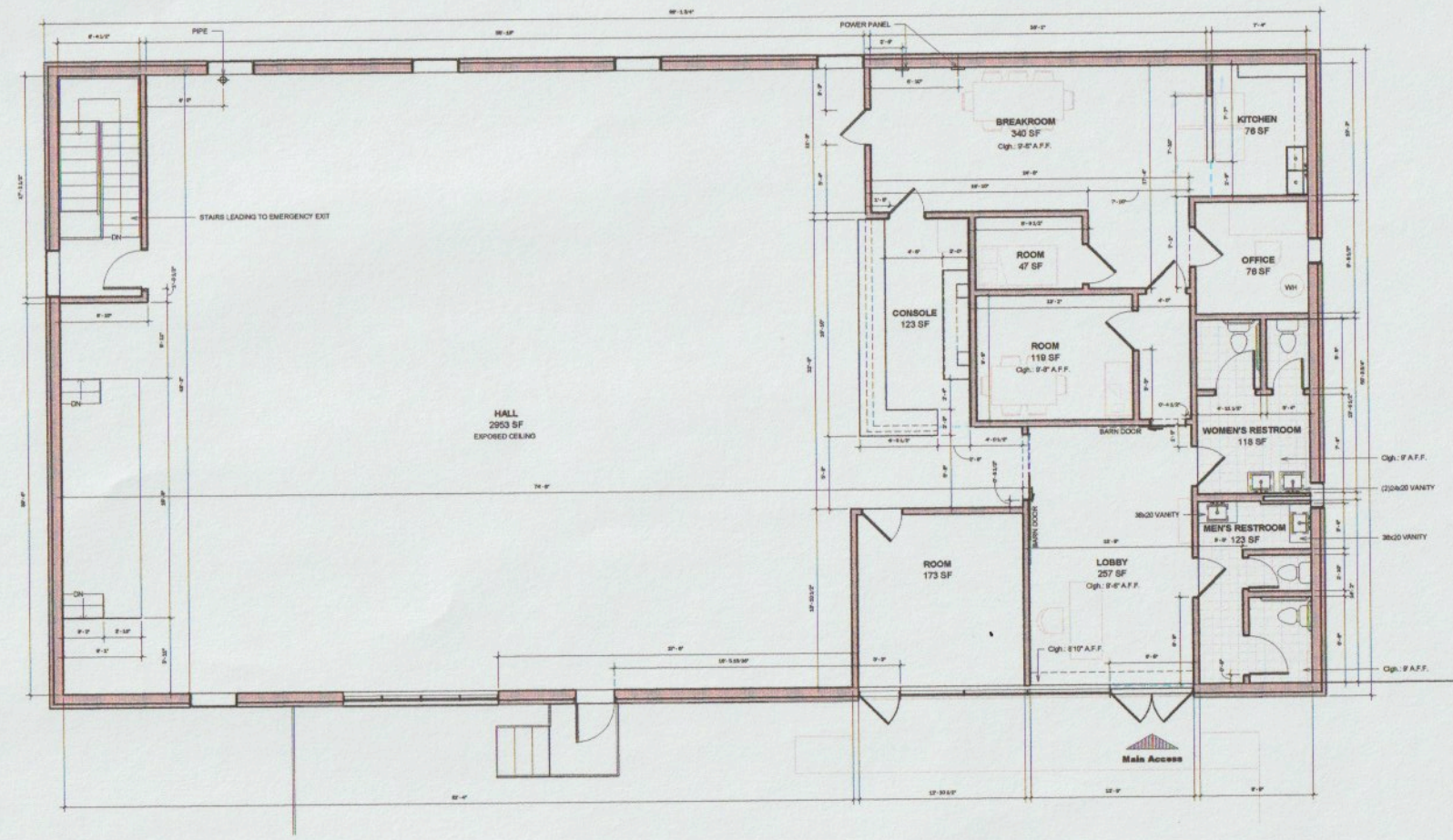
| No. | Description | Date       |
|-----|-------------|------------|
| 1   | RECORD SET  | 08/28/2024 |
|     |             |            |
|     |             |            |
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|     |             |            |
|     |             |            |

**LIFE SAFETY PLANS**

Project number: 24014  
Date: 08/28/2024  
Scale: 1/4" = 1'-0"  
Sheet No:

**A0.1**





1 Existing Main Floor Plan  
1/4" = 1'-0"

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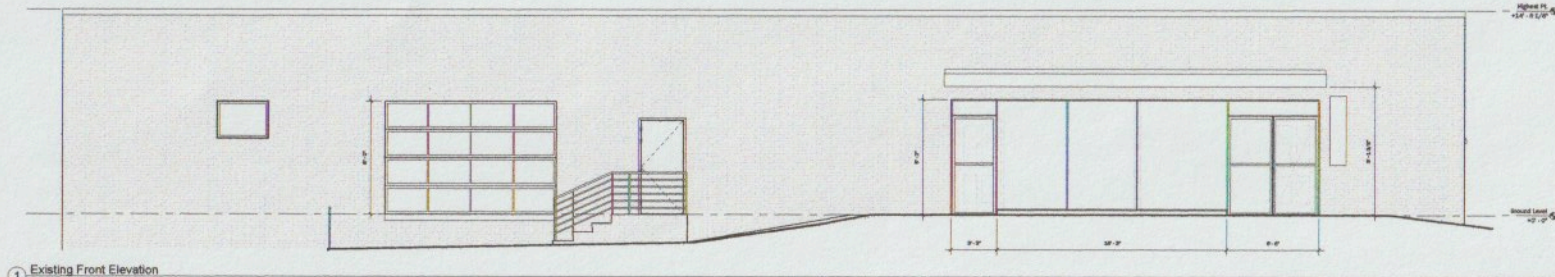
CLIENT:  
 Eben Jackson  
 (770) 425-4180  
 ebj@ebjland.org

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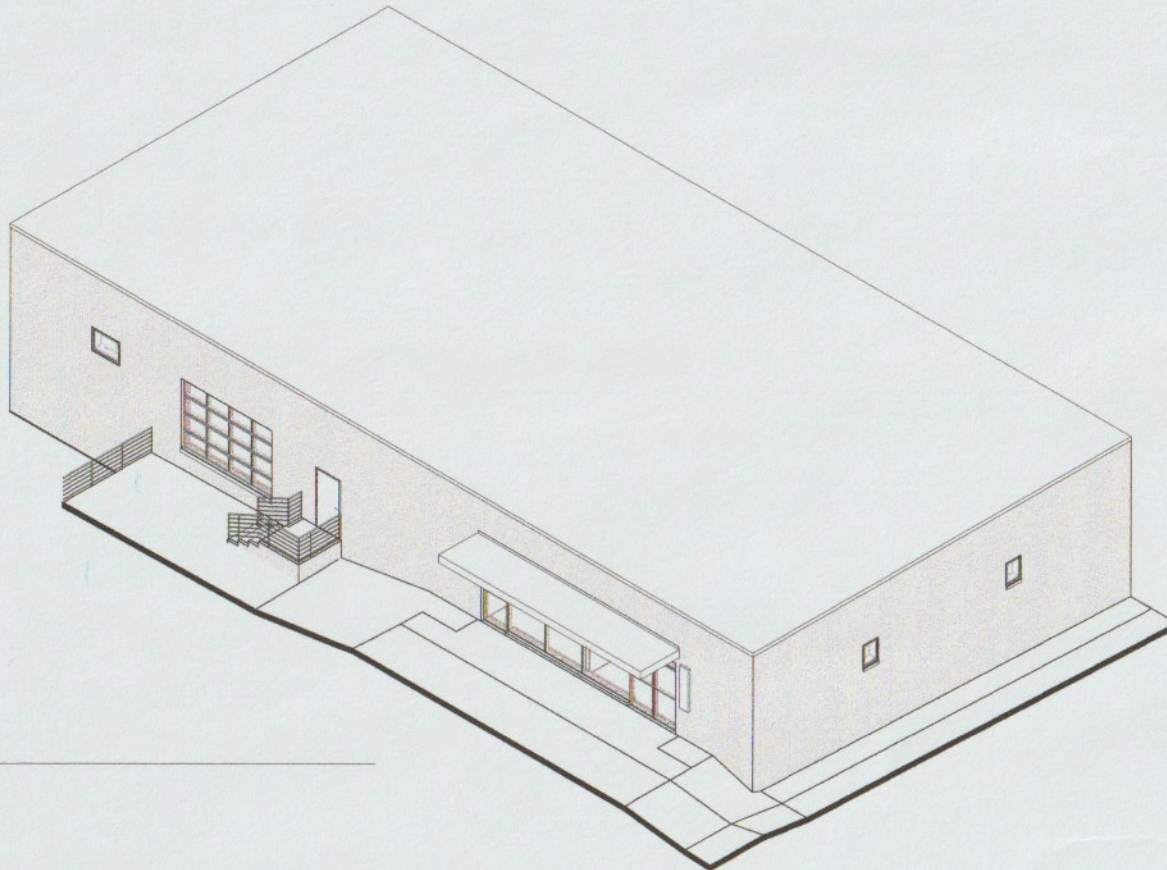
REVISIONS  
 DOCUMENT PHASE  
**PRELIM**  
 ISSUE DATE: 04/15/2024  
 SHEET TITLE  
**EXISTING MAIN FLOOR  
 PLAN**

**EX.1**





① Existing Front Elevation  
1/4" = 1'-0"



② Axon View

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elise@elisejackson.org

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REVISIONS

DOCUMENT PHASE

**PRELIM**

ISSUE DATE: 04/16/2024  
SHEET TITLE

EXTERIOR ELEVATION  
AND 3D VIEW

**EX.2**



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: The Universal Church, Inc. Phone: 713-423-4180 Email: gaeoffice@universal.org

Property Address: 3110 East Ponce de Leon Ave., Scottdale 30079

Tax Parcel ID: 18 009 05 003 Comm. District(s): 4 & 6 Acreage: 0.49

Existing Use: \_\_\_\_\_ Proposed Use: Place of worship/church.

Supplemental Regs: \_\_\_\_\_ Overlay District: Scottdale, Tier 1 DRI: \_\_\_\_\_

Rezoning: Yes \_\_\_\_\_ No

Existing Zoning: M Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_

Rezoning Request: \_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No

Existing Land Use: LIND Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes  No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): SLUP for a church.

**Major Modification:**

Existing Case Number(s): None

Condition(s) to be modified:

N/A



**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: \_\_\_\_\_ PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
 Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
 Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
 Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
 Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
 Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
 Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
 Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
 Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_

Comments: As part of the Scottdale Overlay Tier 1 (Section 3.36.5). A place of worship requires a SLUP. Additionally, the Applicant will need to meet Supplemental Regulations 4.2.42 Places of worship, convents; monasteries; temporary religious meetings. The applicant has no proposed changes to the building or site as of now.

Andrea Folgherait, Sr. Planner

08/08/2024

|  |                 |
|--|-----------------|
| REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1 | \$500.00        |
| RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5  | \$750.00        |
| OL, OD, OIT, NS, C1, C2, M, M2                             | \$750.00        |
| <b>LAND USE MAP AMENDMENT</b>                              | <b>\$500.00</b> |
| <b>SPECIAL LAND USE PERMIT</b>                             | <b>\$400.00</b> |



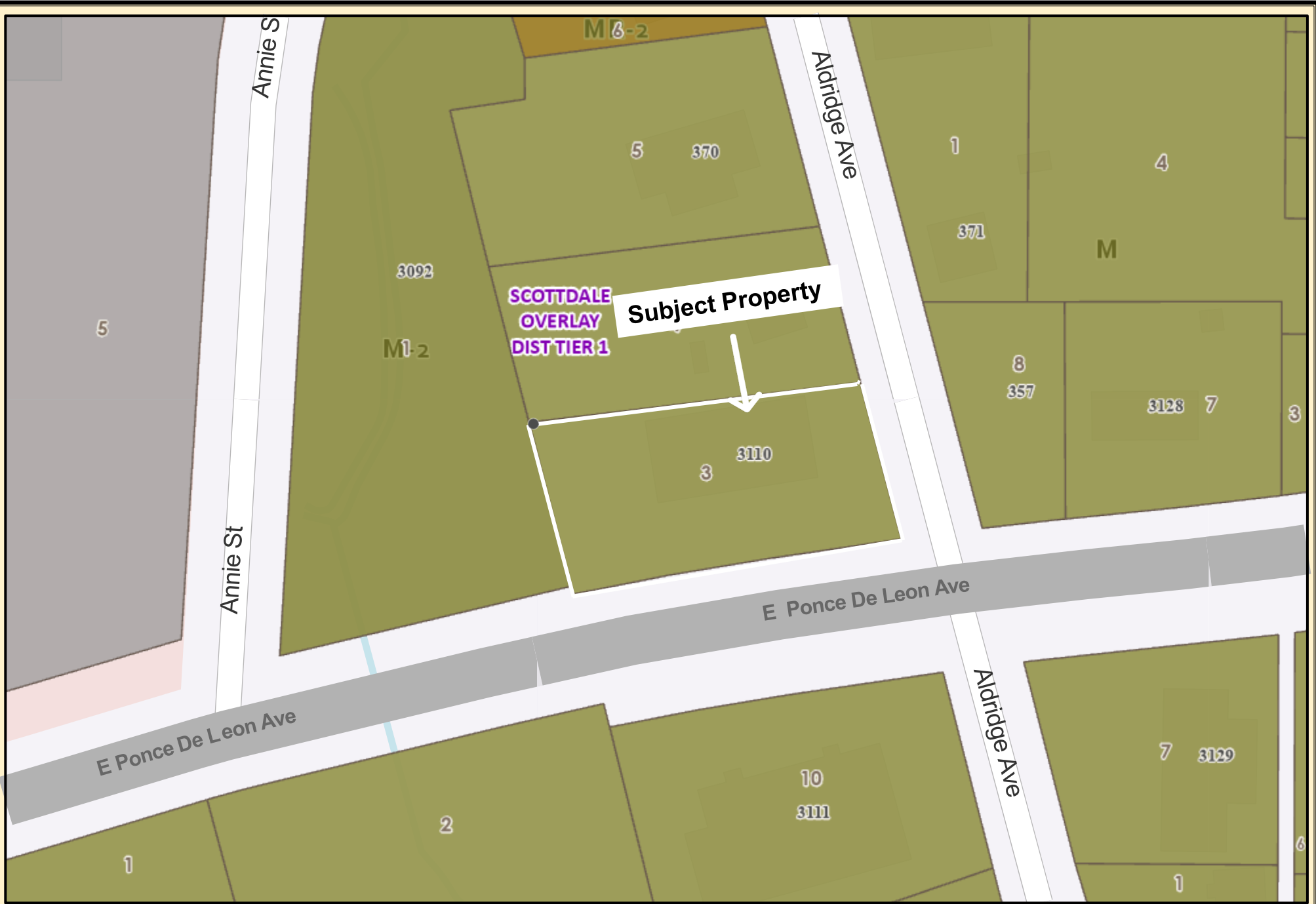
**LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST**

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business \_\_\_\_\_ Existing Business \_\_\_\_\_. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes \_\_\_\_\_ No \_\_\_\_\_  
If yes, how long did the business operate without a business license? \_\_\_\_\_
4. Has this business received a citation for any of the following:
  - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
  - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
  - c. Business closure and renovation without surrendering license to State and County as required by State law.
  - d. Change of business name, ownership, or use without DeKalb County approval.
  - e. No valid Certificate of Occupancy issued by DeKalb County
  - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
  - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

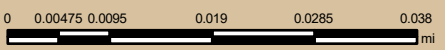
**Submittal of a fraudulent application is a violation of DeKalb County and State law.**

N/A





**DeKalb County Parcel Map**



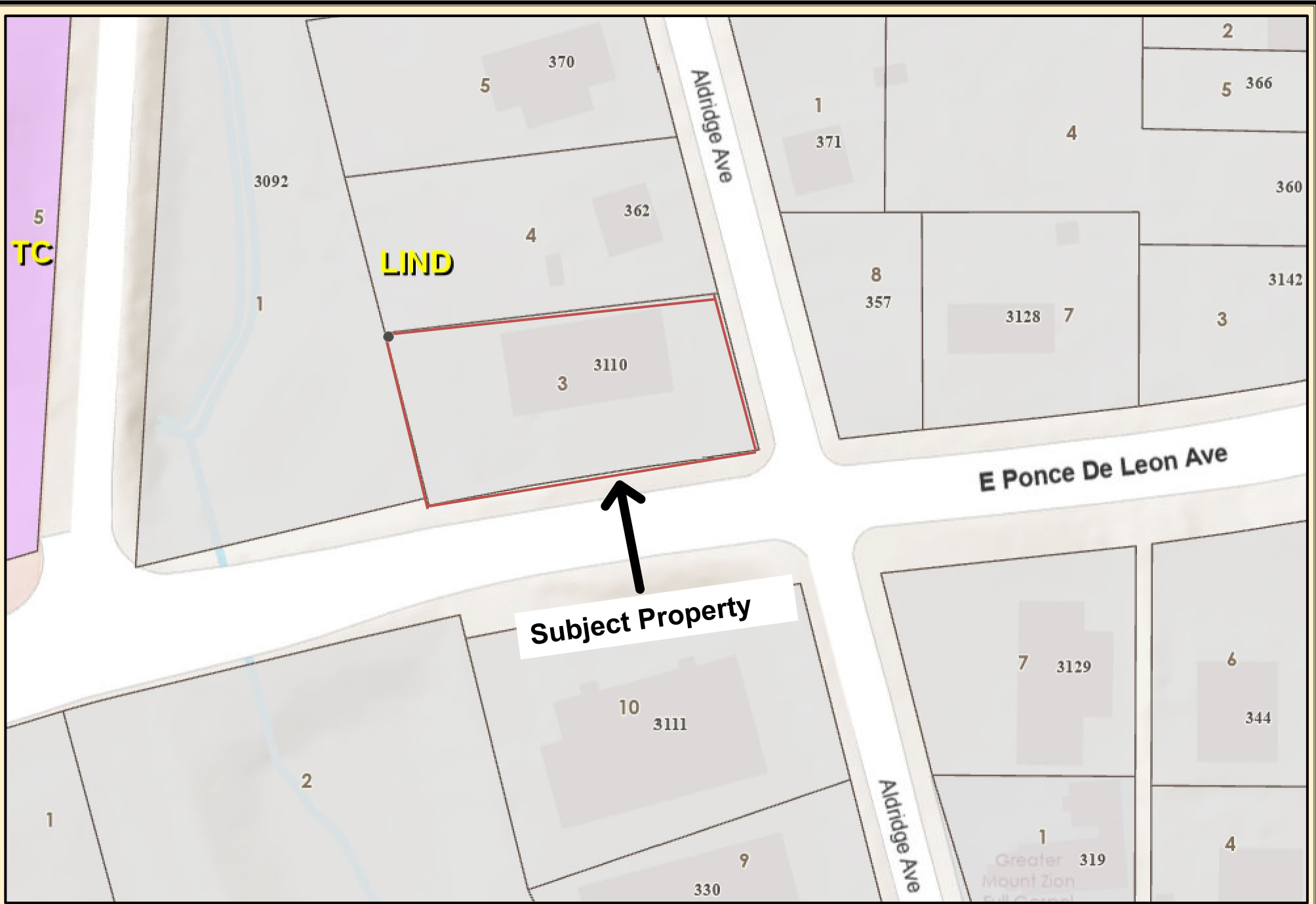
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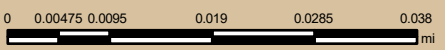
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**DeKalb County Parcel Map**



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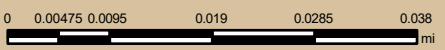




**Subject Property**



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