

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorainne Cochran-Johnson

Director
Julianna Njoku

May 22, 2026

Attn: William Cooper
Israel of God
4957 Redan Road
Stone Mountain, GA 30088

**RE: OFFICIAL DETERMINATION - Special Land Use Permit Requirement
4957 Redan Road, Stone Mountain, GA 30088
16 003 01 002**

William Cooper:

The Planning & Sustainability Department has reviewed the request submitted by The Israel of God Church regarding whether a Special Land Use Permit (SLUP) is required for the proposed expansion of the existing place of worship located at the above-referenced address. Pursuant to Section 3.37.8(B)(7) of the Zoning Ordinance, places of worship within the Greater Hidden Hills Overlay District require approval of a Special Land Use Permit.

Staff acknowledges the church was lawfully established prior to adoption of the Greater Hidden Hills Overlay District in 2011. The existing church use may continue as a legal nonconforming use; however, the proposed expansion constitutes an enlargement of the use and therefore requires compliance with current overlay district regulations.

Additionally, Section 8.1.6(B), "Nonconforming structures" states: "A nonconforming use of land shall not be enlarged, expanded, moved, or otherwise altered in any manner that increases the degree of nonconformity."

The proposed project includes an approximately 3,900 square foot expansion to the existing church facility. Because the proposal expands the existing nonconforming use, the Planning & Sustainability Department has determined that approval of a *Special Land Use Permit is required* prior to issuance of permits for the proposed addition.

Pursuant to the Zoning Ordinance, this determination may be appealed to the Zoning Board of Appeals within the applicable appeal period (30 days from the date of this letter). Should you wish to proceed with the SLUP process, Staff is available to assist with application requirements and scheduling.

Whitney Fuller

Current Planning/Zoning Administrator

DeKalb County Government | Department of Planning & Sustainability
Current Planning | Zoning Division
Government Services Center | 178 Sams Street | Decatur, GA 30030
Email: wfuller@dekalbcountyga.gov
Mobile: [\(470\) 356-1247](tel:(470)356-1247)