



## PLANNING & DEVELOPMENT DEPARTMENT

DRB Meeting Date: October 30, 2019

Item #: PZ2019-546

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### DRB MEMO – 5295 NEW PEACHTREE – Iglesia de Dios Pentecostal DCI

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**Project Name:** 5295 New Peachtree  
**Applicant:** Sanford Epstein, SEA Studios, PC  
**Owner:** Iglesia de Dios Pentecostal, Movimiento Internacional  
**Proposed Development:** Construct 10,000 square-foot activities building beside existing church  
**Requests:** Development of Community Compact (DCI); eight concurrent variances, and three concurrent waivers  
**Site Address:** 5295 New Peachtree Road  
**Parcel Number:** 18 299 05 016



**Current Zoning:** Village Commercial (VC) - This zoning district is intended primarily for mixed-use development and related uses at a higher density. This district provides a location for residences, retail, goods, services and offices to satisfy the

common and frequent needs of the city's commercial core and greater Chamblee area. Design standards and design parameters encourage a pedestrian-friendly traditional urban form, oriented to pedestrians, which limits the conflicts between vehicles and pedestrians.

**Current Use:** Iglesia de Dios Pentecostal church

**Surrounding Land Uses:** North – TOD: MARTA Chamblee Station  
South, East, and West – VC: Commercial Businesses

**Future Development Map:**

The property is located within the International Village character area of the Future Development Map in the Comprehensive Plan. The vision of the character area is: *“to fortify and sustain the area as a living and working community for all people” and “to strengthen the local economy by enhancing the appeal of the area to nonresidents who desire to experience an authentic international community.”*

**Site Description:**

The 3.0-acre site is a single parcel on the northeast corner of the intersection of New Peachtree Road and Watkins Avenue. The existing one-story church facility is approximately 15,883 SF. The current occupant has occupied this site since 1999. The property is a relatively flat site and is bounded on the north by a cemetery and an adjacent single-story building, on the east by a single technical college building, on the south by an automobile parking lot and technical college beyond, and on the west by New Peachtree Rd and a MARTA transit station. The site has an off-street parking lot shared with the adjacent technical college, accessible from New Peachtree Road and Watkins Avenue.

**Summary of Proposed Project:**

- Construct an approximate 10,000 square-foot addition (fellowship hall) on the northeast side of the existing church, facing New Peachtree Road, resulting in an approximately 25,883 SF building;
- Construct a fellowship hall predominately consisting of patterned architectural metal panels with some opaque glass spandrel panels intended to mimic narrow vertical stained-glass windows;
- Install the required streetscape along New Peachtree Road;
- Construct a 10’ wide sidewalk from the front of the existing building to the proposed sidewalk along New Peachtree Road and a covered breezeway between the addition and existing building;
- Add additional landscaping around the building (trees) and parking lot (shrubs and trees) and provide a bench, trash receptacle, recycling receptacle and bike rack in the supplemental zone along New Peachtree Road;

- Construct a parapet along the front façade of the building along New Peachtree Road to screen the rooftop accessory mechanical unit;
- Maintain the existing, non-conforming pole sign located between the existing building and New Peachtree Road; and
- Maintain the existing, non-conforming parking lot shared with the Interactive College of Technology.

Requested design-related variances and waivers are as follows:

1. Variance from Sec. 230-26 to not install the streetscape along Watkins Avenue;
2. Variance from Sec. 230-27(a)(5) to allow metal panels to be used as more than architectural accents;
3. Variance from Sec.230-27(a)(7) to allow each street-facing façade to not be treated architecturally as a primary façade;
4. Variance from Sec. 260-5 to maintain the prohibited existing pole sign;
5. Variance from Sec. 250-7(a)(1) to maintain the existing parking between the building and Watkins Avenue;
6. Waiver from Sec. 320-21(a)(1) to not provide landscape islands every 10 spaces in the existing parking lot;
7. Waiver from Sec. 320-21(a)(4) to not provide a five-foot grass strip with a curb in the existing parking lot;
8. Waiver from Sec. 320-21(a)(8) to eliminate the pedestrian walkways connecting parking to the public sidewalks and building entrances;

**Attachments:**

- 1 – DCI Plan Book
- 2 – Application and Letter of Intent
- 3 – Maps