

MEMORANDUM

To: Mayor & City Council

From: Steve Foote, AICP

Date: March 9, 2015

Subject: **SLUP 15-021:** Andrew Halloran, representative of Cornerstone Site Consultants, LLC, on behalf of Most Reverend Wilton D. Gregory, Archbishop, Roman Catholic Diocese of Atlanta, owner of 2443 Mount Vernon Road, Dunwoody, GA 30338, seeks a Special Land Use Permit for the expansion of an existing place of worship and accessory uses. The tax parcel number is 18 373 02 002.



ITEM DESCRIPTION

This application is made on behalf of All Saints Catholic Church, located at 2443 Mount Vernon Road, Dunwoody, GA 30338. The site, zoned R-100 (Single-Dwelling Residential) District, is located on the south side of Mount Vernon Road at its intersection with Jett Ferry Road. The site abuts single family residential uses in the Kingsley Subdivision to the south and the east, and the Cedar Chase Subdivision to the west.

The existing uses of the property include a place of worship and accessory uses, columbarium, and bell tower/cell tower. The use as a place of worship includes the following: a place of worship, religious education, social gathering, food service facilities, recreation facilities, and existing rectory.

In 1999, the DeKalb County Board of Commissioners approved the Church's application (SLUP 99-021) for a SLUP to construct a rectory in the R-100 (Single-Family Residential) Zoning District. In 2010, the City of Dunwoody Mayor and Council approved the Church's application (SLUP 09-101) to construct a columbarium and memory garden. Through the present application, the applicant requests a SLUP to perform a phased project that will ultimately expand the existing worship and accessory uses, include the bell tower/ cell tower and memory garden uses, and increase parking beyond the conditions of the existing SLUPs which includes the addition of a parking deck.

BACKGROUND

The site, zoned R-100, comprises the campus of All Saints Catholic Church on an approximately 11.22 acre lot. The applicant applied on November 20, 2014, citing the need to replace aging and inadequate infrastructure and re-invest in its forty (40) year-old campus. The applicant reports soil subgrade issues as well as issues with the HVAC duct system that are causing problems with the existing church structure, the westernmost of the two central structures; and reports issues of inadequate church space and classroom space based on applicant's current worship and program needs. As such, the applicant proposes a master plan to be carried out in phases as funding becomes available.

The applicant proposes to construct a new church of up to 1000 seats to replace the existing approximately 800 seat church. The applicant proposes to build a two (2)-story administration and religious education building with basement and new playground to replace the existing education building, and a two (2)-story administration building with basement to replace an existing building that will be removed to construct a parking deck. The parking deck will increase the parking count by approximately 130 spaces, from 300 spaces to 430 spaces.

The parking deck the applicant proposes to build will be three (3)-stories, consisting of an upper, lower, and middle level. The columns and walls will be faced with brick that will match the brick on the proposed church and religious education buildings, and will incorporate appropriate screening, including vegetative screening with plants located around the edges on all levels, as indicated on the Landscape Plan. As a part of the first phase of construction, the church has proposed to plant evergreen and hardwoods in the location of the existing detention pond in the Southwest corner after the pond is relocated underground. They also proposed to plant additional evergreen and hardwood trees (minimum 10 to 12 feet initial planting height) where there are gaps between existing trees in the yard outside the existing wood fence along the rear property line in the Southwestern corner of the campus. This is requested as an alternative to the recommendation of the Planning Commission to install plantings adjacent to the parking deck with the first phase of construction, for the purpose of initiating a buffer for the neighbors. The applicant is requesting this because landscape as requested by the Planning Commission would require the removal of 24 parking spaces which are critical to the church's capacity to provide parking.

The plan proposes to build primarily on existing lot coverage, and preserve open space, particularly around the lot's perimeter which provides buffer and screening from adjacent properties. The current lot coverage on the site is 46%. The applicant proposes to increase to approximately 52%, which will primarily come from the new building footprints of the church and administration and religious education building. The maximum permitted lot coverage is 60%. The applicant had applied for a lot coverage variance, but withdrew it as a result of changes to the zoning code in January. The applicant had applied for a stream buffer variance to build a detention pond on the western edge of the campus, but that request has been withdrawn and that detention facility is now proposed to be installed

underground, beneath existing surface parking, which will be removed and re-installed for the installation of the detention facility. The applicant was approved by the Zoning Board of Appeals for a variance for wing wall height for the proposed church building, and a variance for driveway spacing to retain an existing driveway lane that will become right-turn exit only within 145 feet of the driveway that will be realigned with Jett Ferry road.

ANALYSIS

Review And Approval Criteria

Chapter 27, Section 27-359 identifies the following criteria to be applied by the department of planning, the planning commission, and the city council 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 city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

1. Whether the proposed use is consistent with the policies of the comprehensive plan;
The proposed use is consistent with the current Comprehensive Plan, which identifies the lot as an "intensive institutional" use, and located in the Suburban Neighborhood Character Area in the Future Development Map, across Mount Vernon Road from the Jett Ferry Character Area.
2. Whether the proposed use complies with the requirements of this zoning ordinance;
The proposed use complies with the requirements of the zoning ordinance in all areas. The applicant's original site plan proposed to encroach into the city's 75 foot stream buffer and to exceed the maximum permitted lot coverage, and the applicant requested variances for such. Since the original application, the site plan has been amended not to encroach the stream buffer, and that variance request has been withdrawn without prejudice. The applicant has also withdrawn the variance request for lot coverage as a result of recent amendments to the Zoning Code, rendering a variance unnecessary. The Zoning Board of Appeals approved variance requests to increase the maximum height of wing walls and to reduce the minimum driveway spacing.
3. Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
The church sits on an approximately 11.22 acre lot, which is adequate land area for the proposed uses.
4. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
 - a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;
The proposed use as a religious facility will not generate adverse impacts from excessive noise, smoke, odor, dust, or vibration towards adjoining land uses. Lights within the parking deck are proposed to be shielded and screening walls will be provided for aesthetic reasons and to shield headlights.

- b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
The proposed use should not create adverse impacts on any adjoining land use by reason of the hours of operation.
 - c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
The use will not be substantially different from what is currently performed on the lot, so it should not create adverse impacts on neighboring land uses.
 - d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
The existing use currently causes a higher traffic volume during peak hours of worship. It is not likely that this development will exacerbate the current traffic volumes generated during hours of worship. Relocation of the site's driveway with a traffic light at Jett Ferry Road, and the existence of a right-out only lane slightly to the east of that intersection, is expected to improve traffic flow during peak hours of worship; however, the changes to the entrance do not necessarily call for the elimination of an officer to direct traffic during peak hours of operation. The applicant has agreed to close off the driveway past the rectory on Sundays.
 - e. 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
The size, scale and massing of proposed buildings are appropriate as an institutional use. The height of the buildings will not exceed the 35 foot height limit of the district, and trees and landscaping create adequate buffering between the buildings and surrounding properties. Staff has recommended the applicant take into consideration additional landscaping for screening along the shadow box fence along southern property line.
 - f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
The proposed use will have no impact on historic buildings, sites, districts, or archaeological resources.
5. Whether public services, public facilities and utilities—including motorized and non-motorized transportation facilities—are adequate to serve the proposed use;
The current and proposed public infrastructure is deemed adequate to serve the proposed use. The movement of the driveway and stoplight changes will improve the safety of the ingress/egress of the site. The proposed development will include investment into the site's stormwater detention facilities, whereby the post-development condition will be far improved over the current site's stormwater runoff with the upgrades in collection and capacity.
 6. Whether adequate means of ingress and egress are proposed, with particular reference to non-motorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;

The plan proposes to relocate the church's entrance to align with the traffic light at Jett Ferry Road, and to convert the existing exit lane to a right-out-only lane. These changes to the driveway are expected to improve the current ingress and egress from the site. The existing crosswalk will be relocated from mid-block to the eastern side of the traffic signal where pedestrians can utilize the pedestrian signals to cross Mount Vernon Road. The plan provides for an adequate sidewalk from the street to the building entrance for pedestrians. Bicycle racks are provided for as well.

7. Whether adequate provision has been made for refuse and service areas; and
The site plan proposes a service drive and dumpster enclosure. The applicant has satisfactorily addressed staff's concerns over adequate provisions for circulation of service vehicles on the site.
8. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
Due to the size of the lot and the location of the proposed buildings toward the center of the lot, the proposed buildings will not create any shadow that will have an adverse impact on any adjoining lot.

RECOMMENDATION

Staff recommends **approval** of the application for a special land use permit to allow the expansion and reconstruction of the structures for a place of worship, a parking deck, and accessory uses in an R-100 zoning district with the following conditions:

- The site is developed in substantial compliance with the Special Land Use Permit Site Plan (Sheet C-1) dated 01-29-2015, to be identified as Exhibit A.
- The site is developed in substantial compliance with the Conceptual Landscape plan (Sheet L-1) dated 01-30-2015, to be identified as Exhibit B.
- The site is developed in substantial compliance with the Architectural SLUP Site Plan – Building Height Calculation plan (Sheet AS02), to be identified as Exhibit C.
- The site is developed in substantial compliance with the Architectural SLUP Site Plan – Parking Deck plan (Sheet AS03), to be identified as Exhibit D.
- Traffic signal will be upgraded, as required, as a result of the driveway re-alignment at the expense of the property owner.
- A chain will be placed across the driveway that connects the church directly to Cedar Chase to the west of the rectory on Sundays.
- Prior to second reading, the landscape plan shall be amended to illustrate new plantings along the outside of the fence along the south property line.
- Prior to second reading, the landscape plan shall be amended to identify existing trees to be removed and/or retained.

The Planning Commission heard the applicant's request to expand the existing use as a place of worship and accessory uses at their regular February meeting. After much discussion with the applicant and staff, the Commission recommended approval of the request (7 – 0) with the following conditions, in addition to the other recommendations by staff:

- Pre-planting of trees is to be established before the parking deck is built within the 35' area greenspace proposed just south of the parking deck, as a pre-emptive effort to protect the neighbors on adjacent property.
- Planters will be installed on the top level of the parking deck.

Attachments

#20.



41 Perimeter Center East, Suite 250
Dunwoody, Georgia 30346
P (678) 382-6700 F (678) 382-6701
dunwoodyga.gov

- Location Map, Zoning Districts Map, Future Land Use Map
- Comprehensive Plan Excerpt
- Planning Commission Meeting Minutes
- Application Packet

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2015-03-XX

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING MAP FOR ZONING CONDITIONS OF LOT PARCEL NUMBER 18 373 02 002 IN CONSIDERATION OF SPECIAL LAND USE PERMIT 15-021 (2443 Mount Vernon Road, Dunwoody, Georgia 30338)

WHEREAS: Notice to the public regarding said modification to conditions of zoning has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody, Georgia; and

WHEREAS, All Saints Catholic Church, located on the south side of Mount Vernon Road at its intersection with Jett Ferry Road, has requested an SLUP to expand its existing uses and increase parking beyond the conditions of their previous SLUPs granted by DeKalb County (for construction of a Rectory) as well as the City of Dunwoody (for construction of a Columbarium), composed of a new sanctuary, a new administration and education building, a 2-story administration building and a parking deck to expand the number of parking spaces; and

WHEREAS: the Mayor and City Council find that the plans of the property will increase and ingress and egress to and from the property and alleviate traffic conditions on Mount Vernon Road, thus improving the health, safety and welfare of the City; and

WHEREAS: the Mayor and City Council have conducted a public hearing as required by the Zoning Procedures Act prior to adoption of this Ordinance.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAINES** and **APPROVES** the Special Land Use Permit 15-021 to expand the structures of the currently-existing place of worship and accessory uses subject to the following conditions:

1. The site is developed in substantial compliance with the Special Land Use Permit Site Plan (Sheet C1) dated 1-29-2015, to be identified as Exhibit A.
2. The site is developed in substantial compliance with the Conceptual Landscape Plan (Sheet L-1) dated 1-30-2015, to be identified as Exhibit B.
3. The site is developed in substantial compliance with the Architectural SLUP Site Plan – Building Height Calculation Plan (Sheet AS02), to be identified as Exhibit C.
4. The site is developed in substantial compliance with the Architectural SLUP Site Plan – Parking Deck plan (Sheet AS03), to be identified as Exhibit D.

5. Traffic signal will be upgraded, as required, as a result of the driveway realignment at the expense of the property owner.
6. Pre-planting of trees is to be established before the parking deck is built within the 35' area greenspace proposed just south of the parking deck, as a pre-emptive effort to protect the neighbors on adjacent property.
7. Planters will be installed on the top level of the parking deck.
8. A chain will be placed across the driveway that connects the church directly to Cedar Chase to the west of the rectory on Sundays.
9. Prior to second reading, the landscape plan shall be amended to illustrate new plantings along the outside of the fence along the south property line.
10. Prior to second reading, the landscape plan shall be amended to identify existing trees to be removed and/or retained.

SO ORDAINED AND EFFECTIVE, this ____ day of _____, 2015.

Approved by:

Michael G. Davis, Mayor

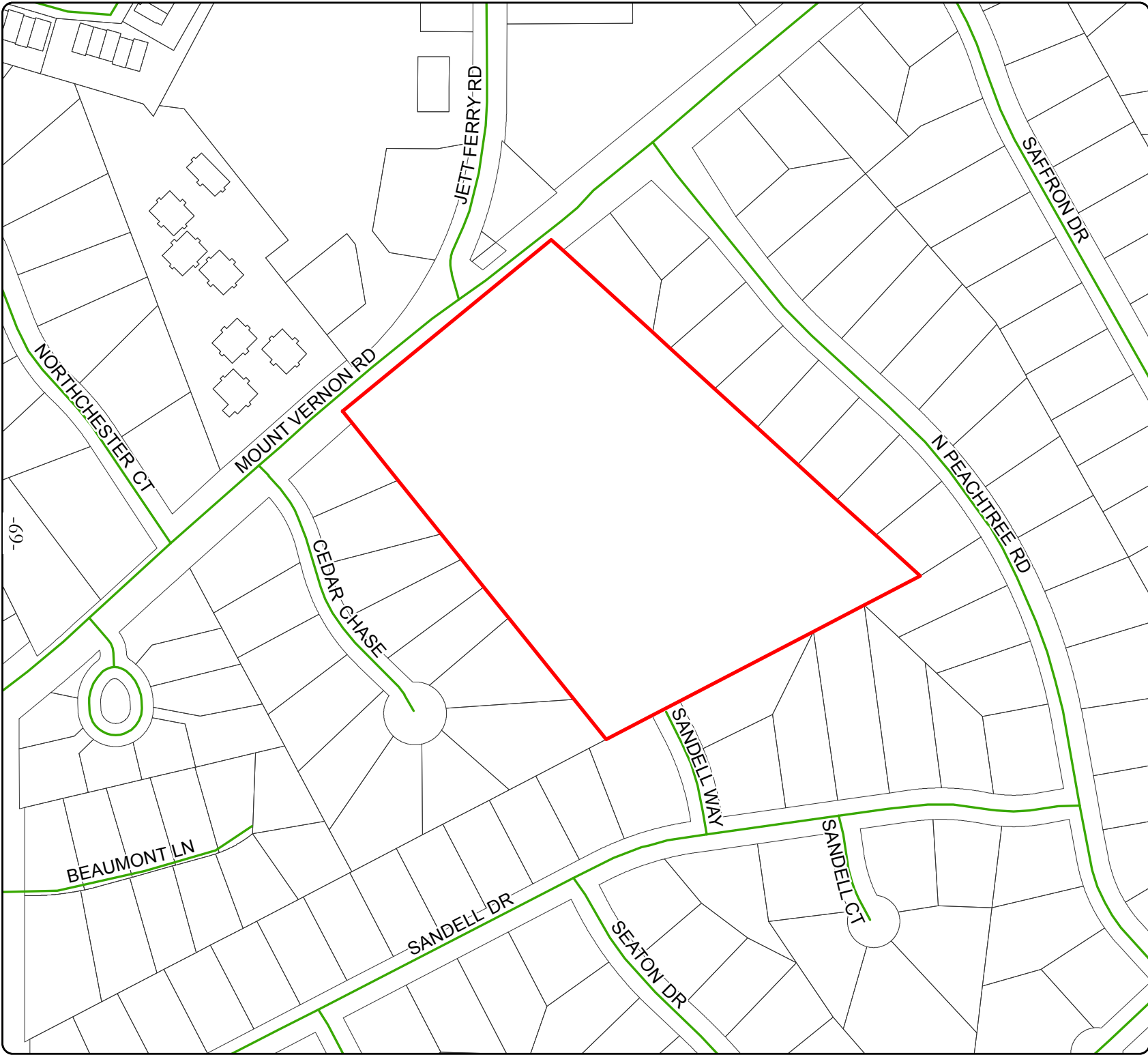
Attest:

Approved as to Form and Content

Sharon Lowery, City Clerk

Office of City Attorney

SEAL



Dunwoody*
 *Smart people - Smart city

Community Development

41 Perimeter Center East | Dunwoody, Georgia
 Suite 250 | 30346-1902

678-382-6800 ~ www.dunwoodyga.gov

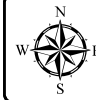
**2443 Mount
 Vernon Road**

Site Location

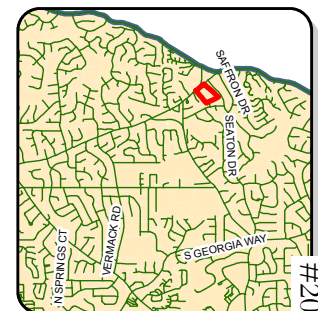
December 2014

Legend

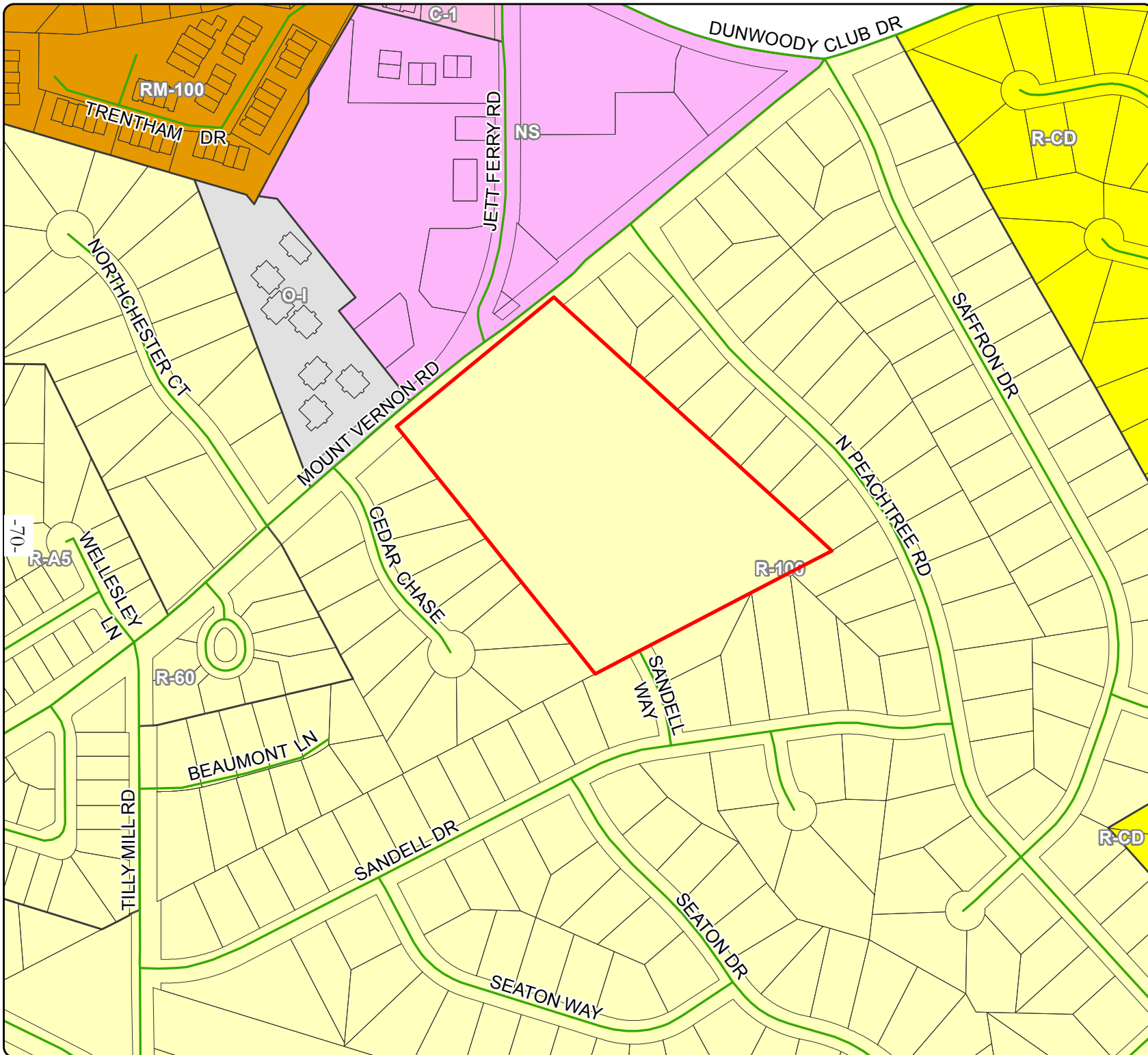
- Street Centerlines
- Parcels



Scale: 1" = 250'
 (1:3000)



Disclaimer: All data is provided as is, with all faults, without warranty of any kind, either expressed or implied. This map is the property of the City of Dunwoody, Georgia and its assigns. All rights reserved.






2443 Mt. Vernon Road

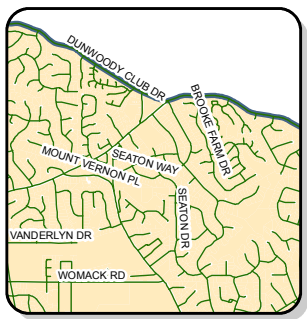
Site Location

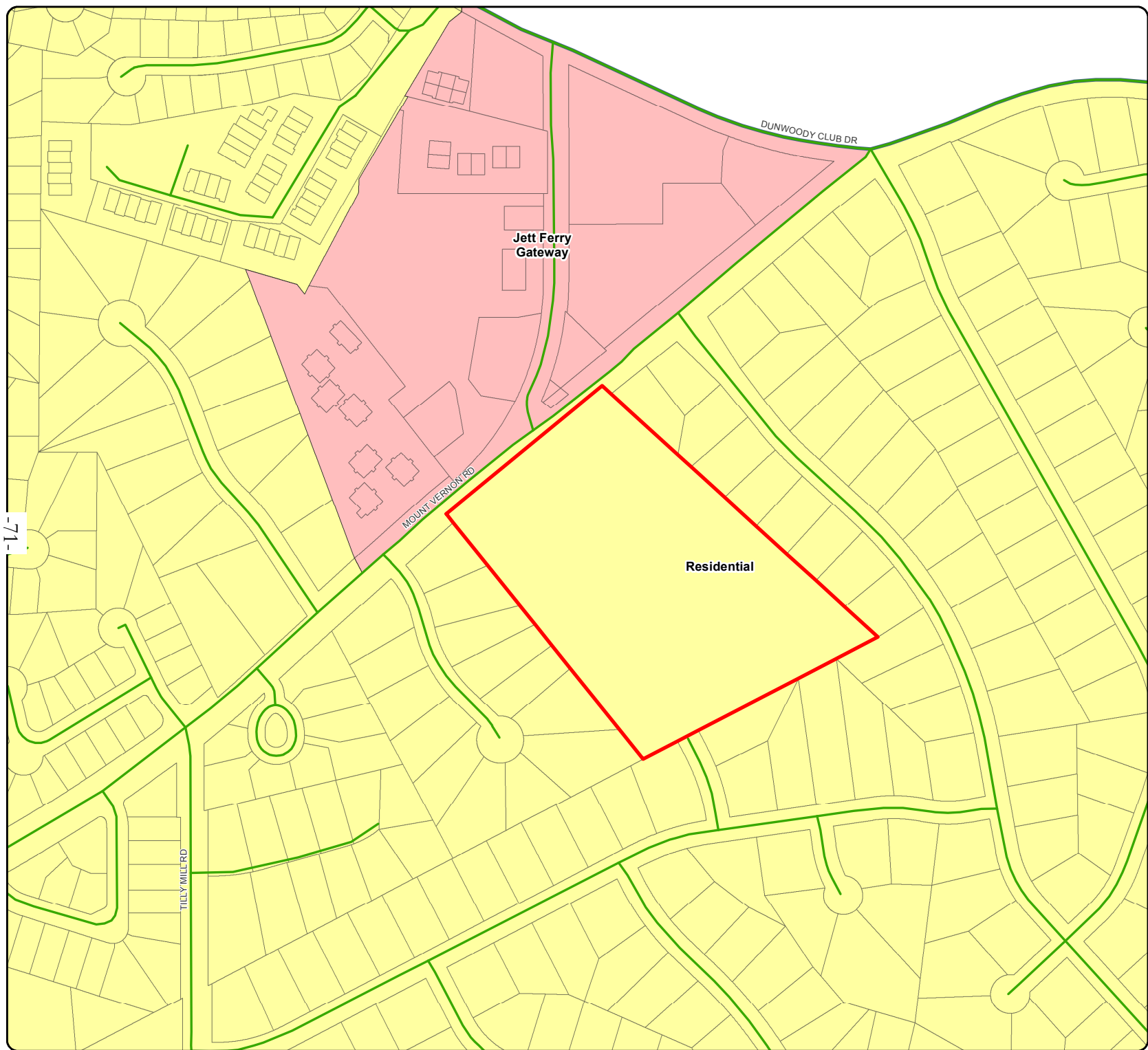
January 2015

Legend

-  Street Centerlines
-  Parcels

 Scale: 1" = 333'
(1:4000)





2443 Mt. Vernon Road

Future Land Use

SLUP 15-021

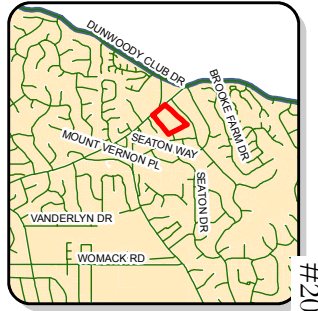
Legend

- City Limits
- Parcels
- Street Centerlines

Character Areas

- Perimeter Center
- Community Facility/Water Treatment
- Dunwoody Village
- Georgetown-Shallowford Road
- Institutional/Campus
- Office
- Jett Ferry Gateway
- Tilly Mill Gateway
- Winters Chapel Redevelopment Area
- Multi-Family/Mixed-Use
- Residential

Scale:
 1 in = 337 ft



71

#20

SPECIAL LAND USE PERMIT APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

* Applicant Information:

Company Name: Cornerstone Site Consultants, LLC

Contact Name: _____

Address: 2985 Gordy Parkway, Suite 119, Marietta, GA 30066

Phone: 770-490-9182 Fax: N/A Email: andrew@cornerstonesite.com

Pre-application conference date (required): August 12, 2014

* Owner Information: Check here if same as applicant

Owner's Name: Most Reverend Wilton D. Gregory, Archbishop, Roman Catholic Archdiocese of Atlanta

Owner's Address: 2401 Lake Park Drive, S.E., Smyrna, Georgia 30080

Phone: 404-920-7300 Fax: 404-920-7301 Email: _____

* Property Information:

Property Address: 2443 Mount Vernon Road, Dunwoody, Georgia 30338 Parcel ID: 18 373 02 002

Zoning Classification: R-100

Requested Use of the Property: All Saints Catholic Church (Religious institution)

* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Andrew M. Halloran - Cornerstone Site Consultants, LLC

Applicant's Signature: *Andrew M. Halloran* Date: 10/24/14

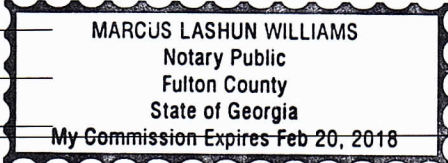
* Notary:

Sworn to and subscribed before me this 24th Day of October, 2014

Notary Public: Marcus Williams

Signature: *Marcus Williams*

My Commission Expires: 02/20/2018



* Owner Affidavit:

I hereby certify that to the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

Property Owner's Name: Most Reverend Wilton D. Gregory, Archbishop, Roman Catholic Archdiocese of Atlanta

Property Owner's Signature: *Wilton D. Gregory* Date: 10/28/14


* Notary:

Sworn to and subscribed before me this 28th Day of October, 2014

Notary Public: Donna Lee Worley

Signature: *Donna Lee Worley*

My Commission Expires: 8/13/18



Campaign Disclosure Ordinance



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Campaign Disclosure Ordinance

Please read the law and complete the Campaign Disclosure Statement on the following page if you are requesting a Rezoning, Concurrent Variance, or Conditional Use.

GA Citation/Title

GA Code 36-67A-3, Disclosure of campaign contributions

*38069 Code, 36-67A-3

CODE OF GEORGIA TITLE 36. LOCAL GOVERNMENT PROVISIONS APPLICABLE TO COUNTIES AND MUNICIPAL CORPORATIONS CHAPTER 67A. CONFLICT OF INTEREST IN ZONING ACTIONS

(Current through 2000 General Assembly)

36-67A-3 Disclosure of campaign contributions.

- a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority respective local government showing:
 - 1) The name and official position of the local government official to whom the campaign contribution was made; and
 - 2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government of any of its agencies on the rezoning application.

(Code 1981, 36-67A-3, enacted by Ga. L. 1986, p. 1269, 1; Ga. L. 1991, p. 1365, 1; Ga. L. 1993, p. 91, 36.)

Official Code of Georgia Annotated Copyright 1982 - 2000 State of Georgia.


Campaign Disclosure Statement



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? YES NO

* **Applicant / Owner:** Most Reverend Wilton D. Gregory, Archbishop, Roman Catholic Archdiocese of Atlanta

Signature: <i>X</i> 	Date: <i>X</i>
Address: <u>2401 Lake Park Drive, S.E., Smyrna, Georgia 30080</u>	

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Statement



41 Perimeter Center East | Dunwoody, GA 30346
 Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? YES NO

* **Applicant** / Owner: Andrew M. Halloran - Cornerstone Site Consultants, LLC

Signature: *Andrew M. Halloran* Date: 10/24/14
 Address: 2985 Gordy Parkway, Suite 119, Marietta, Georgia 30066

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount



SPECIAL POWER OF ATTORNEY

I, Wilton D. Gregory, S.L.D., as Archbishop and administrator of The Roman Catholic Archdiocese of Atlanta, and/or His Successors In Office, of 2401 Lake Park Drive, Smyrna, the County of Cobb, the State of Georgia, do hereby appoint Mr. John Schiavone of 2401 Lake Park Drive, the County of Cobb, the State of Georgia, my true and lawful attorney in fact, for me and in my name, place and stead, and for my use and benefit to:

make, seal, and deliver, to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the possession of all lands, and all deeds and other assurances, in the law therefore, and to lease, let demise, bargain, sell, remise, release, convey, mortgage, and hypothecate lands, tenements, and hereditaments upon such terms and conditions and under such covenants as he shall think fit;

Also to bargain and agree for, buy, sell, mortgage, hypothecate, and in any and every way and manner deal in and with goods, wares, and merchandise, chooses in action, and other property in possession or in action, and to make, do, and transact all and every kind of business of whatsoever nature and kind; and also for me and in my name, and as my act and deed, to sign, seal, execute, deliver, and acknowledge such deeds, leases, mortgages, hypothecations, charter parties, bills of releases and satisfaction of mortgage, judgments, and other debts, and such other instruments in writing of whatsoever kind and nature as may be necessary or proper in the premises;

I further give and grant unto the attorney in fact full power and authority to do everything necessary and proper to be done in the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my attorney shall lawfully do or cause to be done by virtue hereof.

This Special Power of Attorney is effective from July 1, 2014 through June 30, 2015.

Executed this 1st day of July, 2014, at Smyrna, the State of Georgia.

Most Reverend Wilton D. Gregory
Archdiocese of Atlanta, the County of Cobb, the State of Georgia

On July 1st, 2014, before me, a notary public for the State of Georgia, personally appeared Archbishop Wilton D. Gregory, Archbishop of the Archdiocese of Atlanta, known to me or proved to me to be the person whose name is subscribed to the within power of attorney, and acknowledged to me that he or she executed the same.

Notary Public for the State of Georgia

Witness

Witness

Special Land Use Permit Criteria response:

- a. The existing use of this property is a religious facility and cell phone tower. Maintaining the use with this redevelopment project is consistent with the comprehensive plan which identifies this tract as an “intensive institutional” use.
- b. The existing use of the property complies with all but a few sections of the zoning ordinance and the church has applied for variances to address those two items
- c. The existing site has adequate land area to support the use, but a variance was needed to address the open space requirement. Off street parking spaces are provided on site and all other applicable zoning requirements are met except as noted in item (b).
- d. The existing use is compatible with the adjacent single family residential as religious facilities are typically located close to residential areas.
- e. The existing use is not anticipated to create any adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.
- f. The existing use is not anticipated to create any adverse impacts upon any adjoining land use by reason of the hours of operation, which will be consistent with current hours of operation.
- g. The existing use is not anticipated to create any adverse impacts upon any adjoining land use by reason of manner of operation of the use.
- h. Although the seating capacity of the church is proposed to increase and the on-site parking is scheduled to increase as the master plan is built out, the church is making significant traffic improvements by aligning the main driveway with Jett Ferry Road.
- i. The buildings for the church campus are located in the center of the property. The size, scale and massing of the church and other new buildings are compatible with the city’s zoning ordinance. The amount of trees between the church buildings and the adjacent property helps to screen and buffer the church from the neighbors.
- j. The redevelopment project is not anticipated to adversely affect historic buildings, sites, districts and/or archaeological resources;
- k. Public services, facilities and utilities appear to be adequate to serve the existing use.
- l. The existing church entrance is offset from the traffic signal with Jett Ferry Road. Therefore, the church will relocate the entrance to line up with Jett Ferry Road and convert the existing exit lane from church to a right out only exit. This will improve ingress and egress from the site. Regarding non-motorized traffic, the existing crosswalk will be moved from a mid-block condition to the eastern side of the traffic signal where pedestrians can utilize the pedestrian signals to cross Mount Vernon Road. A sidewalk from the street right of way to the building entrance will be provided. Bicycle racks are provided at the lower level of church
- m. A service drive and a dumpster enclosure are both proposed on the site plan.
- n. The proposed building is positioned well enough in the center of the site that there are no anticipated negative shadow impacts on the adjacent lots. The perimeter and adjacent residential properties are covered with tall trees.

Cornerstone Site Consultants, LLC

2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

November 6, 2014

Mr. Steve Foote
City of Dunwoody Planning Director
41 Perimeter Center East
Dunwoody, GA 30346

RE: Variance & Special Land Use Permit Application - Project Explanation Statement:
All Saints Catholic Church

Dear Mr. Foote:

Cornerstone Site Consultants, LLC has provided this Project Explanation statement in conjunction with the conceptual architectural and site plans as well as supporting materials for your review.

1. All Saints Catholic Church is located at 2443 Mt. Vernon Road, Dunwoody, GA 30338
2. The church provided a conceptual plan for the city to review on August 19th. The church addressed city comments and resubmitted a revised plan on October 1st. The church as addressed those comments and presented that plan for the variance and SLUP applications. (Attached responses for where comments were addressed on 2nd concept review).
3. The church held a neighborhood meeting on Thursday, October 30th for the neighbors in the immediate area and the Dunwoody Homeowner Association to attend to present the concept plan, explain the variance requests and SLUP process and gather feedback from the neighbors about the project. The church is continuing dialogue and meetings with the neighbors to answer their questions and respond to their concerns.
4. Total acreage of lot is 11.22 acres, Tax parcel ID # 18-373-02-002
5. Only 1 lot being redeveloped. It is zoned R-100 and is 11.22 acres

Background:

The campus for All Saints Catholic Church was established in the late 1970's. The property was incorporated into the City of Dunwoody with the city's inception in 2008. The most recent project was the installation of a columbarium in the center of the campus in 2010 and a Special Land Use Permit is on file for that project. The previous project was construction of a new rectory on the campus in 1999. The church has observed some soil subgrade issues that are causing some problems with the existing church structure. The church was built with the air conditioning duct work in the ground below the slab and those ducts are causing issues in the building and the church would like to rebuild and reinvest in the campus with a new church building and basement. In addition, the existing administrative and Sunday school classroom space is in-adequate and outdated based on the church's current program needs and the church would like to eventually remove that building and replace it with a new 2 story building with a basement. The existing campus has approximately 300 parking spaces to serve a church that has approximately 800 +/- seats. The masterplan study also identified an area for a parking deck to help provide additional parking and a location for the relocated administrative offices.

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Proposed Project:

The proposed project may be phased as the church is able to raise funds and build out the master plan and consists of 4 main components: (1) New Church with capacity to provide up to 1,000 seats or as much as allowed by parking codes with available parking at the time and it will have a fellowship hall in the basement. This building will replace the existing 800+/- seat church, (2) New 2 story with basement administration and religious education building to replace the existing administration and education building, (3) New parking deck and (4) new 2 story administration building with basement to replace the existing building that will need to be removed in order to build the parking deck. The parking deck will increase the parking count on the campus by approximately 130 spaces to an approximate total of 430 spaces +/- on the campus. As shown on the elevations, the deck will have minimal facing material so as to appear open and softened with planters along the parking deck edge to provide greenery. The existing church entrance will be re-aligned with Jett Ferry Road and the existing exit lane will be retained for improved traffic flow out of the site. Please note that although Sandell Way dead ends into the church's southern boundary, NO ACCESS is considered with this plan, and the existing screening fence will be maintained along that boundary.

The proposed project is a re-investment in a 40 year old campus to provide modern facilities for the congregation and Dunwoody citizens for the years to come. The church is located in a stable growth area and is not forecasted to significantly increase membership. The new church building will have more seats than the existing building, but that is in an effort to be able to reduce the number of services by being able to have more seats available at fewer services. The redevelopment of the church campus is almost entirely constructed within the existing parking lot curb line of the existing campus and therefore maintains most of the existing natural buffer area that separates the campus from the adjacent neighborhood.

Drainage:

The concept plan proposes a detention pond systems for each of the improvement areas to provide stormwater management for the proposed redevelopment project. The detention pond on the west side is proposed as a wall detention pond that will go in a location where an existing chiller pad is located and will be removed. The detention pond on the east side is an underground storm pipe system that will be installed as that parking lot is regarded and re-paved. The detention pond in the southwest corner will replace an existing earth berm detention pond with a wall pond in its place if a hydrology study determines it is necessary to increase the storage volume with the parking deck project. Installation of these systems will provide a significant improvement to the stormwater detention of the redevelopment area on the campus and improve the drainage to the immediate offsite drainage paths.

Variances needed:

1. Lot Coverage: The existing campus lot coverage is approximately 46% +/- . The proposed master plan shows a lot coverage of 55%. The increase in lot coverage is almost entirely within the center of the already developed campus. The R100 zoning ordinance for a single lot requires a 25% maximum coverage.
2. Increase in height of wing walls to allow a transition from the church basement wall height of 16 feet down to the finished grade.

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3. Decrease in the distance between driveways. This is needed in order to align a new driveway to the signal at Jett Ferry Road and keep the existing entrance as a "right out only"
4. Slight encroachment into the city's 75 foot stream buffer.

Special Land Use Permit requested for the following uses: Place of Worship, Religious Education, Social Gathering Rooms, Food service facilities, Existing Indoor/Outdoor Recreation Facilities, Existing preschool/kindergarten, Existing Rectory (Parsonage), Existing Columbarium, Existing Cell Tower with bells.

Please feel free to contact me should you have any questions or need more information.

Sincerely,



Andrew M. Halloran, P.E.

Cornerstone Site Consultants, LLC

October 22, 2014

2443 Mt. Vernon Rd. / Conceptual Review Comments**Rebecca Keefer – Rebecca.Keefer@dunwoodyga.gov**

Planning: Denied with Comments

The following represents the remaining comments that are unclear whether they are addressed, need additional information to verify compliance, or have enough information to indicate non-compliance. Additional notes may also be provided. Some comments that were previously provided for information or the permitting stage have been removed but are still required at the appropriate time during the process.

- Monument sign shall be a minimum of 1' off property line; design and dimensions to be reviewed during sign permit application process
- Bulk Standards (Section 27-58) – **Added note to sign label**
 - o Lot coverage: 25% **Notes in upper right corner, variance applied for**
 - o Maximum building height: 35' (primary); 20' (accessory)--label all the proposed average heights on the site plan to show compliance **Added height labels to the 4 new structures. All are primary structures: Primary church, primary religious education building, primary parking deck and primary administration building.**
- Parking required (Section 27-202):**Notes in upper right corner**
 - o Accommodate bicycle parking where possible (Section 27-205) **Added note to northeast corner of religious education building at the drop off canopy for bicycle parking..**
 - o Minimum off-street loading to be met (Section 27-212) – **calculation shown in upper right corner of site plan**
- Parking lot landscaping (Section 27-228) – **Landscape plan included**
 - o New surface parking lots or spaces shall comply--show which spaces are new and existing on a diagrammatic plan - **Color diagram provided**
- Retaining walls (Section 27-269) **Variance applied for wing walls**
 - o Limited to 4' in height
 - o Administrative permit 4-8' (application required—approval only when criteria is met)

- o Special exception 8-12' (application required—approval only when criteria is met)
- SLUP required for expansion of use – **SLUP application prepared**
 - o For SLUP application, explicitly summarize existing and proposed uses on the site, including cell tower, etc
- Variances may be required if proposed development exceeds the aforementioned codes (there may be others, but the variances required based on the submitted information are:
 - o Lot coverage exceeds maximum - **variance applied for**

James Bassett – James.Bassett@dunwoodyga.gov

Engineering: Approved with Comments

Attached - **noted and will address those if plans proceed to the next stage of design.**

Howard Koontz – Howard.Koontz@dunwoodyga.gov

Arborist: Denied

- Critical root zones must be indicated on the plans. Any instance of the intersection of a trees' critical root zone and the project limits of disturbance, in excess of 30%, will result in that tree as being considered lost, irrespective of physical removal. **Noted and part of landscape architect's calculation**
- Critical root zone is one (1) foot of radial distance for every inch of DBH. **Noted on Landscape architect's plan.**

Michael Smith – Michael.Smith@dunwoodyga.gov

Public Works: Denied with Comments

- Public Works does not object to the additional exit driveway as long as it is restricted to right turns only. A variance will be required because the driveway does not meet the minimum driveway spacing required in Chapter 16. **A variance application is being submitted for this item.**
- Required right of way dedication and road improvements as shown in Section 16-222 j and k (bike lane and sidewalk with landscape buffer) are required for the full frontage of the property. **Survey indicates a right of way was possibly already dedicated. Will research that further. Site plan is updated to show the bike lane and sidewalk along full frontage.**

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November 6, 2014

Mr. Steve Foote
City of Dunwoody Planning Director
41 Perimeter Center East
Dunwoody, GA 30346

RE: Variance & Special Land Use Permit Application – Neighbor Communications Documentation:
All Saints Catholic Church

Dear Mr. Foote:

Cornerstone Site Consultants, LLC has provided this letter of Neighbor Communications Documentation as part of the Variance and SLUP application process.

1. The attached letter was sent by All Saints Catholic Church to the neighbors listed on the attached list provided by the city of Dunwoody.
2. In addition, the Dunwoody Homeowner Association was invited.
3. The meeting was held at the church on Thursday, October 30th at 7pm and neighbors as well as the president of the DHA attended. An attendance list is attached from that meeting which lasted from 7 pm until 8:30.
4. The architect and civil engineer presented the project, explained the SLUP process and the variances that will be requested for the project. The neighbors brought up questions/comments that are attached with this letter. Some of those were answered at the meeting, some required further study and a response back to those in attendance in the next few weeks.
5. Since the meeting, Cornerstone Site Consultants has met with the homeowners on November 2nd and November 3rd who wanted to discuss the drainage questions in more detail at their properties. We are currently evaluating the drainage conditions and studying options and will respond back to the homeowners in a few weeks.

Please feel free to contact me should you have any questions or need more information.

Sincerely,



Andrew M. Halloran, P.E.

Cornerstone Site Consultants, LLC

ALL SAINTS CATHOLIC CHURCH

2443 Mount Vernon Road
Dunwoody, Georgia 30338-3099

770.391.5255

October 8, 2014

Dear Neighbors of All Saints Catholic Church:

All Saints Catholic Church is seeking your input as we collaborate on our Master Plan that will be phased to re-invest in our campus as we continue serving the Dunwoody community. Our existing church and religious education buildings are in need of major structural repair resulting from settlement of the soils below the foundation. Rather than repair the buildings, we would like to replace them with new, attractive structures and increase the amount of parking spaces. These improvements will be complimented by preserving the existing trees along the church property lines, adding new parking lot landscaping and installing new storm water detention ponds. The plan also shows a re-alignment of the church entrance with Jett Ferry Road.

The building codes have changed since the church was built in 1979, so we discussed our needs and the concept master plan with the city of Dunwoody. We incorporated some minor revisions to the plan and have invited you to an open house meeting. In order to proceed with the project, we will need to request a few site plan variances and a Special Land Use Permit that will involve public hearings before the Zoning Board of Appeals, Planning Commission and City Council.

If you would like to learn more details of the plan, the variances and process, please attend our open house meeting held in our Social Hall in the Administration Building on **Thursday, October 30th, 7PM.**

Thank you for your participation in this exciting opportunity for the Dunwoody Community!

Sincerely,



Msgr. Hugh M. Marren
Pastor

OWNER_12	CompSitusA	CompSitu_1
HUNDLEY KELLY M OR	5326 CEDAR CHASE	DUNWOODY GA 30338-3015
ARCHBISHOP ROMAN CATHOLIC	5353 CEDAR CHASE <Null>	DUNWOODY GA 30338
CRALL JAMES SHELBY OR	5316 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
DAVIS HUNTER JT	2380 SANDELL DR	DUNWOODY GA 30338-4527
KOO ARTHUR	5479 PEACHTREE RD	DUNWOODY GA 30338-3131
ELLIS W TINSLEY	5537 PEACHTREE RD	DUNWOODY GA 30338-3105
CRONE JAMES P JT	2462 SANDELL DR	DUNWOODY GA 30338-4548
SPARKS TERRY D OR	5510 PEACHTREE RD	DUNWOODY GA 30338-3106
EUN JAY	5497 PEACHTREE RD	DUNWOODY GA 30338-3131
MARTIN JOHN H REVO TRUST	5450 PEACHTREE RD	DUNWOODY GA 30338-7011
MATYSIAK-MARTIN SHIRLEY J	5348 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
SHIRLEY TODD L OR	5340 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
BRESLIN PAUL	5332 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
FOWLER CHRISTOPHER A	5345 CEDAR CHASE <Null>	DUNWOODY GA 30338
WYSOCKI GENE R	5337 CEDAR CHASE <Null>	DUNWOODY GA 30338-3014
GRADY RICHARD D OR	5306 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
ARCHBISHOP ROMAN CATHOLIC	2443 MOUNT VERNON RD	DUNWOODY GA 30338
STEGG DOLORES D	5420 SEATON WAY	DUNWOODY GA 30338-4543
MCNERNEY JOHN S OR	2388 SANDELL DR	DUNWOODY GA 30338-4527
YOUNG SCOTT K	5329 CEDAR CHASE <Null>	DUNWOODY GA 30338-3014
ERBES MARY E	5321 CEDAR CHASE <Null>	DUNWOODY GA 30338-3014
WARREN MICHAEL S OR	2396 SANDELL DR	DUNWOODY GA 30338-4527
ANDREWS JOHN	2387 SANDELL DR	DUNWOODY GA 30338-4550
ZIGLIN ALAN L	5300 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
OBERMEIER KLAUS K	5313 CEDAR CHASE <Null>	DUNWOODY GA 30338
TREBELEV LEONID JT	5305 CEDAR CHASE <Null>	DUNWOODY GA 30338-3014
LAVELLE CAROL T	2404 SANDELL DR	DUNWOODY GA 30338-4529
FELTON JULIE G	2397 SANDELL DR	DUNWOODY GA 30338-4550
BORNEMAN AGNES MARIE	2412 SANDELL DR	DUNWOODY GA 30338-4529
WOLCOTT SHAWN E OR	2403 SANDELL DR	DUNWOODY GA 30338-4550
NEWTON STEPHEN M	2420 SANDELL DR	DUNWOODY GA 30338-4529
WEBB WILLIAM K	2473 MOUNT VERNON RD	DUNWOODY GA 30338-3003
STONE CHARLOTTE W	2428 SANDELL DR	DUNWOODY GA 30338-4529
EPPS LUCIA MITCHELL	5422 SEATON DR	DUNWOODY GA 30338-4539
WILLARD JAMES D	5560 PEACHTREE RD	DUNWOODY GA 30338-3106
CROWDER MARION H	5553 PEACHTREE RD	DUNWOODY GA 30338-3105
CINNAMON GREGORY K	5528 PEACHTREE RD	DUNWOODY GA 30338-3106
WYATT FRANK K OR	2447 SANDELL DR	DUNWOODY GA 30338-4549
ATHENS GEORGE K	5552 PEACHTREE RD	DUNWOODY GA 30338-3106
FEDERAL HOME LOAN MORTGAGE	2439 SANDELL DR	DUNWOODY GA 30338-4549
MCCLELLAN MICHAEL JR	5544 PEACHTREE RD	DUNWOODY GA 30338-3106
SPENCER LYLE E OR	5446 SANDELL WAY	DUNWOODY GA 30338-4531
LIGNUGARIS JOANNE M	2493 MOUNT VERNON RD	DUNWOODY GA 30338-3026
MORRIS JAMES R JT	2444 SANDELL DR	DUNWOODY GA 30338-4548
KOEHLER DENNIS A OR	5536 PEACHTREE RD	DUNWOODY GA 30338-3106
CROWDER YASUKO C	5545 PEACHTREE RD	DUNWOODY GA 30338-3105

MCCARREN JOHN OR	5410 SANDELL CT	DUNWOODY GA 30338-4525
VACCARO SABRINA A	2454 SANDELL DR	DUNWOODY GA 30338-4548
CHAPIN MARGUERITE M	5520 PEACHTREE RD	DUNWOODY GA 30338-3106
KNIGHT JAMES ALEXANDER	5529 PEACHTREE RD	DUNWOODY GA 30338-3105
WISE JESSICA L	2469 SANDELL DR	DUNWOODY GA 30338-4528
BARRETT VERNON J OR	5492 PEACHTREE RD	DUNWOODY GA 30338-3132
HAILE CAROLYN (HELLSTROM)	2470 SANDELL DR	DUNWOODY GA 30338-4548
STEFFEN PATRICIA J	5502 PEACHTREE RD	DUNWOODY GA 30338-3106
CURRIE RYAN P OR	5521 PEACHTREE RD	DUNWOODY GA 30338
OPRY RUSSELL DUGGAN JT	5482 PEACHTREE RD	DUNWOODY GA 30338-3132
QUICK DARRIN OR	5513 PEACHTREE RD	DUNWOODY GA 30338-3105
HERRICK PATRICIA H TRUSTEE	2478 SANDELL DR	DUNWOODY GA 30338-4548
SMITH J BARRY	2477 SANDELL DR	DUNWOODY GA 30338-4528
JACOBS JILL OR	5472 PEACHTREE RD	DUNWOODY GA 30338-3132
ANGIA VIKRANT	5505 PEACHTREE RD	DUNWOODY GA 30338-3105
ADAMS JOSHUA LOUIS	2486 SANDELL DR	DUNWOODY GA 30338-4548
TRENT WILLIAM OR	5489 PEACHTREE RD	DUNWOODY GA 30338-3131
PENTECOST CHERIE L	5471 PEACHTREE RD	DUNWOODY GA 30338-3131
HELMS JACQUELINE JONES	5461 PEACHTREE RD	DUNWOODY GA 30338-3131
FARTHING WILLIAM O	5453 PEACHTREE RD	DUNWOODY GA 30338-3131
BIRNBAUM JASON JT	5445 PEACHTREE RD	DUNWOODY GA 30338-3131

All Saints Catholic Church
Agenda for Neighborhood Meeting
October 30th, 2014

- Welcome
- Background of existing campus (Tom Smith)
- Discussion of problems with existing buildings (Tom Smith)
- Explanation of variances and special land use permit required (Andrew Halloran)
- Demonstration of architect's building elevations (Tom Smith)
- Questions (Team)

Name	Address
VIKTORIA NURPEISOV	
Irina Trebeleva	
x Vivian Smith	2477 SANDELL DRIVE
x Barry Smith	RVSMITH@MINDSPRING.COM
x Carolyn Clark	smitherv@comcast.net
x Jerry Smith	" " "
x Rusty O'Pray	5482 N. Peachtree Rd
x Jennifer O'Pray	" " "
x <i>Erne Barron</i>	
Spencer Morrison	2473 Mt. Vernon Rd.

all run off.

Name	Address
Jill Jacobs	5472 N. Peachtree Rd. 678-441-943
Chodwick Morrison	2473 MT Vermon Rd ^{Sunwood} GA 30338
Kellie Dundles	5326 Cedar Cross
Stacy Harris	DHA
Verna Barnett	5492 N Peachtree Road 30338
CHARLOTTE STONE	2428 SHANZEL DRIVE
Joanne Lignysaris	2493 MT Vermon Rd 30338
Glenn Morris	2444 Sandell Dr.

Cornerstone Site Consultants, LLC

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Neighborhood Meeting Minutes from October 30, 2014 meeting at All Saints Catholic Church

1. Three homeowners brought up concerns about stormwater runoff. They requested a meeting with the church's civil engineer to visit the downstream area and discuss the issue on-site.
2. One homeowner who lives off of North Peachtree Road expressed concerns about whether there will be increased traffic volume on Tilly Mill and North Peachtree Road.
3. One homeowner asked if the police officer who directs traffic out of the church can be nicer to the other drivers passing through on Mount Vernon and asked if the police officer can allow more cars on the main road to pass through.
4. A homeowner asked what is the length of the new left turn lane into the church?
5. Another homeowner asked a question about the utilities that were being marked in their yard.
6. A homeowner asked whether the church members would still park in the retail shopping center on the north side of Mount Vernon Road.
7. A homeowner asked whether the church plans any large programs or events at the church.
8. A homeowner indicated that there is a local rodent problem, and suggested that the church's dumpster is a source of those rodents.
9. A homeowner asked what guidelines were being followed to get the trees removed.
10. A homeowner asked about the proposed church steeple height relative to the church bells
11. A homeowner asked about the building height of the new buildings.
12. A homeowner asked if the design team had reviewed the drainage effects through the neighborhood.
13. A homeowner asked about the parking deck height
14. A couple homeowners asked if construction traffic will access from Sandell Way.
15. A homeowner asked if construction traffic will be going through the rectory driveway.
16. A suggestion from a homeowner was made to phase the construction such that the detention ponds are installed before the rest of the construction project begins.
17. A homeowner asked if the church plans to build a driveway to connect to Sandell way.
18. A homeowner asked if there were any plans to renovate the Gym building.
19. A couple homeowners asked about the parking deck elevation and what it would look like from Sandell Way.
20. A homeowner asked what kind of materials will be used in the new building.
21. A homeowner asked if the rectory would be renovated.
22. A homeowner asked how many parking spaces would be added and how many are in the deck.
23. A homeowner asked about the timeline of the variance and SLUP process.
24. Two homeowners asked about the construction time line, when would the project start and how long would it last?
25. A homeowner mentioned that the church is a staging area for the city's 4th of July Parade, and that once the construction phasing is known, to try to phase construction around that date if it is convenient, or coordinate with them on an action plan if other arrangements are needed.

Note: Some responses were provided at the meeting, some required some additional research. We will provide updated answers shortly.

Cornerstone Site Consultants, LLC
2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

January 22, 2015

Mr. Steve Foote
City of Dunwoody Planning Director
41 Perimeter Center East
Dunwoody, GA 30346

RE: ZBA 15-012 Variance Application – Updated information: All Saints Catholic Church

Dear Mr. Foote:

On behalf of the All Saints Catholic Church, we appreciate the time you, Rebecca and Andrew have taken to assist the church and their Dunwoody citizens through the process for this application. The City of Dunwoody Zoning Board of Appeals deferred variance items “a” and “d” to the February hearing. That was to allow time for additional meetings with the homeowners in the area and to provide additional documentation for the city stream buffer variance.

Variance “a”:

We were sorry to hear that not all of the adjacent homeowners received the letter the church sent to them in October of 2014 to discuss the project. The church held an open house meeting for the neighbors on October 30th, 2014. I have attached that documentation since it was not submitted in the previous variance submittal to convey the church’s positive intent. Throughout the process, the church has been interested in working with their neighbors in the neighborhood, and I wanted to report that we reached out to the specific individuals who spoke at the January 6th ZBA meeting. They were all able to attend a meeting on Monday, January 19th at the church. I have included a copy of the sign in sheet with this letter. In addition, the church has sent out letters for another open house meeting that will be held at the church on January 29th to reach out again to the neighborhood so that we can share the plan revisions made as a result of the collaboration at the January 19th meeting and solicit input from anyone else who may not have been able to attend previous meetings. With respect to the original variance request for an increase of lot coverage to 55%, we have modified the site plan that enabled the request to be reduced to 52%. The changes to the site plan are summarized further down in this letter. The lot coverage increase of 6% (existing 46% + 6% increase = 52%) is attributed to the increase in the new church and new religious education building areas. The parking deck does not increase lot coverage.

Variance “d”:

During the homeowner meetings, we discussed the stream buffer variance. The variance was originally submitted in order to place the new stormwater detention pond in a natural low point. At the time the church applied for this variance, it seemed to be minor request since the pond would be placed in the low of the property in an area that was already disturbed due to the existing chiller units. Based on further discussions with the homeowners, the church agreed to move the pond to an underground location under the existing parking lot. Although this will require a great expense to remove and replace the existing parking lot to build the underground system, it will help to preserve more open space. **Therefore, we request that the stream buffer variance be withdrawn without prejudice.**

Cornerstone Site Consultants, LLC
2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

Site Plan Revisions:

Drainage:

1. The detention pond in the northwest corner of the property previously shown in the stream buffer has been deleted. Instead, this pond is now located under an existing parking lot.
2. An additional underground detention pond has been added to the parking lot behind the gym.
3. The detention pond that was shown as a wall detention pond beside the parking deck in the southwest corner has been deleted. Instead, this pond is under the existing lower parking lot. This will provide more room for evergreens to be planted to screen the parking deck.

Parking Deck:

1. The stairwell that was previously shown on the west side of the parking deck has been moved away from the adjacent neighborhood to the east side of the parking deck and more internal to the property.
2. The future building beside the parking deck has a slightly revised building footprint but same location as on the previous site plan.
3. The parking deck was originally shown approximately 50 feet from the southern property line. After discussing with homeowners, the church agreed to move the parking deck structure back 25 feet to be even with the back of existing gym. However, some homeowners were still concerned about the room to plant trees to screen the parking deck. Therefore, the church has agreed to move the parking deck structure an additional 18 feet behind the back of the gym to be approximately 93 feet from the southern property line.
4. The southern curb line of the existing lower parking lot is approximately 25 feet from the southern property line. That area has existing hardwood trees. During the January 19th homeowner meetings, the church suggested moving that curb line away from the neighbors to a total distance of 42 feet. Since that meeting the church reviewed and determined they can move that curb line to provide a 60 foot landscape area between the parking deck and the property line as part of the future parking deck construction as shown on the revised site plan. When the parking deck is built, vegetation screening with a mix of evergreens and hard wood trees will be planted around the western, southern and eastern sides of the parking deck.

Parking Deck Elevations:

1. We have included a photo of the Decatur First Baptist Church Parking deck to provide a comparable deck to help illustrate the intent for the deck on this project as a 3 level parking deck with brick facing walls and columns. The brick color will match the new church buildings.
2. With the reduced parking deck footprint, we provided updated parking deck elevations. We provided elevation views of the parking deck with the evergreen screening and elevations with the vegetation photos removed to show the parking deck will have masonry walls that will be consistent with the new buildings, and open area.

Please feel free to contact me should you have any questions or need more information.

Sincerely,



Andrew M. Halloran, P.E.
Cornerstone Site Consultants, LLC

This is a photo of an existing parking deck at Decatur First Baptist Church to help illustrate a comparable concept to the proposed parking deck for All Saints Catholic Church. It would have a lower, middle and upper level and the columns and walls will be faced with brick that would match the brick for the proposed church and religious education buildings and possibly some architectural accents.



Cornerstone Site Consultants, LLC
2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

January 30th, 2015

Mr. Steve Foote
City of Dunwoody Planning Director
41 Perimeter Center East
Dunwoody, GA 30346

RE: Special Land Use Permit Application – Neighbor Communications Documentation:
All Saints Catholic Church

Dear Mr. Foote:

Cornerstone Site Consultants, LLC has provided this letter of Neighbor Communications Documentation as part of the Variance and SLUP application process.

1. On January 19th the church held a workshop meeting with the neighbors adjacent to the project and provided a collaborative environment to work on improvements to the plan to address their concerns to drainage and screening of the parking deck.
2. Then, on January 20th, the church prepared a letter and mailed to all homeowners within 500 feet. A copy of that letter and the mailing list is provided in this submittal. That meeting was held on Thursday, January 29th at the church and an attendance list is also included.
3. The revised site plan that is part of this resubmittal was presented to the homeowners to show additional buffering, reduced impervious area and the placement of stormwater detention ponds underground. Although there were questions about the timing and duration of construction, the detention pond system and the height of the parking deck, the general tone of the response was that the church addressed the concerns from the previous meeting.

Please feel free to contact me should you have any questions or need more information.

Sincerely,



Andrew M. Halloran, P.E.

Cornerstone Site Consultants, LLC



January 20, 2015

Dear Neighbors of All Saints Catholic Church:

All Saints Catholic Church is seeking your continued input and provide you with updates on our Master Plan that will be phased to re-invest in our campus as we continue serving the Dunwoody Community. Our existing church and administration buildings are in need of major structural repair resulting from the settlement of soils below the building foundation. Rather than repair the buildings, we would like to replace them with new and attractive structures. In order to preserve greenspace the church is proposing a future two level parking deck to provide an opportunity for future additional parking spaces. The church has submitted applications for variances and a Special Land Use Permit in order to obtain city approval for the master plan. These improvements will be complimented by preserving the existing trees along the church property lines, adding new parking lot landscaping and installing new storm water run off systems under the parking areas. The plan also shows a re-alignment of the church entrance with Jett Ferry Road. We have incorporated comments from the city and from neighbors to make improvements to the plan previously presented at our meeting in October. This plan will help to improve traffic flow on Mt. Vernon Road, reduce stormwater runoff rates into nearby creeks and preserves perimeter trees to maintain buffering along the adjacent neighborhoods.

If you would like to learn more details of the plan, the variances, Special Land Use Permit and the process, please attend our open house meeting held in our Social Hall in the Administration Building on **Thursday, January 29th, 2015 at 7pm.**

Sincerely,

Reverend Monsignor Hugh M. Marren
Pastor

Mailing List for Homeowner Open House January 29, 2015

ADDRESS	CITY STATE	PARCEL	OWNER	MAILING ADDRESS	MAILING CITY STATE
5217 BRADFORD CIR	DUNWOODY GA 30338-3038	18 373 02 050	EMERY REVOCABLE TRUST	5217 BRADFORD CIR	DUNWOODY, GA 30338-3010
2386 MOUNT VERNON RD	DUNWOODY GA 30338-3067	18 373 01 025	DEWHURST MARGUERITE	2386 MOUNT VERNON RD	DUNWOODY, GA 30338-3067
5201 BRADFORD CIR	DUNWOODY GA 30338	18 373 02 054	SABOL JOHN S OR SABOL GRETCHEN M	5201 BRADFORD CIR	DUNWOODY, GA 30338-3010
5213 BRADFORD CIR	DUNWOODY GA 30338	18 373 02 051	GILES BILL H OR GILES KAREN T	5213 BRADFORD CIR	DUNWOODY, GA 30338-3010
5326 CEDAR CHASE	DUNWOODY GA 30338-3015	18 373 02 034	HUNDLEY KELLY M OR HUNDLEY PAMELA M	5326 CEDAR CHASE	DUNWOODY, GA 30338-3015
5353 CEDAR CHASE	DUNWOODY GA 30338	18 373 02 024	ARCHBISHOP ROMAN CATHOLIC ARCHDIOCESE ATL	2443 MOUNT VERNON RD	DUNWOODY, GA 30338-3003
5316 CEDAR CHASE	DUNWOODY GA 30338-3101	18 373 02 033	CRALL JAMES SHELBY OR CRALL TERESA MCCLOSKEY	5316 CEDAR CHASE	DUNWOODY, GA 30338-3015
5479 NORTH PEACHTREE RD	DUNWOODY GA 30338-3131	06 339 03 021	KOO ARTHUR	5479 NORTH PEACHTREE RD	DUNWOODY, GA 30338-3131
5358 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 009	ERICKSON JUDITH ANN	5358 SAFFRON DR	DUNWOODY, GA 30338-3114
5537 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 03 028	ELLIS W TINSLEY OR FLYNN MARCELLA E	5537 NORTH PEACHTREE RD	DUNWOODY, GA 30338-3105
2462 SANDELL DR	DUNWOODY GA 30338-4548	18 373 02 021	CRONE JAMES P OR VAN BUREN ANDREA	2462 SANDELL DR	DUNWOODY, GA 30338-4548
5510 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 006	SPARKS TERRY D OR SPARKS SONDRA L	5510 NORTH PEACHTREE RD	DUNWOODY, GA 30338-3106
5497 NORTH PEACHTREE RD	DUNWOODY GA 30338-3131	06 339 03 023	EUN JAY OR EUN STELLA	5497 NORTH PEACHTREE RD	DUNWOODY, GA 30338-3131
5450 NORTH PEACHTREE RD	DUNWOODY GA 30338-7011	18 372 01 026	MARTIN JOHN H REVO TRUST OR MARTIN MARIA V REVO TRUST	5450 NORTH PEACHTREE RD	DUNWOODY, GA 30338-7011
5374 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 007	JOHNSTON CHRISTOPHER M OR JOHNSTON RITA J	5374 SAFFRON DR	DUNWOODY, GA 30338-3114
5348 NORTHCHESTER CT	DUNWOODY GA 30338-3008	18 373 01 010	MINISCALCO THOMAS J OR MINISCALCO REBECCA A	5348 NORTHCHESTER CT	DUNWOODY, GA 30338-3008
5340 NORTHCHESTER CT	DUNWOODY GA 30338-3008	18 373 01 009	MASSEY CLAY J OR MASSEY LEANN B	5340 NORTHCHESTER CT	DUNWOODY, GA 30338-3008
2362 MOUNT VERNON RD	DUNWOODY GA 30338-3002	18 373 01 006	LOWRY KATHERINE S	2362 MOUNT VERNON RD	DUNWOODY, GA 30338-3002
2382 MOUNT VERNON RD	DUNWOODY GA 30338-3028	18 373 01 004	DEWHURST MATTHEW J	2382 MOUNT VERNON RD	DUNWOODY, GA 30338-3028
5347 NORTHCHESTER CT	DUNWOODY GA 30338-3007	18 373 01 022	VANDEBOOM MARK	5347 NORTHCHESTER CT	DUNWOODY, GA 30338-3007
5347 NORTHCHESTER CT	DUNWOODY GA 30338-3007	18 373 01 023	LIPS GARY B OR LIPS RENEE F	5347 NORTHCHESTER CT	DUNWOODY, GA 30338-3007
0000 BRADFORD CIR	DUNWOODY GA 30338	18 373 02 058	BILL GRANT PROPERTIES INC	5357 NORTHCHESTER CT	DUNWOODY, GA 30338-3007
5337 NORTHCHESTER CT	DUNWOODY GA 30338-3007	18 373 01 024	CHAPMAN TROY N OR CHAPMAN RUTH L REVOCABLE LIVIN	5337 NORTHCHESTER CT	ATLANTA, GA 30338-3010
0000 BRADFORD CIR	DUNWOODY GA 30338	18 373 12 001	BILL GRANT PROPERTIES INC	PO BOX 888623	DUNWOODY, GA 30338-3007
5209 BRADFORD CIR	DUNWOODY GA 30338	18 373 02 052	EDWARDS BROWN OR EDWARDS LORI	5209 BRADFORD CIR	ATLANTA, GA 30356-0623
5205 BRADFORD CIR	DUNWOODY GA 30338	18 373 02 053	MYERS ROY T OR MYERS OLGA M	5205 BRADFORD CIR	ATLANTA, GA 30338-3010
5348 CEDAR CHASE	DUNWOODY GA 30338-3015	18 373 02 037	MATYSIAK-MARTIN SHIRLEY J	5348 CEDAR CHASE	ATLANTA, GA 30338-3015
2046 BEAUMONT LN	DUNWOODY GA 30338-4500	18 373 02 042	PURINGTON LOIS	2046 BEAUMONT LN	DUNWOODY, GA 30338-4500
5340 CEDAR CHASE	DUNWOODY GA 30338-3015	18 373 02 036	SHIRLEY TODD L OR SHIRLEY MEADE H	5340 CEDAR CHASE	DUNWOODY, GA 30338-3015
5332 CEDAR CHASE	DUNWOODY GA 30338-3015	18 373 02 035	BRESLIN PAUL OR BRESLIN CHER	5332 CEDAR CHASE	DUNWOODY, GA 30338-3015
2050 BEAUMONT LN	DUNWOODY GA 30338-4500	18 373 02 043	MARIN MARION A OR MARIN MARIANELA MATTHEUS	2050 BEAUMONT LN	DUNWOODY, GA 30338-4500
5345 CEDAR CHASE	DUNWOODY GA 30338-3014	18 373 02 025	FOWLER CHRISTOPHER A OR FOWLER ALICIA	5345 CEDAR CHASE	DUNWOODY, GA 30338-3014
5337 CEDAR CHASE	DUNWOODY GA 30338-3014	18 373 02 026	WYSOCKI GENE R OR WYSOCKI MARY E	5337 CEDAR CHASE	ATLANTA, GA 30338-3014
5306 CEDAR CHASE	DUNWOODY GA 30338-3015	18 373 02 032	GRADY RICHARD D OR GRADY LUZ STELLA	5306 CEDAR CHASE	ATLANTA, GA 30338-3015
2388 SANDELL DR	DUNWOODY GA 30338-4527	18 373 02 012	MCNERNEY JOHN S OR MCCULLOUGH MEGAN E	2388 SANDELL DR	DUNWOODY, GA 30338-4527
5329 CEDAR CHASE	DUNWOODY GA 30338-3014	18 373 02 027	YOUNG SCOTT K	5329 CEDAR CHASE	ATLANTA, GA 30338-3014
5321 CEDAR CHASE	DUNWOODY GA 30338-3014	18 373 02 028	ERBES MARY E	5321 CEDAR CHASE	ATLANTA, GA 30338-3014
2396 SANDELL DR	DUNWOODY GA 30338-4527	18 373 02 013	WARREN MICHAEL S OR WARREN PATRICIA C	2396 SANDELL DR	ATLANTA, GA 30338-4527
5300 CEDAR CHASE	DUNWOODY GA 30338-3015	18 373 02 031	ZIGLIN ALAN L OR ZIGLIN ROCHELLE H	5300 CEDAR CHASE	ATLANTA, GA 30338-3015
5313 CEDAR CHASE	DUNWOODY GA 30338	18 373 02 029	OBBERMEIER KLAUS K OR OBBERMEIER SUSAN P	5313 CEDAR CHASE	DUNWOODY, GA 30338-3014
5305 CEDAR CHASE	DUNWOODY GA 30338-3014	18 373 02 030	HAMBY JAMES R	5305 CEDAR CHASE	DUNWOODY, GA 30338-3014
2404 SANDELL DR	DUNWOODY GA 30338-4529	18 373 02 014	LAVELLE CAROL T	2404 SANDELL DR	DUNWOODY, GA 30338-4529
2397 SANDELL DR	DUNWOODY GA 30338-4550	18 373 07 013	FELTON JULIE G	2397 SANDELL DR	DUNWOODY, GA 30338-4550
2412 SANDELL DR	DUNWOODY GA 30338-4529	18 373 02 015	BORNEWMAN AGNES MARIE	2412 SANDELL DR	DUNWOODY, GA 30338-4529
2480 MOUNT VERNON RD	DUNWOODY GA 30338	06 339 05 004	L JUDSON AKIN NO SEVEN LLC	56 WADDELL ST NE	ATLANTA, GA 30307-2465
2495 JETT FERRY RD	DUNWOODY GA 30338	06 339 05 001	L JUDSON AKIN NO SEVEN LLC	3050 AMWILER RD 200	ATLANTA, GA 30360-2813
2403 SANDELL DR	DUNWOODY GA 30338-4550	18 373 07 001	WOLCOTT SHAWN E OR ISHIYAMA MICHIO	2403 SANDELL DR	DUNWOODY, GA 30338-4550
5415 SEATON DR	DUNWOODY GA 30338-4538	18 373 07 002	WATKINS CASSANDRA N	5415 SEATON DR	DUNWOODY, GA 30338-4538
2420 SANDELL DR	DUNWOODY GA 30338-4529	18 373 02 016	NEWTON STEPHEN M OR NEWTON PATRICIA P	2420 SANDELL DR	DUNWOODY, GA 30338-4529
5405 SEATON DR	DUNWOODY GA 30338-4538	18 373 07 003	BAUER SALLY P	5405 SEATON DR	DUNWOODY, GA 30338-4538
2473 MOUNT VERNON RD	DUNWOODY GA 30338-3003	06 339 04 010	WEBB WILLIAM K	2473 MOUNT VERNON RD	DUNWOODY, GA 30338-3003
2428 SANDELL DR	DUNWOODY GA 30338-4529	18 373 02 017	STONE CHARLOTTE W	2428 SANDELL DR	DUNWOODY, GA 30338-4529
5422 SEATON DR	DUNWOODY GA 30338-4539	18 373 06 007	EPSS LUCIA MITCHELL	5422 SEATON DR	DUNWOODY, GA 30338-4539
5560 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 011	Current Homeowner	5560 NORTH PEACHTREE RD	DUNWOODY, GA 30338-3106

Mailing List for Homeowner Open House January 29, 2015

5553 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 03 036	CROWDER MARION H OR CROWDER CYNTHIA	5553 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105
2501 MOUNT VERNON RD	DUNWOODY GA 30338-3005	06 339 03 031	WASHINGTON YOUTH TRUST OR WILSON RONALD F	2501 MOUNT VERNON RD	DUNWOODY GA 30338-3005
5528 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 004	Current Homeowner	5528 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106
2447 SANDELL DR	DUNWOODY GA 30338-4549	18 373 06 005	WYATT FRANK K OR WYATT KAY T	2447 SANDELL DR	DUNWOODY GA 30338-4549
5414 SEATON DR	DUNWOODY GA 30338-4539	18 373 06 008	GERO JEFFREY OR GERO INGRID	5414 SEATON DR	DUNWOODY GA 30338-4539
5552 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 012	ATHENS GEORGE K	5552 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106
2439 SANDELL DR	DUNWOODY GA 30338-4549	18 373 06 006	Current Homeowner	2439 SANDELL DR	DUNWOODY GA 30338-4549
5544 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 002	DEUTSCHE BANK NATIONAL TRUST	5544 NORTH PEACHTREE RD	ATLANTA, GA 30338-5167
5406 SANDELL WAY	DUNWOODY GA 30338-4531	18 373 02 018	SPENCER LYLE E OR SPENCER WENDY L	5406 SANDELL WAY	DUNWOODY GA 30338-4531
5406 SEATON DR	DUNWOODY GA 30338-4539	18 373 06 009	SHOENIG S ALAN OF SHOENIG MARION L	5406 SEATON DR	DUNWOODY GA 30338-4539
2493 MOUNT VERNON RD	DUNWOODY GA 30338-3026	06 339 03 030	LIGNUGARIS JOANNE M	2493 MOUNT VERNON RD	DUNWOODY GA 30338-3026
2444 SANDELL DR	DUNWOODY GA 30338-4548	18 373 02 019	MORRIS JAMES R OR MORRIS ELANA C	2444 SANDELL DR	DUNWOODY GA 30338-4548
5536 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 003	KOEHLER DENNIS A OR KOEHLER BARBARA STANFIELD	5536 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106
5545 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 03 029	CROWDER YASUKO C	5545 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105
5410 SANDELL CT	DUNWOODY GA 30338-4525	18 373 06 004	MCCARREN JOHN OR MCCARREN TERRI	5410 SANDELL CT	DUNWOODY GA 30338-4525
2454 SANDELL DR	DUNWOODY GA 30338-4548	18 373 02 020	VACCARO SABRINA A OR VACCARO BRIAN M	2454 SANDELL DR	DUNWOODY GA 30338-4548
2509 MOUNT VERNON RD	DUNWOODY GA 30338-3005	06 339 03 032	COYER WILLIAM M	2509 MOUNT VERNON RD	DUNWOODY GA 30338-3005
5520 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 005	Current Homeowner	5520 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106
5529 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 03 027	Current Homeowner	5529 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105
2469 SANDELL DR	DUNWOODY GA 30338-4528	18 373 06 001	WISE JESSICA L OR WISE JARROD	2469 SANDELL DR	DUNWOODY GA 30338-4528
5492 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132	06 339 04 008	BARRETT VERNON J OR BARRETT VERNA P	5492 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132
2470 SANDELL DR	DUNWOODY GA 30338-4548	18 373 02 022	HAILE CAROLYN (HELLSTROM)	2470 SANDELL DR	DUNWOODY GA 30338-4548
5406 SAFFRON DR	DUNWOODY GA 30338-3115	06 339 03 003	BROWN SCOTT B OR BROWN KATHLEEN	5406 SAFFRON DR	DUNWOODY GA 30338-3115
5502 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106	06 339 04 007	Current Homeowner	5502 NORTH PEACHTREE RD	DUNWOODY GA 30338-3106
5521 NORTH PEACHTREE RD	DUNWOODY GA 30338-3114	06 339 03 026	CURRIE RYAN P OR YOUNG KARIN M	5521 NORTH PEACHTREE RD	DUNWOODY GA 30338-3114
5482 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132	06 339 03 004	WOELZ HELMUT OR WOELZ SARAH	5482 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132
5513 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 04 009	OPRY RUSSELL DUGGAN OR OPRY JENNIFER PIAZZA	5513 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105
2478 SANDELL DR	DUNWOODY GA 30338-4548	06 339 03 025	Current Homeowner	2478 SANDELL DR	DUNWOODY GA 30338-4548
5390 SAFFRON DR	DUNWOODY GA 30338-3114	18 372 04 002	HERRICK PATRICIA H TRUSTEE BENEFIT OF P H HERRICK ETAL	5390 SAFFRON DR	DUNWOODY GA 30338-3114
5472 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132	06 339 03 025	LOWENDICK SARA FRANCES LIVING LOWENDICK SARA FRANCES	5472 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132
5505 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 03 024	SMITH J BARRY OR SMITH R VIVIAN	5505 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105
5382 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 006	JACOBS JILL OR JACOBS MICHAEL	5382 SAFFRON DR	DUNWOODY GA 30338-3114
2486 SANDELL DR	DUNWOODY GA 30338-4548	06 339 03 006	Current Homeowner	2486 SANDELL DR	DUNWOODY GA 30338-4548
5489 NORTH PEACHTREE RD	DUNWOODY GA 30338-3131	06 339 03 022	TRENT WILLIAM OR TRENT LORA	5489 NORTH PEACHTREE RD	DUNWOODY GA 30338-3131
5366 SAFFRON DR	DUNWOODY GA 30338-3114	18 372 04 003	ADAMS JOSHUA LOUIS	5366 SAFFRON DR	DUNWOODY GA 30338-3114
5350 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 008	WARD DANIEL F JR OR WARD CAROLINE J	5350 SAFFRON DR	DUNWOODY GA 30338-3114
5471 NORTH PEACHTREE RD	DUNWOODY GA 30338-3131	06 339 03 020	PENTECOST CHERIE L	5471 NORTH PEACHTREE RD	ROSWELL, GA 30076-3648
5350 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 010	SMITH JACK W OR SMITH JOYCE E	5350 SAFFRON DR	DUNWOODY GA 30338-3114
5461 NORTH PEACHTREE RD	DUNWOODY GA 30338-3131	06 339 03 019	HELMS JACQUELINE JONES	5461 NORTH PEACHTREE RD	DUNWOODY GA 30338-3131
5342 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 011	CURLEE JACK D OR CURLEE MOLLIE H	5342 SAFFRON DR	DUNWOODY GA 30338-3114
5334 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 012	RYAN JOHN M OR RYAN ELIZABETH B	5334 SAFFRON DR	DUNWOODY GA 30338-3114
5326 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 013	WALLIS WILLIAM LARRY	5326 SAFFRON DR	DUNWOODY GA 30338-3114

NEIGHBORS MEETING - JANUARY 29, 2015

NAME

ADDRESS

NAME	ADDRESS
Lyle Spencer	5446 Sandell Way
Shawn Wolcott	2403 Sandell Dr
John Schiavone	2401 Lake Park Dr - SE CCSI
BARRY SMITH	2477 SANDSIL DRIVE
TERRI SPARKS	5510 N PRACHTREE RD
Lois Purrington	2046 W Beaumont Lane
Janie Bannin	2412 Sandell Drive
EVAN BLACK	2428 SANDELL DRIVE

NEIGHBORS MEETING – JANUARY 29, 2015

NAME

ADDRESS

LARRY WALLIS	5326 SAFFRON DRIVE
Carol Lavelle	2404 Sandell Dr

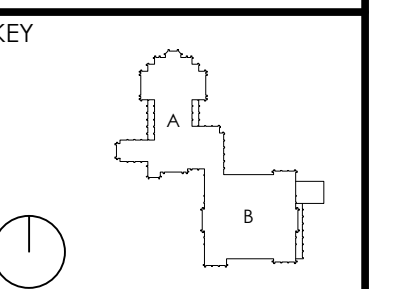
NEIGHBORS MEETING – JANUARY 29, 2015

NAME

Janet Webb

ADDRESS

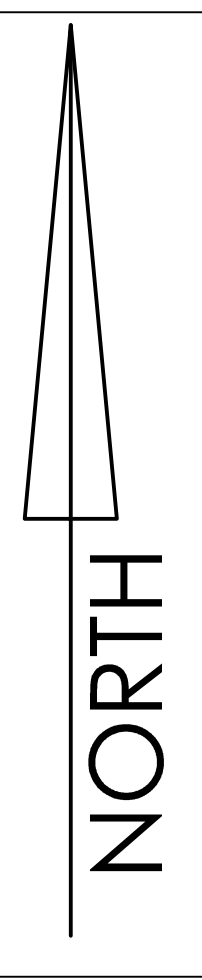
2473 Mt Vernon Rd
Dunwoody, GA



DRAWINGS PUBLISHED

2014	11	26
VARIANCE/UPP APPLICATION		

PROJECT 13002
NAME ALL SAINTS CATHOLIC CHURCH
FILE <DRAWING>.DWG
SHEET TITLE
EXISTING CONDITIONS



N/F
SUBDIVIDED AS
KINGSLEY UNIT TEN
PLAT BOOK 56, PAGE 19
ZONING: R-100

N/F
SUBDIVIDED AS
KINGSLEY UNIT ONE
PLAT BOOK 44, PAGE 6
ZONING: R-100

N/F
SUBDIVIDED AS
CEDAR CHASE SUBDIVISION
PLAT BOOK 69, PAGE 15
ZONING: R-100

N/F
SUBDIVIDED AS
KINGSLEY UNIT NINE
PLAT BOOK 55, PAGE 10
ZONING: R-100

MOUNT VERNON ROAD
(RIGHT-OF-WAY VARIES)

JETT FERRY ROAD

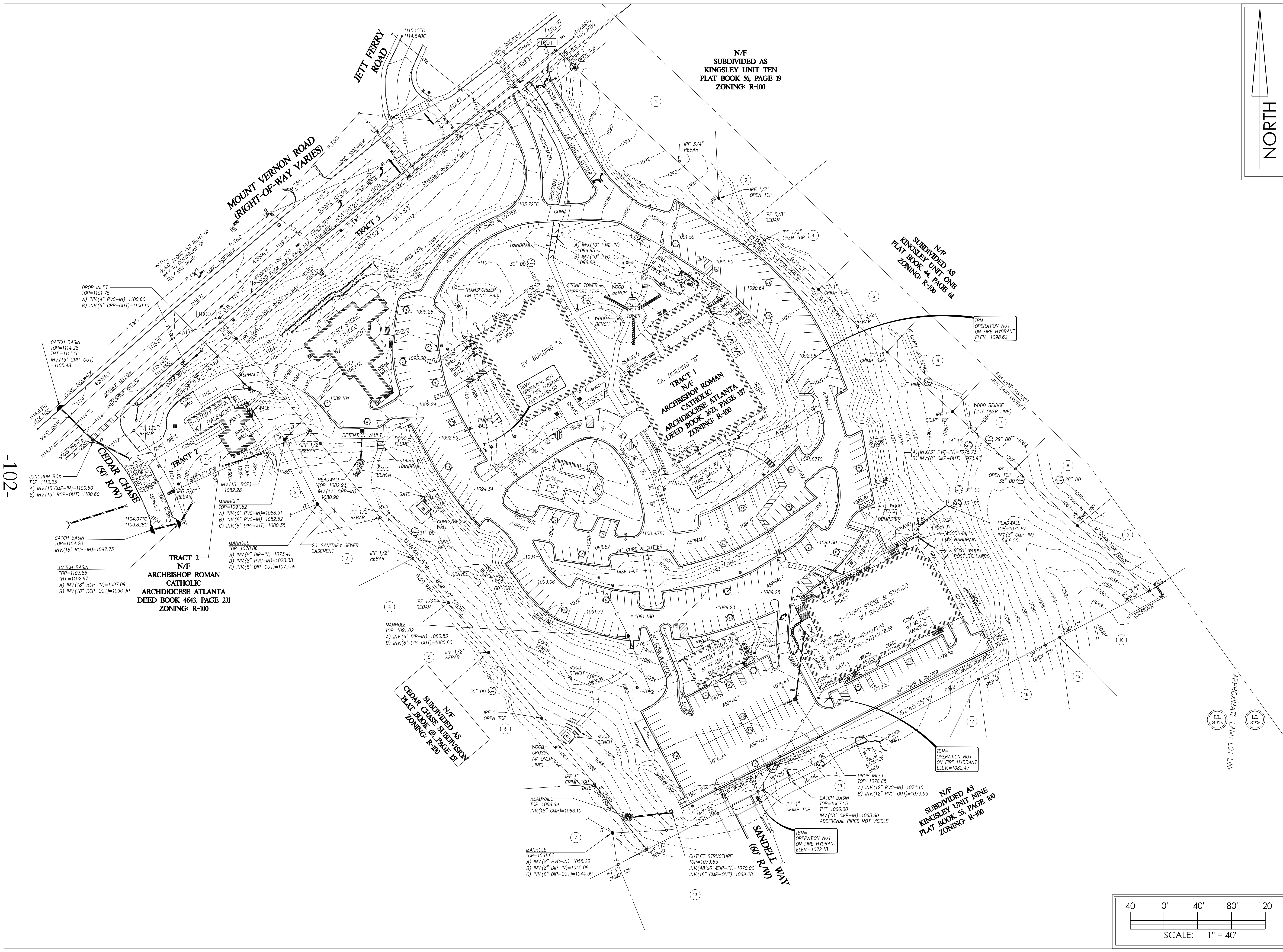
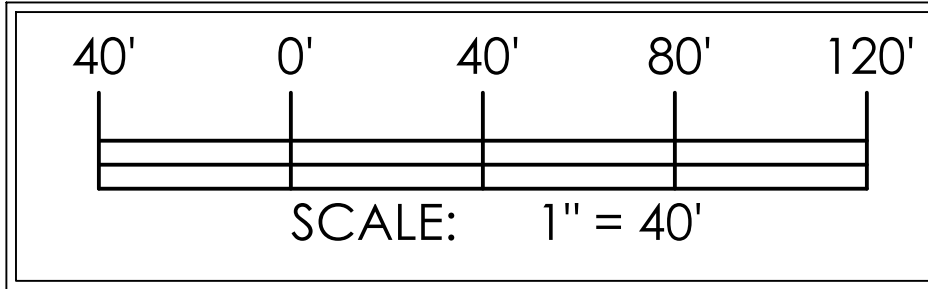
CEDAR CHASE
(60' R/W)

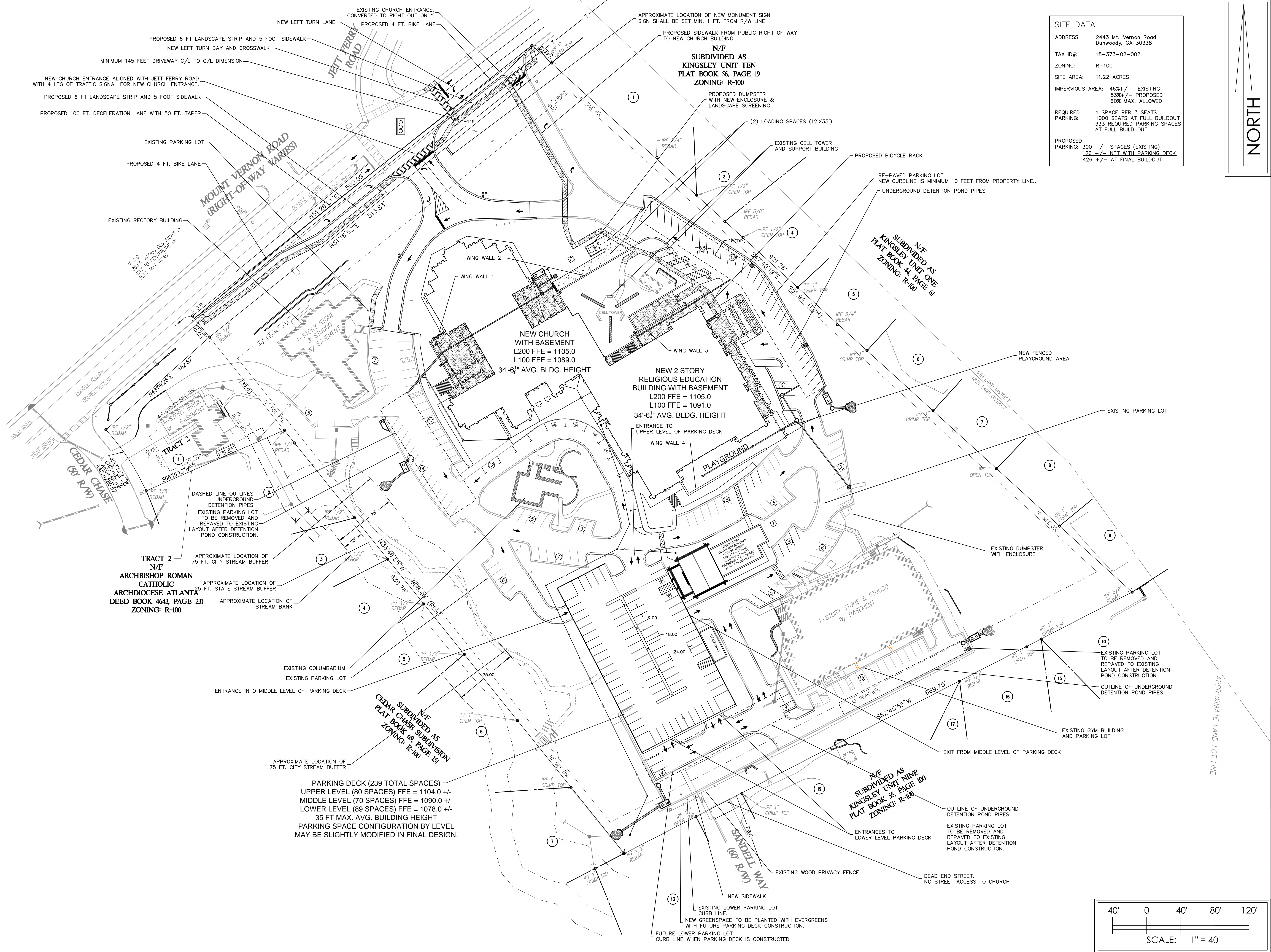
SANDELL WAY
(60' R/W)

TRACT 2
N/F
ARCHBISHOP ROMAN
CATHOLIC
ARCHDIOCESE ATLANTA
DEED BOOK 4643, PAGE 231
ZONING: R-100

TRACT 1
N/F
ARCHBISHOP ROMAN
CATHOLIC
ARCHDIOCESE ATLANTA
DEED BOOK 2623, PAGE 157
ZONING: R-100

-102-





SITE DATA

ADDRESS:	2443 Mt. Vernon Road Dunwoody, GA 30338
TAX ID#:	18-373-02-002
ZONING:	R-100
SITE AREA:	11.22 ACRES
IMPERVIOUS AREA:	46%+/- EXISTING 53%+/- PROPOSED 60% MAX. ALLOWED
REQUIRED PARKING:	1 SPACE PER 3 SEATS 1000 SEATS AT FULL BUILDOUT 333 REQUIRED PARKING SPACES AT FULL BUILD OUT
PROPOSED PARKING:	300 +/- SPACES (EXISTING) 126 +/- NET WITH PARKING DECK 426 +/- AT FINAL BUILDOUT

GEORGIA REGISTERED PROFESSIONAL ARCHITECT
SMITH BOLAND ARCHITECTS
1295 WEST SPRING STREET, SUITE 130
MARIETTA, GEORGIA 30060
770.435.3080
OFFICE
E-MAIL: INFO@SMITHBOLAND.COM
WWW.SMITHBOLAND.COM

CONSULTANT
CORNERSTONE SITE CONSULTANTS, LLC
2985 GORDY PARKWAY
SUITE 119
MARIETTA, GA 30066
Project # 2014-0001

NEW CONSTRUCTION FOR:
ALL SAINTS CATHOLIC CHURCH
2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA 30338

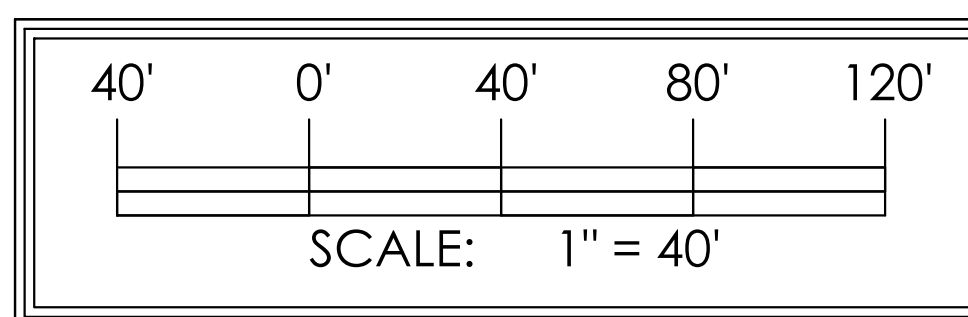
KEY

DRAWINGS PUBLISHED

2014-11-06	VARANCE/SUP APPLICATION
2014-11-19	UPDATE STREAM BUFFER LINE
2015-01-29	SEE PLAN SPECIES

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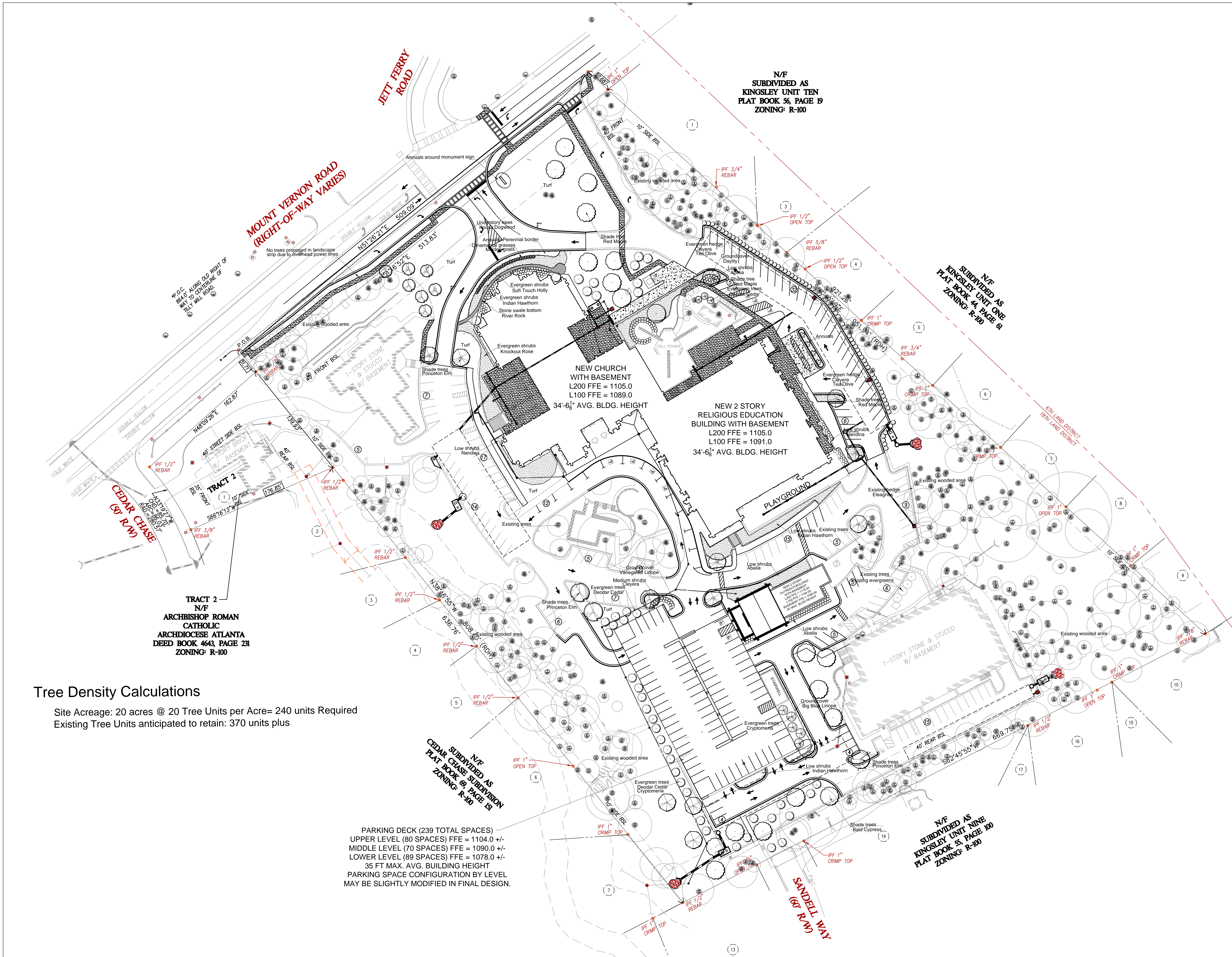
PROJECT 13002
NAME ALL SAINTS CATHOLIC CHURCH
FILE <DRAWING>.DWG
SHEET TITLE SPECIAL LAND USE PERMIT SITE PLAN
SHEET #20



Tree Density Calculations

Site Acreage: 20 acres @ 20 Tree Units per Acre= 240 units Required
 Existing Tree Units anticipated to retain: 370 units plus

PARKING DECK (239 TOTAL SPACES)
 UPPER LEVEL (80 SPACES) FFE = 1104.0 +/-
 MIDDLE LEVEL (70 SPACES) FFE = 1090.0 +/-
 LOWER LEVEL (89 SPACES) FFE = 1078.0 +/-
 35 FT MAX. AVG. BUILDING HEIGHT
 PARKING SPACE CONFIGURATION BY LEVEL
 MAY BE SLIGHTLY MODIFIED IN FINAL DESIGN.



#20.

ARCHITECT
smithboland ARCHITECTS
 1295 WEST SPRING STREET, SUITE 130
 SMYRNA, GEORGIA 30080
 OFFICE: 770.435.3080
 E-MAIL: INFO@SMITHBOLAND.COM
 WWW.SMITHBOLAND.COM

CONSULTANT
ANDERSON DESIGN
 LANDSCAPE ARCHITECTURE
 P.O. BOX 491632
 LAWRENCEVILLE, GA 30049
 1: 770.277.1157
 F: 770.995.9023
 E: andersondesign@bellsouth.net

NEW CONSTRUCTION FOR:
 ALL SAINTS CATHOLIC CHURCH

2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA 30338

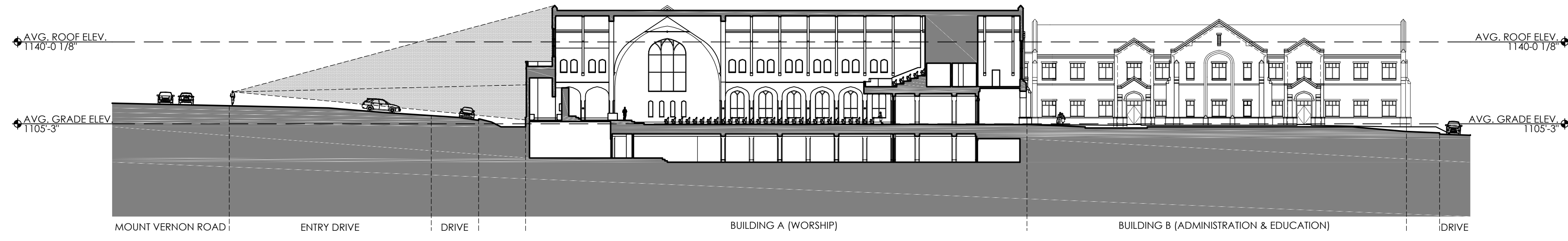
KEY

DRAWINGS PUBLISHED
 2014-11-06
 VARIANCE/SLIP APPLICATION
 DATE: 1-30
 LANDSCAPE MODIFICATION

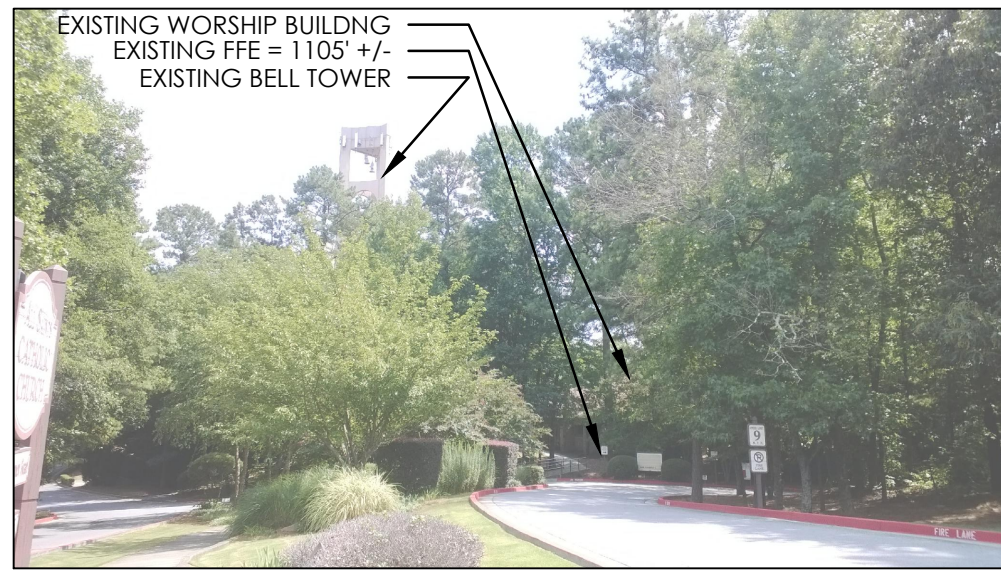
PROJECT 1302
 NAME ALL SAINTS CATHOLIC CHURCH
 FILE 14-711 LC-1.DWG
 SHEET TITLE
CONCEPTUAL LANDSCAPE

SHEET
L-1

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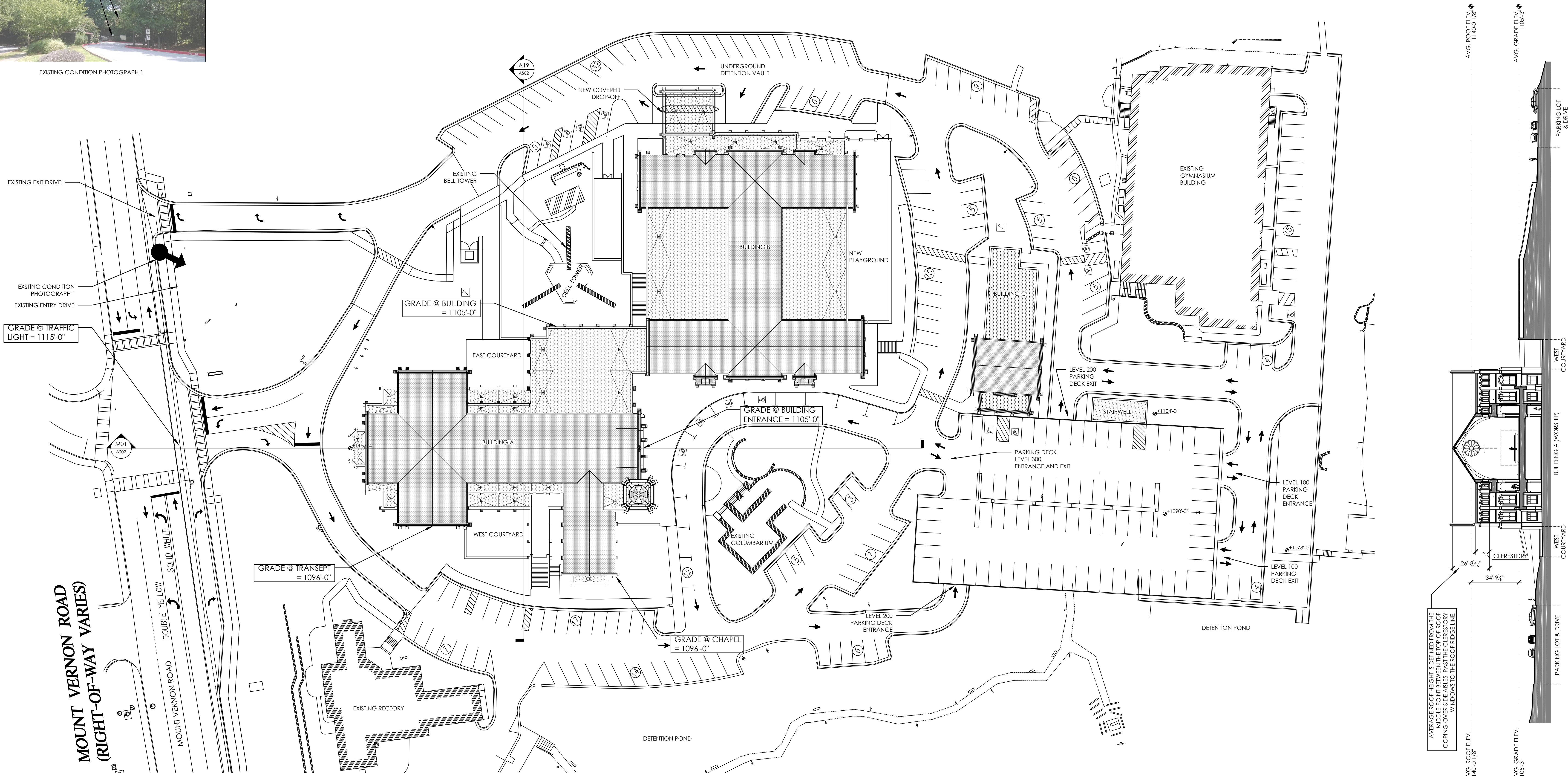


A01 ARCHITECTURAL NORTH-SOUTH SITE SECTION
A502 1/32" = 1'-0"

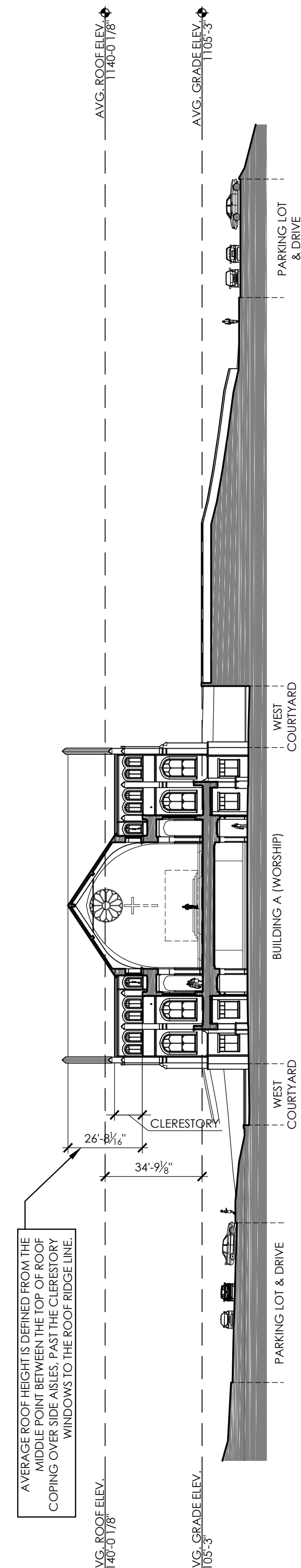


EXISTING CONDITION PHOTOGRAPH 1

BUILDING HEIGHT CALCULATION	
BUILDING SIDE	ELEVATION
NORTH SIDE	1115'-0"
EAST SIDE	1105'-0"
SOUTH SIDE	1105'-0"
WEST SIDE	1096'-0"
AVERAGE GRADE	1105'-3"
AVG. ROOF ELEV.	1140'-0 1/8"
AVG. ROOF HEIGHT	134'-9 1/2"



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A01 ARCHITECTURAL EAST-WEST SITE SECTION
A502 1/32" = 1'-0"

A01 ARCHITECTURAL SLUP SITE PLAN(2)
A502 1/32" = 1'-0"

SEAL

ARCHITECT
smith•boland
 ARCHITECTS
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 HOME: 770.435.3081
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CONSULTANT

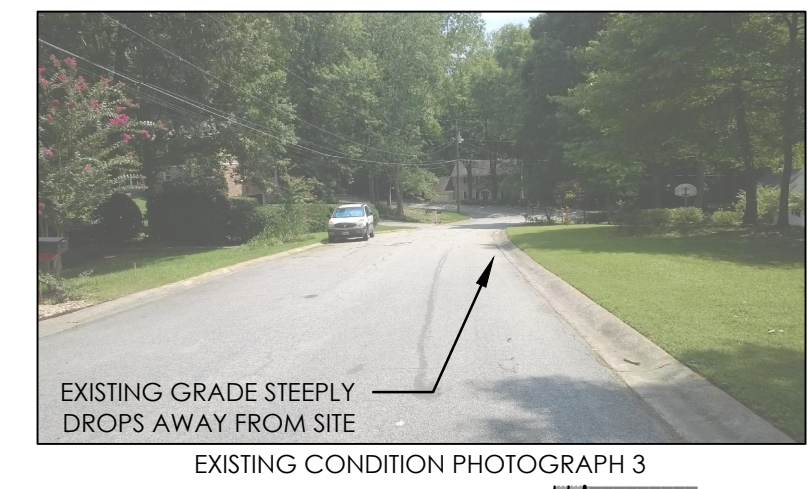
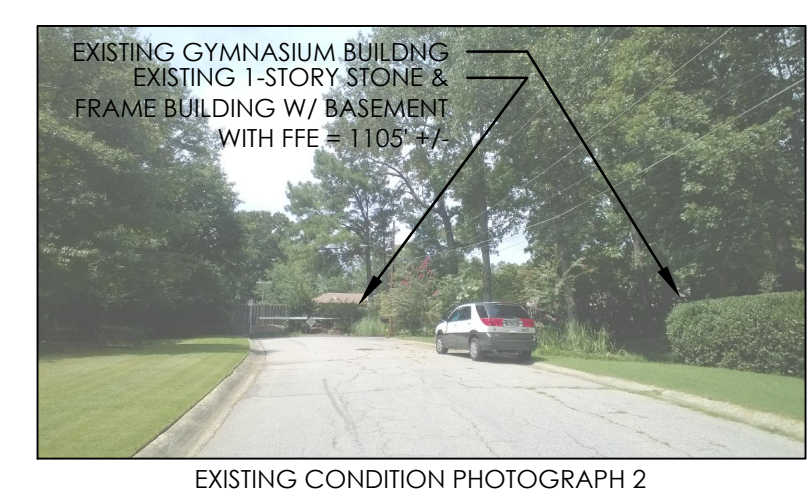
NEW CONSTRUCTION FOR:
ALL SAINTS CATHOLIC CHURCH
 2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA, 30338

KEY

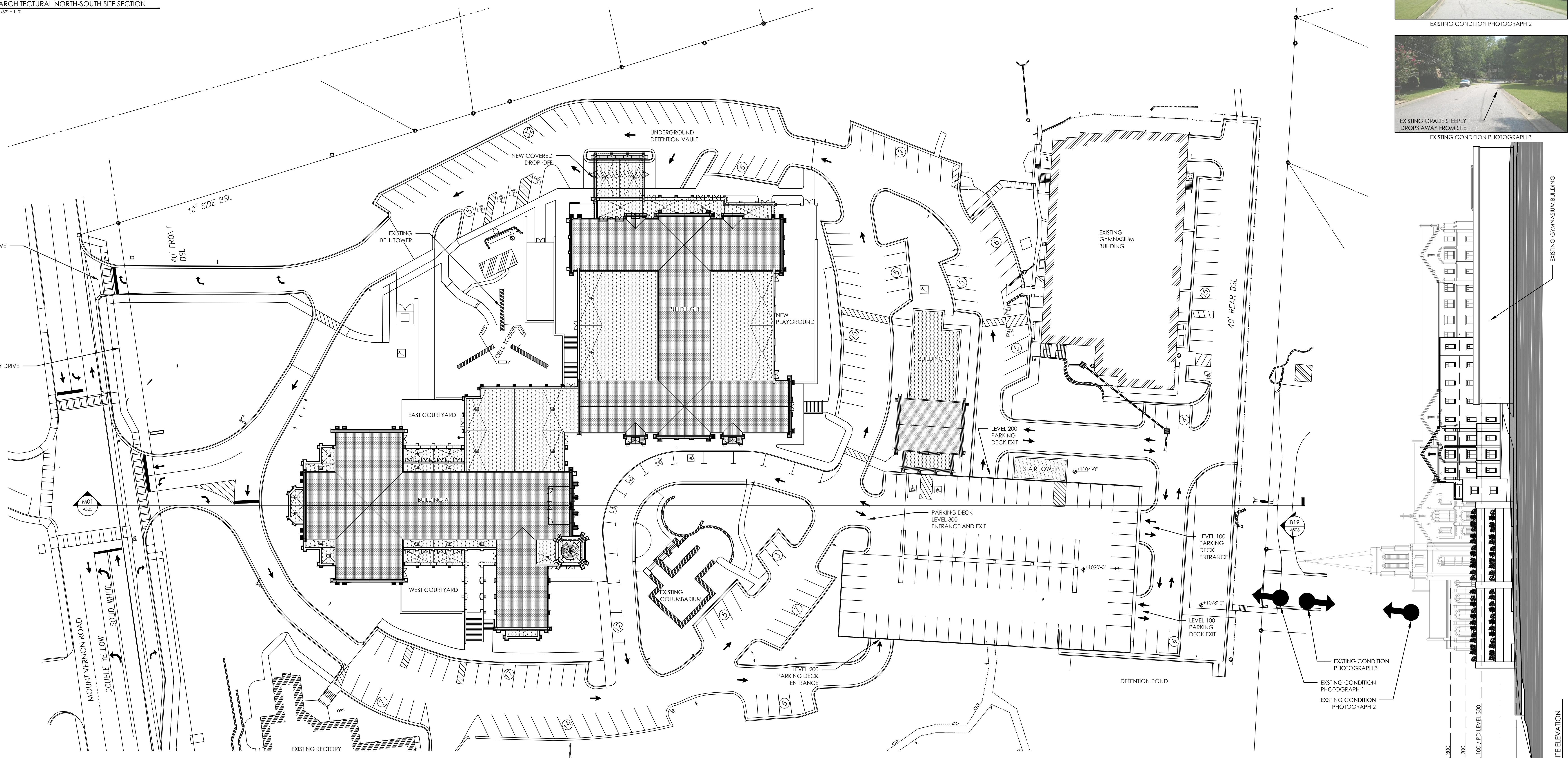
DRAWINGS PUBLISHED

PROJECT #3002
 NAME ARCHITECTURAL SLUP SITE PLAN - BUILDING HEIGHT CALCULATION.dwg
 SHEET TITLE ARCHITECTURAL SLUP SITE PLAN - BUILDING HEIGHT CALCULATION
 SHEET #20.
 AS

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M01 ARCHITECTURAL NORTH-SOUTH SITE SECTION
 A501 1/32" = 1'-0"



C01 ARCHITECTURAL SLIP SITE PLAN - PARKING DECK
 A501 1/32" = 1'-0"



A01 WEST EXTERIOR SITE ELEVATION
 A503 1/32" = 1'-0"

PROJECT #3002
 NAME ARCHITECTURAL
 SLIP SITE PLAN -
 PARKING
 DECK.dwg

SHEET TITLE
**ARCHITECTURAL
 SLIP SITE PLAN
 - PARKING
 DECK**

SHEET
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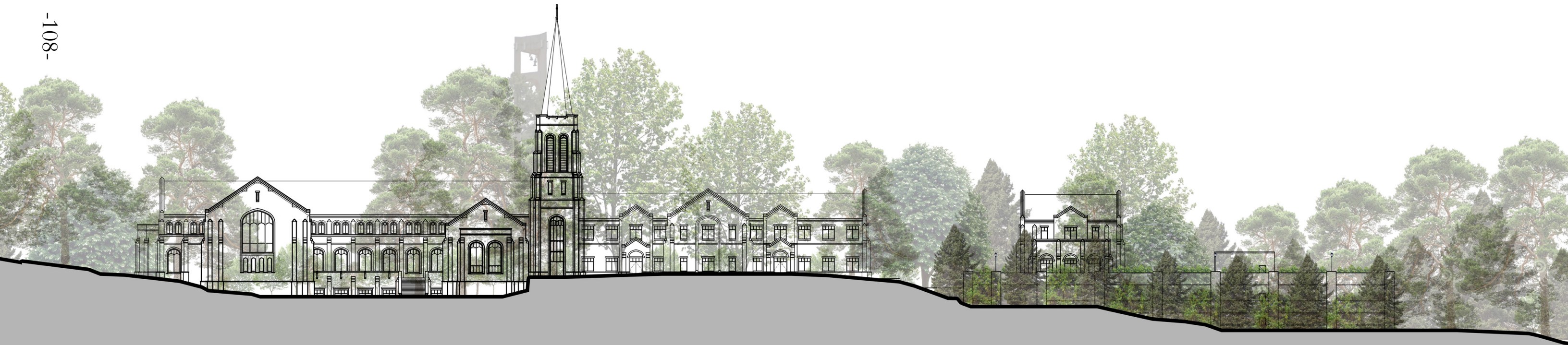


NORTH-SOUTH ELEVATION

22 JANUARY 2015



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NORTH-SOUTH ELEVATION

22 JANUARY 2015



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EAST-WEST ELEVATION (ENLARGED)

22 JANUARY 2015

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EAST-WEST ELEVATION (ENLARGED)

22 JANUARY 2015



**CITY OF DUNWOODY
FEBRUARY 10, 2015
PLANNING COMMISSION MINUTES**

The Planning Commission of the City of Dunwoody held a Meeting on February 10, 2015 at 7:00 PM. The meeting was held in the City of Dunwoody City Hall, 41 Perimeter Center East, Dunwoody, Georgia 30346. Present for the meeting were the following:

Voting Members: Bob Dallas, Chair
 Bill Grossman, Vice-Chair
 Kirk Anders, Commission Member
 Claire Botsch, Commission Member
 Renate Herod, Commission Member
 Paul Player, Commission Member
 Heyward Wescott, Commission Member

Also Present: Steve Foote, Community Development Director
 Rebecca Keefer, City Planner
 Andrew Russell, Planning Coordinator

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Approval of Meeting Minutes from January 13, 2015 Planning Commission Meeting

Paul Player motioned to approve. Bill Grossman seconded.

The motion was voted and Passed (7 - 0)

D. ORGANIZATIONAL AND PROCEDURAL ITEMS

Rebecca Keefer announced that staff will be holding iPad training for Planning s tomorrow morning at City Hall at 11 AM, as part of the plan to transition from use of paper packets to an all electronic format.

Rebecca Keefer introduced the new "motion recommendation sheets" that staff will be providing to the Commission, which will be used in all meetings going forward.

Bob Dallas discussed the current zoning initiatives for the Perimeter Center Improvement District, and announced that there will be a public meeting on March 19 to discuss those initiatives.

E. UNFINISHED BUSINESS

1. SLUP 15-021: Andrew Halloran, representative of Cornerstone Site Consultants, LLC, on behalf of Most Reverend Wilton D. Gregory, Archbishop, Roman Catholic Diocese of Atlanta, owner of 2443 Mount Vernon Road, Dunwoody, GA 30338, seeks a Special Land Use Permit for the expansion of an existing place of worship and accessory

uses. The tax parcel number is 18 373 02 002.

Bob Dallas opened the public hearing

Rebecca Keefer presented on behalf of staff and recommended approval with conditions.

Bob Dallas said that he is a member of Knights of Columbus, a group closely affiliated with Catholicism, but that he is not a member of All Saints Catholic Church.

Andrew Halloran, representative of Cornerstone Site Consultants, LLC, spoke and introduced Tom Boland, representative of Smith Boland Architects, who presented on behalf of the applicant. Tom and Andrew responded to the Commission's questions, explaining the reasoning behind the site selection for the parking deck, project phasing, and stormwater runoff. Andrew stated that the applicant does have a plan to put planters on top of the parking deck, and that the driveway re-alignment would be part of the first phase of the project.

Evan Black, resident, who lives at the intersection of Sandell Drive and Sandell Way spoke, and recommended that the tree buffer behind the parking deck be planted as part of phase one of the project.

Lyle Spencer, resident who lives directly behind the gymnasium, on Sandell Way, spoke and voiced concerns over the proposed project. He spoke in opposition of the proposed parking deck, and said he could support the plan without the parking deck. He responded to questions from the Commission.

Arthur Goodelman, resident, 5382 Seton Drive, spoke in opposition to the proposed project, due to erosion of his property.

Patsy Newton, resident, 2420 Sandell Drive, spoke in opposition to the project due to the parking deck and concerns that it will diminish property values.

The Commission asked questions of the applicant.

Bob Dallas asked staff to include "sea-level height" comparisons when these types of sight issues come up in the future.

Heyward Wescott motioned to approve with the conditions as presented by staff, in addition to the following. Claire Botsch seconded.

- 1. Pre-planting of trees is to be established before the parking deck is built, as a preemptive effort by the developer to protect the neighbors on the adjacent property.**

Kirk Anders motioned to Amend the previous motion to include the following condition. Heyward Wescott seconded:

- 1. That planters be installed on the top level of the parking deck.**

The motion was voted and Passed (7 - 0)

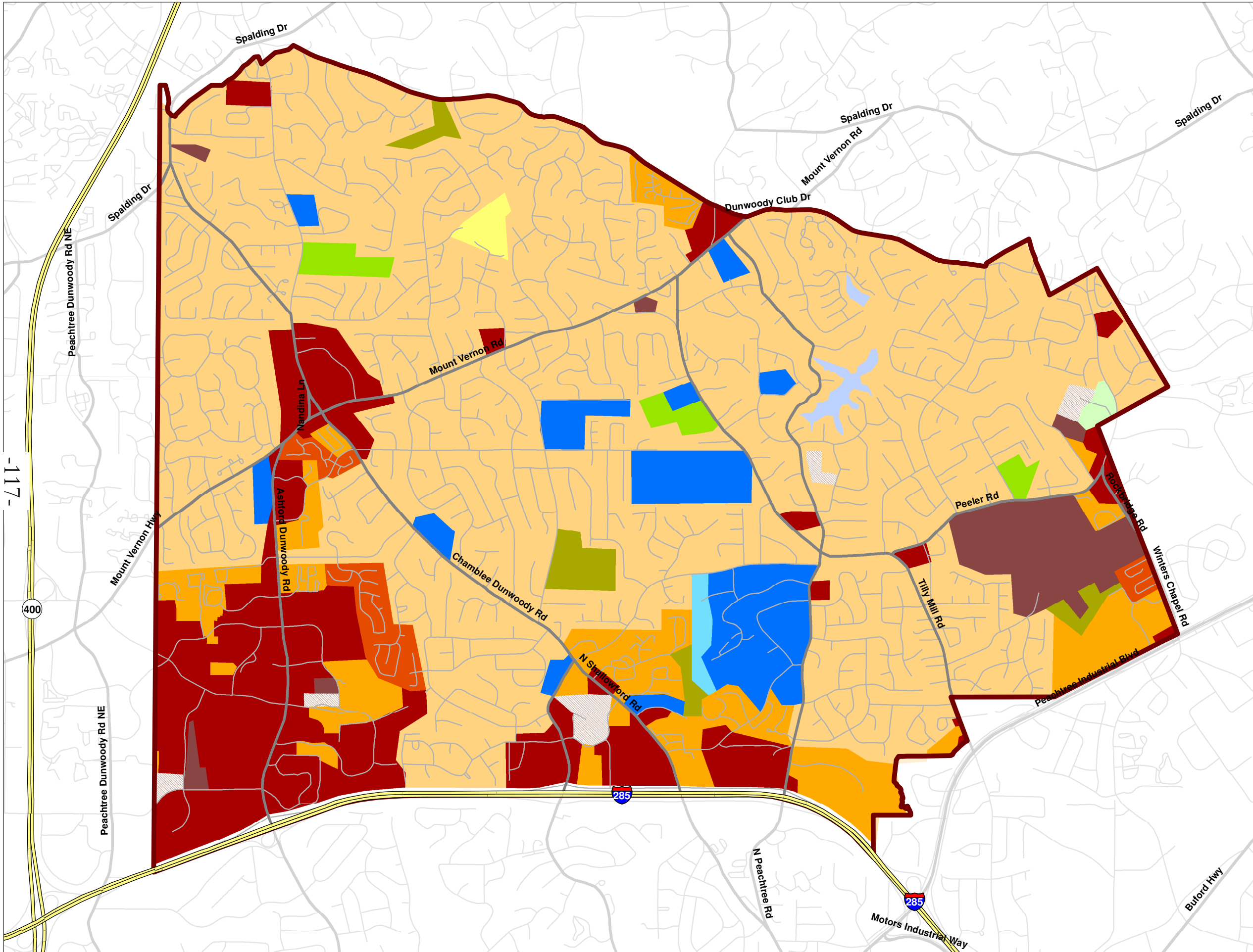
- F. NEW BUSINESS
- G. OTHER BUSINESS
- H. PUBLIC COMMENT
- I. COMMISSION COMMENT

Heyward Wescott acknowledged and thanked the three City Council Members, Denny Shortal, Jim Riticher and Terry Nall, who came out for the meeting.

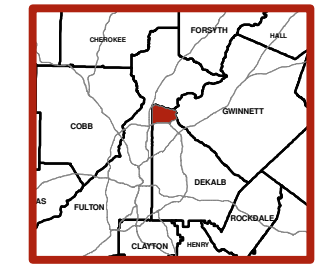
- J. ADJOURN

Heyward Wescott motioned to Adjourn. Bill Grossman seconded.

The motion was voted and Passed (7 - 0)



Dunwoody, Georgia COMPREHENSIVE PLAN



EXISTING LAND USE 2008

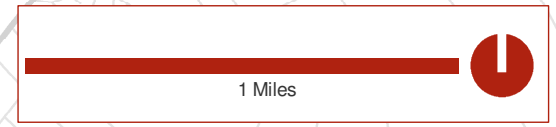
LEGEND

- Dunwoody City Limits
- Expressways
- Major Roads
- Minor Roads

LAND USE

- Commercial and Services
- Intensive Institutional
- Extensive Institutional
- High Density Residential
- Multifamily Residential
- Medium Density Single Family Residential
- Low Density Single Family Residential
- Transportation / Communications / Utilities
- Forest
- Parks
- Cemeteries
- Reservoirs
- Transitional Areas

SOURCE: ARC LAND PRO 2008



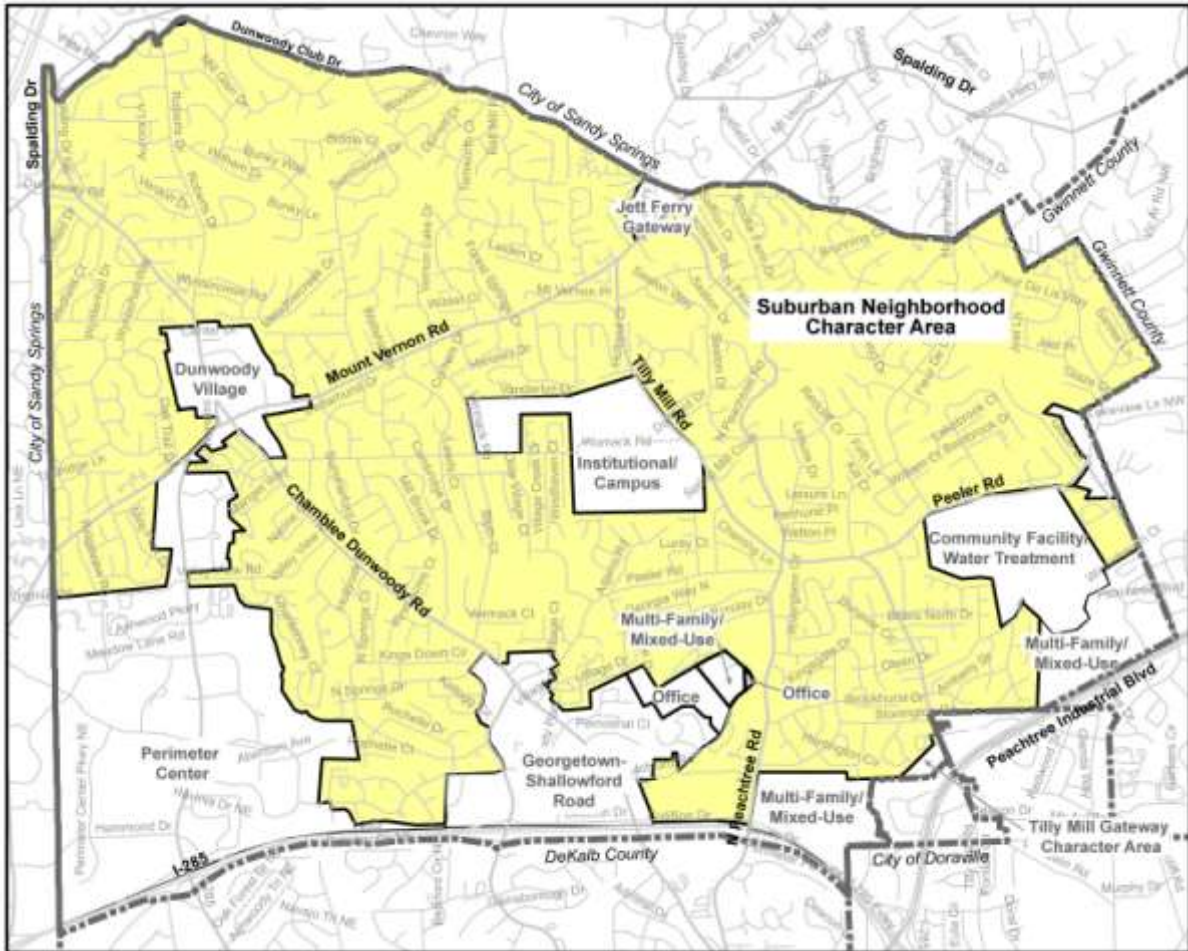
POND
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Suburban Neighborhood



Vision/Intent

Stable, owner-occupied single-family residential area that is characterized by a traditional suburban pattern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools.

Future Development

- **Height:** Up to 2 story typical although high quality, 3 story attached residential units (townhomes) may be appropriate if and only if featuring high quality architectural treatment and only where existing townhomes currently allowed by past zoning



- **Form:** Traditional homes with quality building materials, high quality design, streetscaping, and pedestrian and bicycle amenities
- **Uses:** Single-family residential, public gathering spaces, places of worship, office-residential or neighborhood scale commercial at key intersections (less than 10,000 square feet); townhomes only where existing townhomes currently allowed by zoning
- **Density:** Maximum residential density up to 4 units to the acre

Goals

- Encourage paths, connectivity, and sidewalks
- Identify potential trail easements

