

MEMORANDUM

To: Mayor & City Council

From: Steve Foote, AICP

Date: May 26, 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.



HISTORY

First reading of this application took place on March 9th. This application was heard by the Mayor and City Council on 2nd reading during the March 23 Council meeting. At that meeting, a public hearing was opened and closed, and the Council deferred ruling on the item. The Council requested that the applicant submit a hydrology study, and that that study be reviewed by the City Engineer.

BACKGROUND/APPLICATION

The 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.

ANALYSIS

Review and Approval Criteria

Chapter 27, Section 27-359 identifies the 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 it has been found to satisfactorily meet the provisions of this Section. As reported to the City Council at 1st reading staff has determined that each of these criteria have been met.

RECOMMENDATION BY PLANNING COMMISSION

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:

- 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.

The applicant and staff discussed at length the pre-planting of trees in the 35' area behind the parking deck. To plant evergreens in that space now would eliminate approximately 24 parking spaces that are in use today and needed to support the church's existing parking needs until the parking deck is built. To meet the goal of the condition, the applicant and staff have agreed that the pre-planting of trees on the outside of the wooden fence in the southwest corner behind the parking deck will be sufficient. There are presently evergreens on the outside of the fence, along the rear property line to the southeast. Once the 35' greenspace area is installed within the fence, evergreens will be planted there to add to the screening already in place on the outside of the fence.

SUMMARY OF PLAN REVISIONS

Hydrology Study: Following 1st read by the City Council the applicant submitted a hydrology study to the city on April 17, 2015. The City Engineer reviewed the study and provided a memo to staff on May 6, 2015 (attached). It was determined that the post development runoff on adjacent properties would have less of an impact on those properties than is currently experienced. The City Engineer recommended that if the Council decides to approve the SLUP, it be with the following conditions:

1. The Storm Water Management report must be in accord with the provisions in the Georgia Stormwater Management Manual and be reviewed and approved by the City Engineer.
2. The final construction documents and Stormwater Management Report must address the City Engineer's comments.

Revised Parking Deck: The applicant also submitted revised building elevations showing a new design for the parking deck. These modified elevations give the structure a more building-like appearance and improved aesthetic design. The rear of the deck will be brick and will have architectural accents. Renderings have been provided. Access driveways into the lower level of the parking deck have been eliminated from the plan, which has left available space between the rear property line and the deck that will be transformed into an additional 15 feet of greenspace. The landscape plan has been updated to show this additional greenspace. Additionally, a phase line has been incorporated into the landscape plan to show plantings that will be installed as “phase 1” of landscaping with the first phase of construction. As the design of the parking deck has changed substantially, plantings are no longer incorporated onto the structure itself. The revised design of the parking deck, combined with enhanced screening, consisting of pre-planting of trees outside the fence, and planting of trees in the 35 foot area inside the fence will provide far-improved and exceptional screening and soundproofing from adjacent residential lots. The applicant hired a consultant to conduct a photometric study for proposed lighting of the parking deck. Instead of using light poles, the top level of the parking deck would use bollard lights and light strips to cast all light downward onto the surface of the structure and not on surrounding structures or toward the sky. No light poles are proposed for the top of the parking deck.

STAFF 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 Exhibits and conditions:

Exhibit A: Special Land Use Permit Site Plan (Sheet C-1) dated 05-12-2015.

Exhibit B: Conceptual Landscape plan (Sheet L-1) dated 05-12-2015.

Exhibit C: Architectural SLUP Site Plan– Building Height Calculation (Sheet AS02), undated.

Exhibit D: Architectural SLUP Site Plan – Parking Deck (Sheet AS03) dated 5-12-2015.

Exhibit E: Conceptual Elevations of the Parking Deck (5): Untitled, View From Residence on the East Side of Sandell Way, View from Sandell Way, View From Residence on the West Side of Sandell Way, View from the Parking Facility from the Church.

1. Development of the site shall be substantially consistent with the above Exhibits.
2. Traffic signal will be upgraded, as required, as a result of the driveway re-alignment at the expense of the property owner.
3. Access to the driveway that connects the church directly to Cedar Chase to the west of the rectory will be closed on Sundays.
4. The Storm Water Management report must be in accord with the provisions in the Georgia Stormwater Management Manual and be reviewed and approved by the City Engineer.
5. The final construction documents and Stormwater Management Report must address the City Engineer’s comments.

Attachments

- Ordinance
- Hydrology Study, City Engineer’s Report
- Planning Commission Meeting Minutes 2-10-15
- Location Map, Zoning Districts Map, Future Land Use Map
- Comprehensive Plan Excerpt
- Application Revision Submittal
- Application

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2015-XX-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 Exhibits and conditions:

Exhibit A: Special Land Use Permit Site Plan (Sheet C-1) dated 05-12-2015.

Exhibit B: Conceptual Landscape plan (Sheet L-1) dated 05-12-2015.

Exhibit C: Architectural SLUP Site Plan– Building Height Calculation (Sheet AS02), undated.

Exhibit D: Architectural SLUP Site Plan – Parking Deck (Sheet AS03) dated 5-12-2015.

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STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2015-XX-XX

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3. Access to the driveway that connects the church directly to Cedar Chase to the west of the rectory will be closed on Sundays.
4. The Storm Water Management report must be in accord with the provisions in the Georgia Stormwater Management Manual and be reviewed and approved by the City Engineer.
5. The final construction documents and Stormwater Management Report must address the City Engineer's comments.

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



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

MEMORANDUM

To: Steve Foote, Community Development Director

From: Rich Edinger, PE, City Engineer 

Date: May 6, 2015

RE: All Saints Church – Hydrology Study

Regarding All Saints Church's proposed re-development plan, they submitted a hydrology study for my review. The study contemplates adding underground detention to mitigate the impacts of increased storm water runoff rates in the five stormwater basins that flow away from the church. Their plan is an accepted engineering solution to the problem of increased runoff and non-point source impacts. I have several comments on their plan, as follows:

1. In basin 1b, the applicant should create a lined channel or extend the pipe to prevent runoff from the detention pond from eroding the area below the pond.
2. In basin 3, there is an existing flume that will bypass a lot of runoff around the proposed pond. The engineer should address that issue in conformance to the principles in the Georgia Storm Water Management Manual.
3. Also in basin 1b, the applicant should verify that the outlet to the proposed detention pond is in the same place as the existing outlet.
4. In basin 1a, the pond outlet should be moved to prevent a concentrated discharge of stormwater onto the adjacent lot 6 and 7.

I believe they can address these concerns, and recommend that, if council decides to approve their SLUP, that they add the following condition:

1. The Storm Water Management report must be in accord with the provisions in the Georgia Stormwater Management Manual and be reviewed and approved by the City Engineer.
2. The final construction documents and Stormwater Management Report must address the City Engineer's comments.

**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

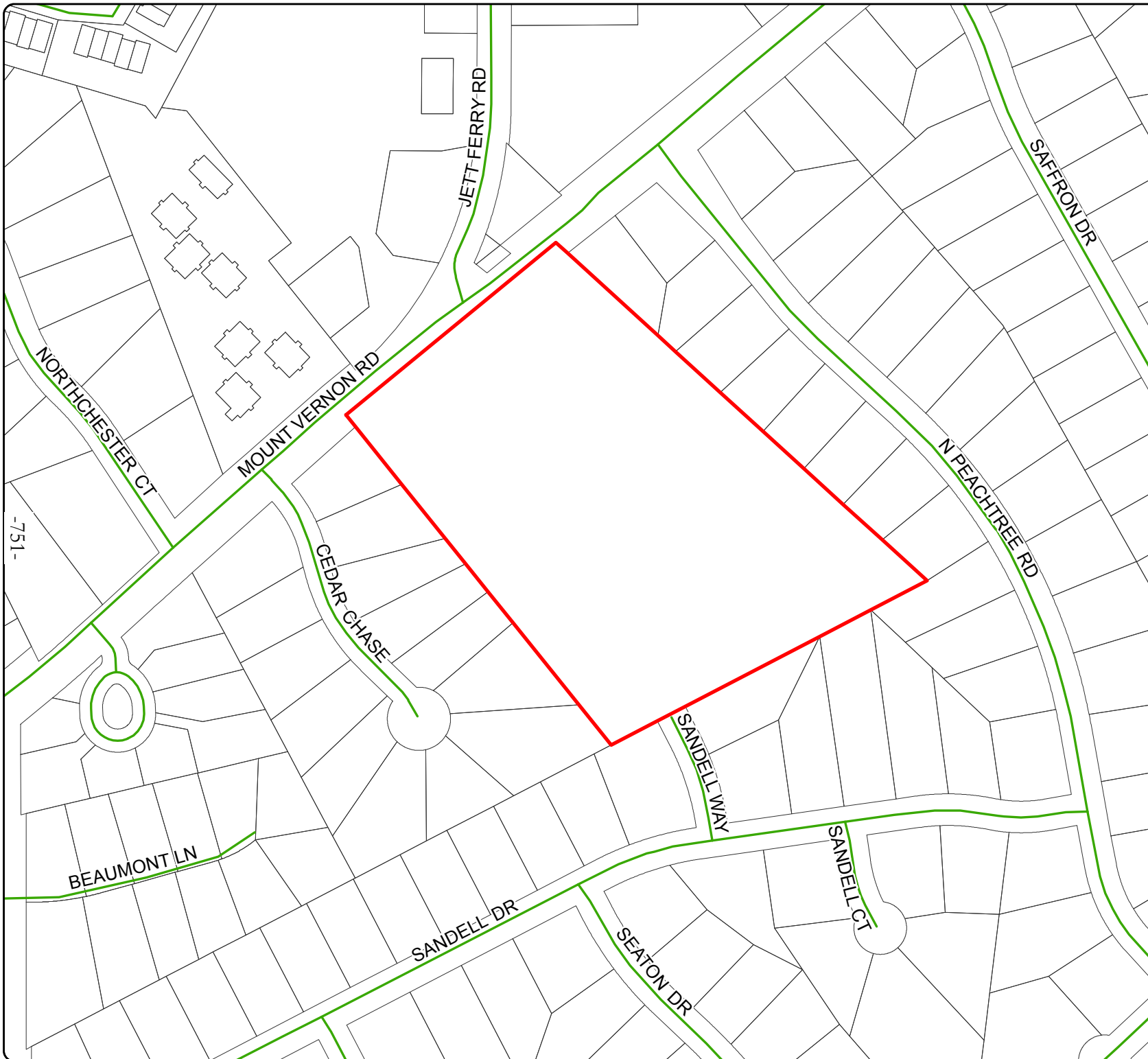
I. COMMISSION COMMENT

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*
*Smart people - Smart city

Community Development

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 Suite 250 | 30346-1902
 678-382-6800 ~ www.dunwoodyga.gov

**2443 Mount
 Vernon Road**

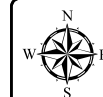
Site Location

December 2014

Legend

Street Centerlines

Parcels



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



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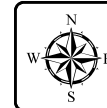
2443 Mt. Vernon Road

Site Location

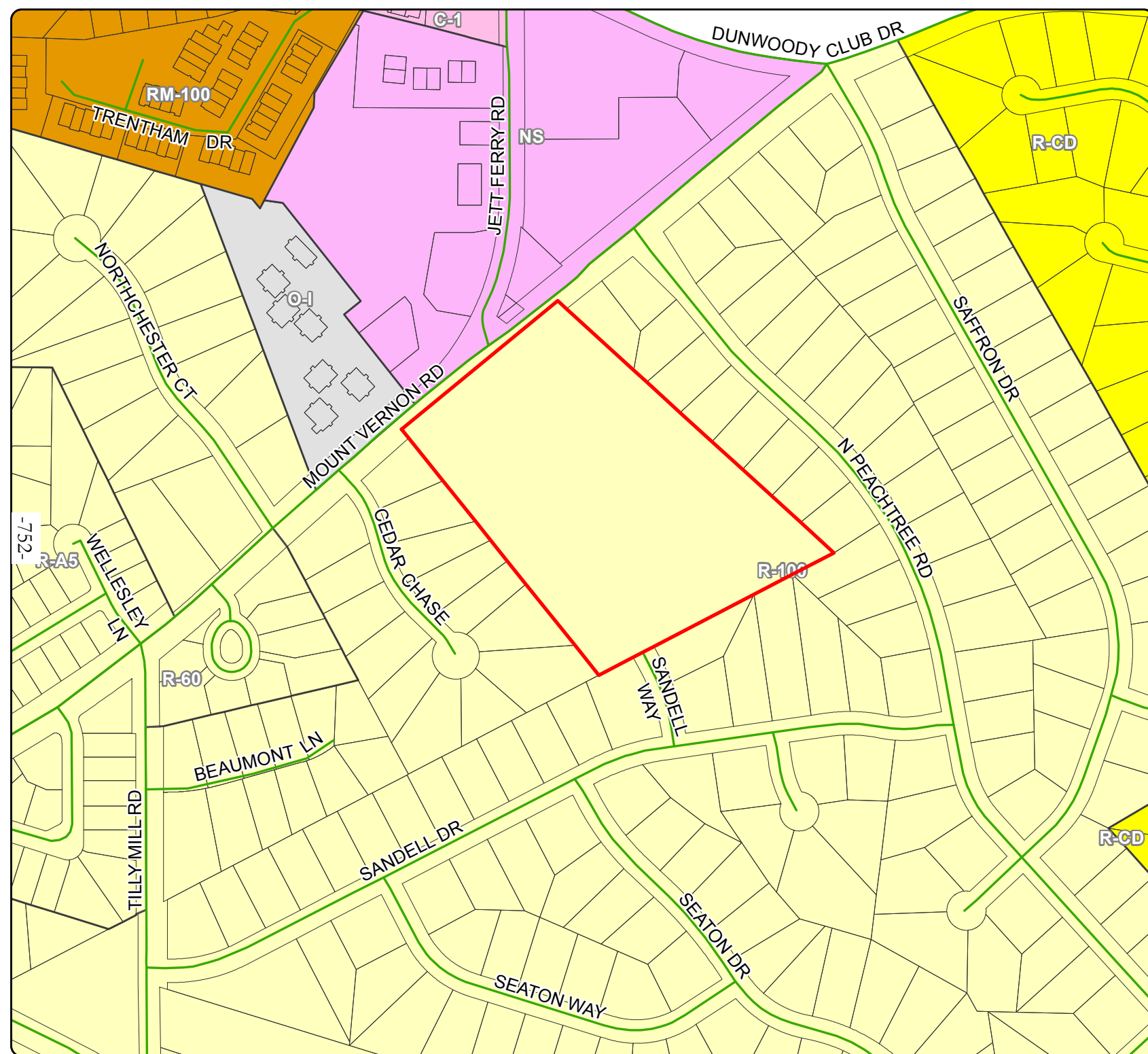
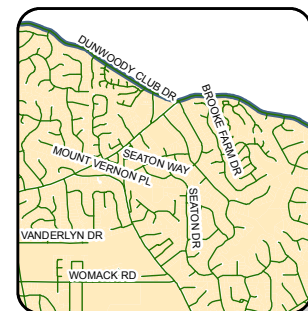
January 2015

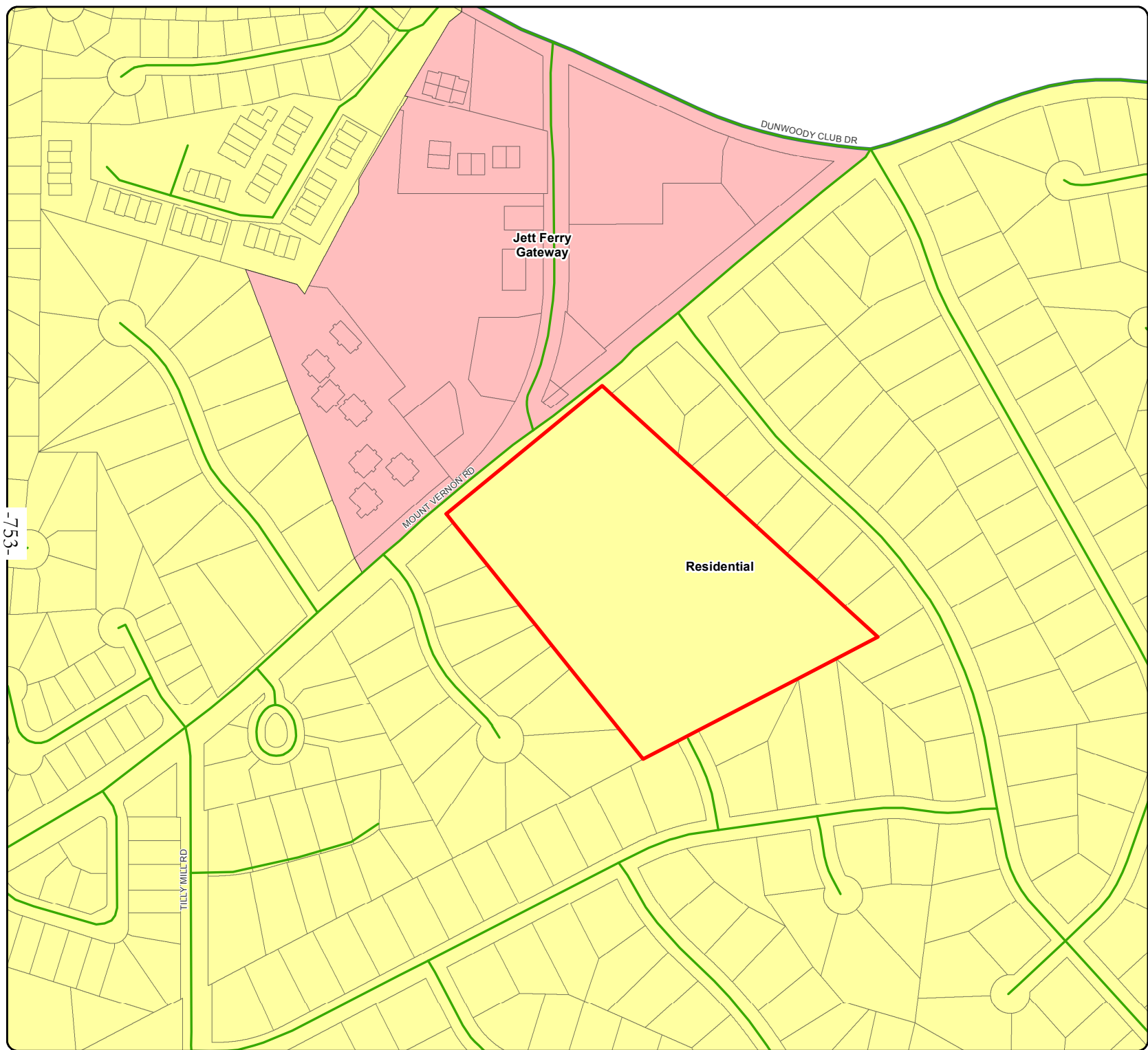
Legend

- Street Centerlines
- Parcels



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





-753-

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2443 Mt. Vernon Road

Future Land Use

SLUP 15-021

Legend

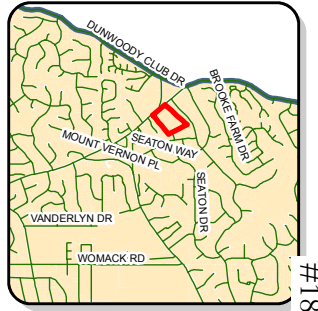
- City Limits
- Parcels
- Street Centerlines

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:

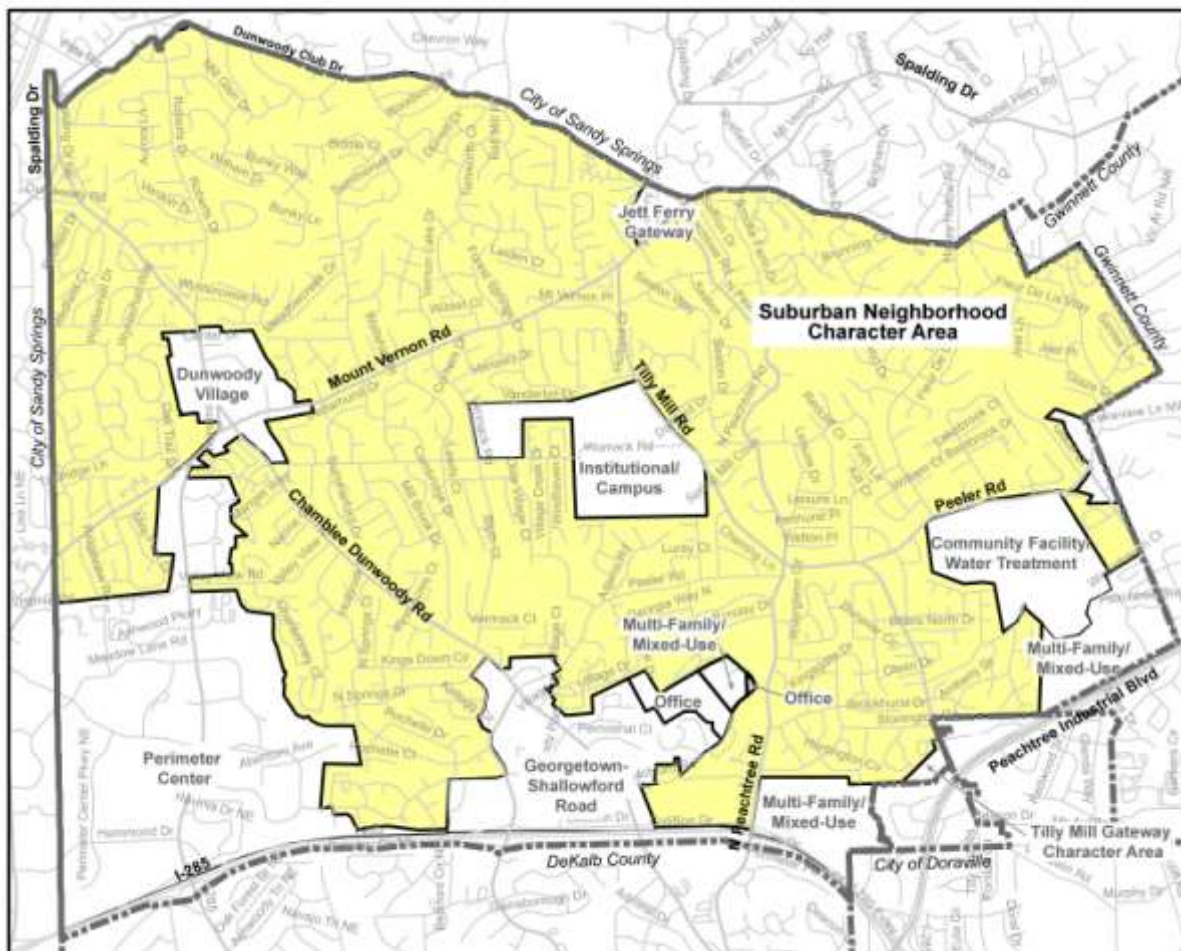
1 in = 337 ft



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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



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

May 12, 2015

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

RE: SLUP 15-021 – Revision Submittal:
All Saints Catholic Church

Dear Mr. Foote:

On behalf of the All Saints Catholic Church, Cornerstone Site Consultants, LLC has provided a revision submittal of plan information as requested by the City Council on March 23rd, 2015 for SLUP 15-021.

1. The city council requested that a full hydrology report be conducted by the applicant and submitted to the city. The report would then be reviewed by the city's engineers. In response, a hydrology study was submitted by Cornerstone Site Consultants, LLC in April, and reviewed by the city's engineer. It is our understanding that the city engineer acknowledges that the four (4) proposed detention ponds will reduce the peak stormwater run off rates below the existing peak run off rates. And that he recommends approval of the SLUP with the condition that his final approval will come when the first phase of the project is submitted for Land Disturbance Permits such that it will comply with the applicable provisions of the Georgia Stormwater Manual.
2. The church's architect has revised the parking deck design to a parking facility that has the look of a building with window openings and brick details to match the proposed buildings.
 - a. The rear of the parking deck will be brick with architectural accents
 - b. The sides of the deck will have window openings to match the proposed buildings.
 - c. Architectural elevations and renderings are provided with this submittal.
3. The site plan has been revised to show the parking facility revision with the following changes:
 - a. The access driveways into the lowest level that were on the previous plan are eliminated and the lower level will be accessed from the interior side of the facility.
 - b. This creates 15 more feet of greenspace between the rear property line and the parking facility. The parking facility is 75 feet from the rear property line (no closer than the existing gym is to the rear property line)
4. The landscape plan has been revised to provide additional proposed landscaping with the additional 15 feet of greenspace in the rear of the parking facility. In addition, a "phase 1" line has been added to show the landscaping proposed to be installed with the first phase of construction. The remaining landscaping in this area would be installed in the future at the completion of the future construction of the parking facility.
5. The reduction in openings from the parking facility and the increase in greenspace between the parking facility and the rear property line will temper concerns for noise pollution from the parking facility from the previous design.

Cornerstone Site Consultants, LLC

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

6. The architect hired a consultant to prepare a photometric study for the lighting of the top of the parking deck and their consultant indicated that instead of light poles, the top of the parking facility can be lit with bollard lights in the center of the deck and light strips along the top parapet wall of the deck. The light strips will be mounted on the inside the parapet wall and shine light downward toward the parking spaces. Therefore, there are no light poles proposed on top of the parking facility.
7. The church requests removal of the recommendation by the Planning Commission to provide evergreen plants on the top of the parking facility. The planters would be in conflict with the strip lighting that is needed to avoid using light poles. Also, with the additional 15 feet of green space and the architectural revisions made to the elevation to look like a building, this requirement would no longer be needed as the original intent was to soften the look of a parking deck structure.
8. The church met with the immediate property owners who live behind the proposed parking facility on May 11th. Both neighbors appreciated the improvements to the plan and stated that the revised architectural improvements are more aesthetically pleasing than the previous plan.

Please feel free to contact me if you need additional information or have any questions.

Sincerely,



Andrew M. Halloran

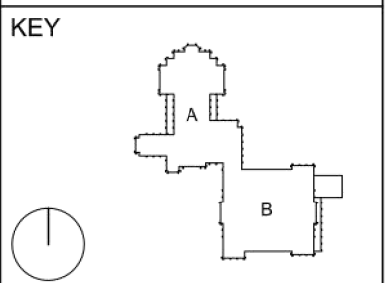
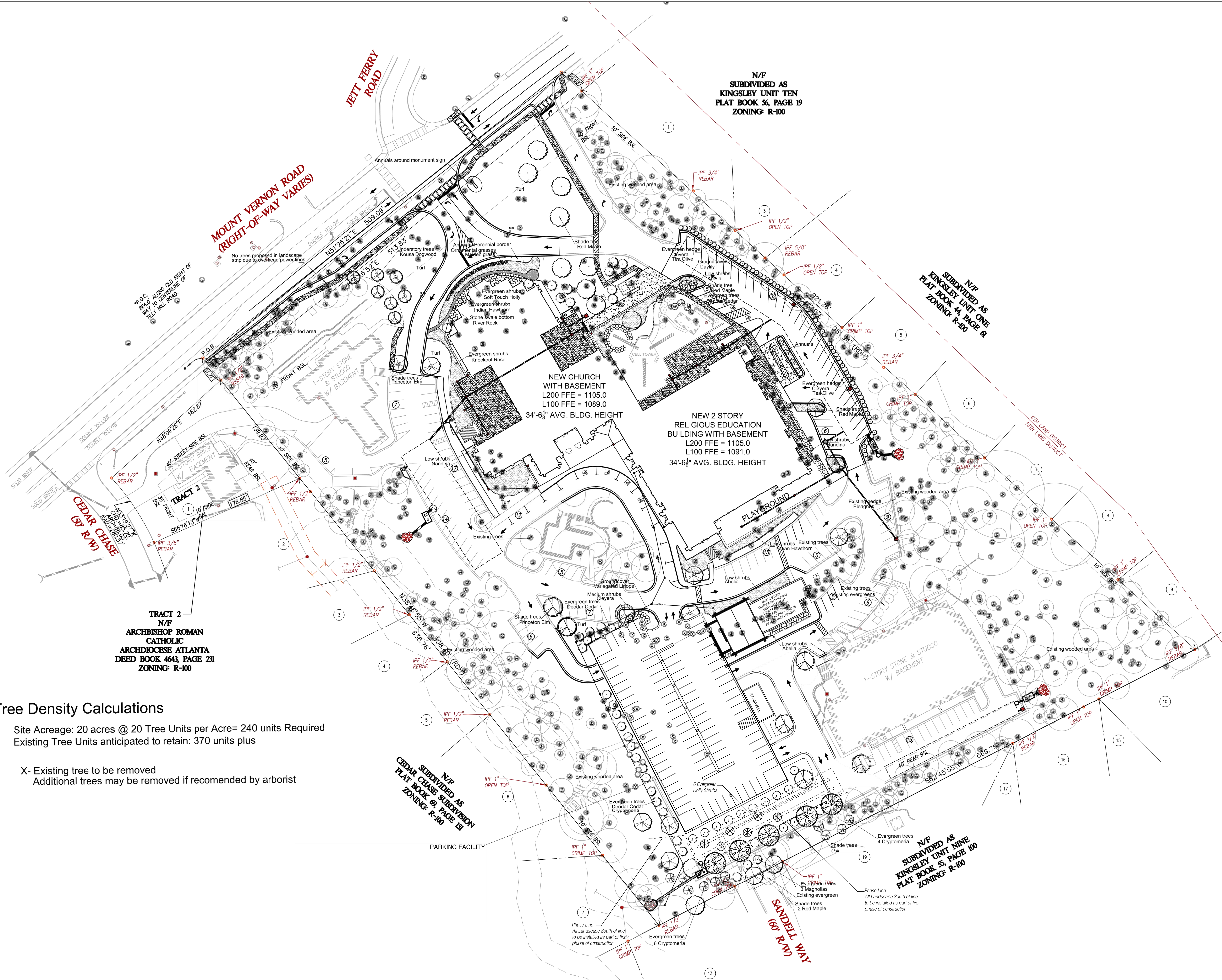
Enclosures:

1. Special Land Use Site Plan, C-1, dated 05-12-2015
2. Concept Landscape Plan, L-1, dated 05-12-2015
3. Architectural Elevation AS-02
4. Architectural Elevation AS-03
5. Architectural Renderings (5 total)
6. Photometric study for top level of the parking facility

Tree Density Calculations

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

X- Existing tree to be removed
Additional trees may be removed if recommended by arborist



DATE	DESCRIPTION
2014-11-06	2014-11-06
2015-1-30	VARIANCE/SLIP APPLICATION
2015-3-12	LANDSCAPE MODIFICATION
2015-3-12	LANDSCAPE MODIFICATION
2015-3-12	LANDSCAPE MODIFICATION
2015-3-12	LANDSCAPE MODIFICATION

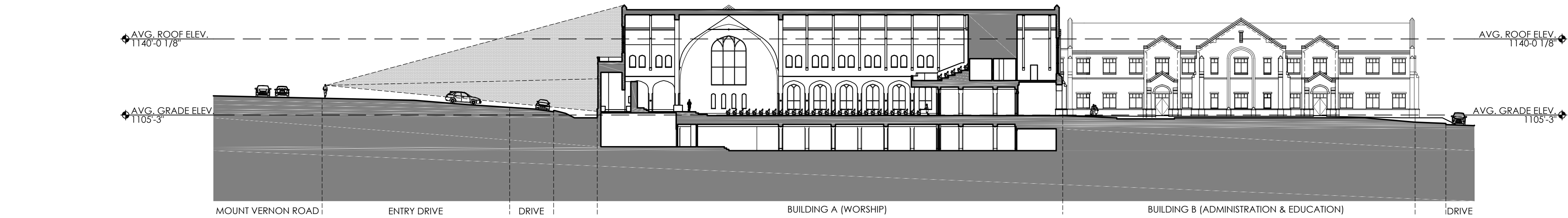
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PROJECT 13002
NAME ALL SAINTS CATHOLIC CHURCH

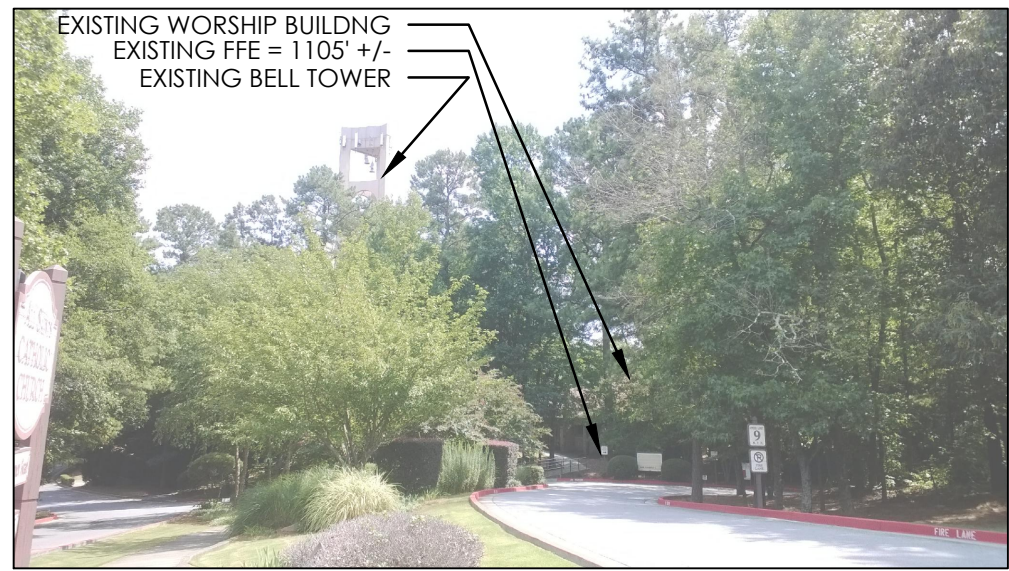
FILE 14-711 LC-1 DWG

SHEET TITLE
CONCEPTUAL LANDSCAPE

SHEET
L-1

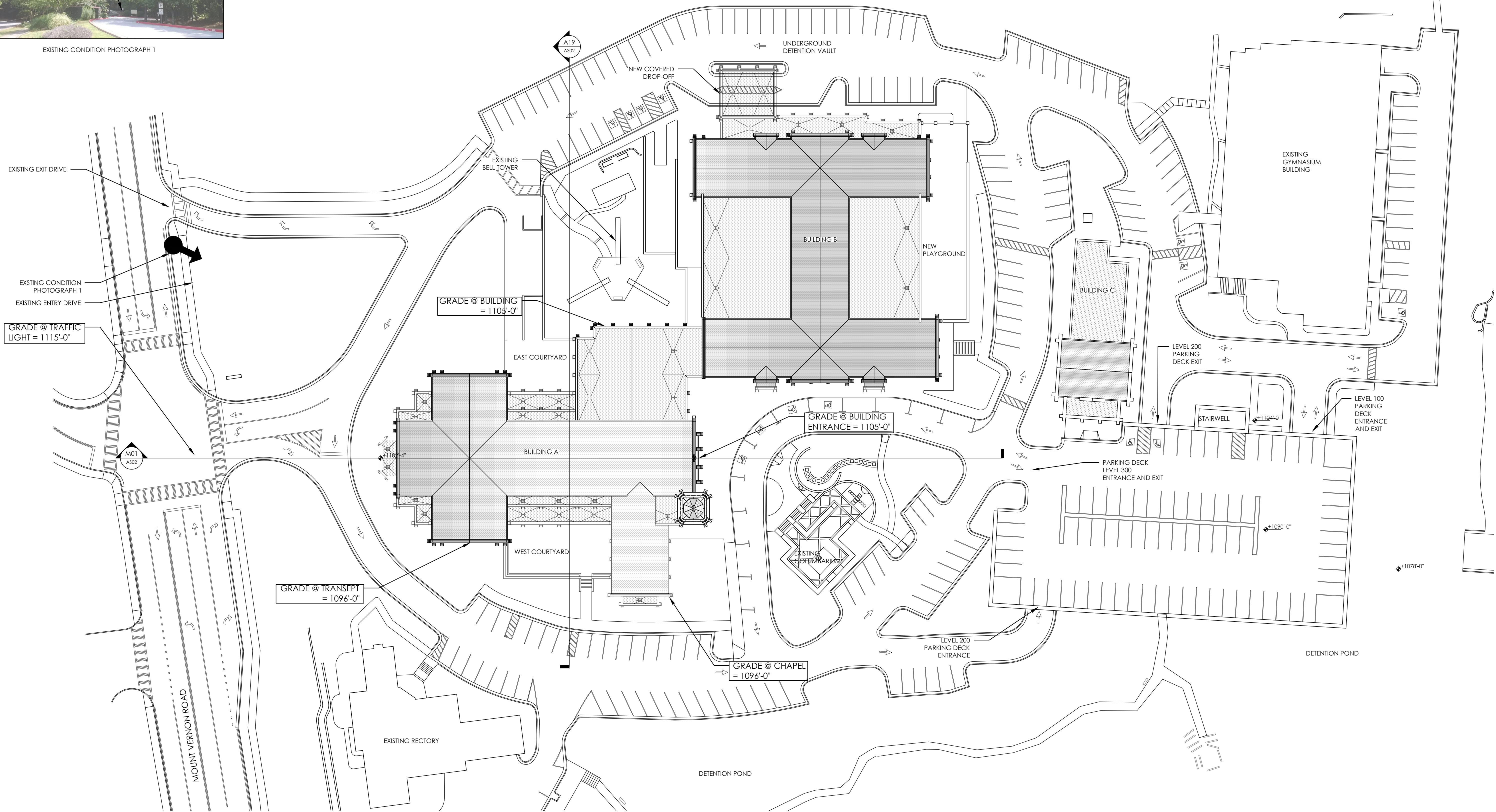


M01 ARCHITECTURAL NORTH-SOUTH SITE SECTION
A500 1/32" = 1'-0"

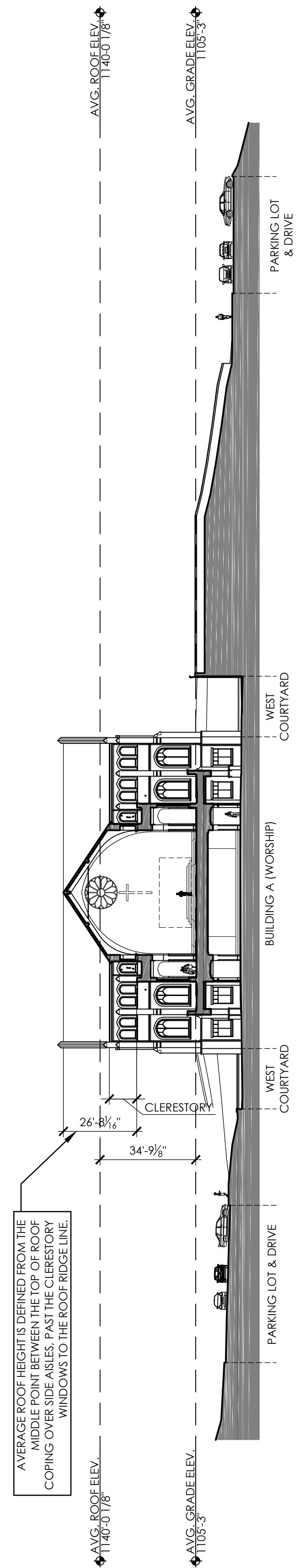


EXISTING CONDITION PHOTOGRAPH 1

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 1/8"



A01 ARCHITECTURAL SLUP SITE PLAN(2)
A500 1/32" = 1'-0"



A19 ARCHITECTURAL EAST-WEST SITE SECTION
A500 1/32" = 1'-0"

-761-

SEAL

ARCHITECT
smith•boland
ARCHITECTS
1295 WEST SPRING STREET, SUITE 130
SMYRNA, GEORGIA 30080
OFFICE: 770.435.3380
FAX: 770.435.3381
WWW.SMITHBOLAND.COM

CONSULTANT

NEW CONSTRUCTION FOR:

ALL SAINTS CATHOLIC CHURCH

2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA, 30338

KEY

DRAWINGS PUBLISHED

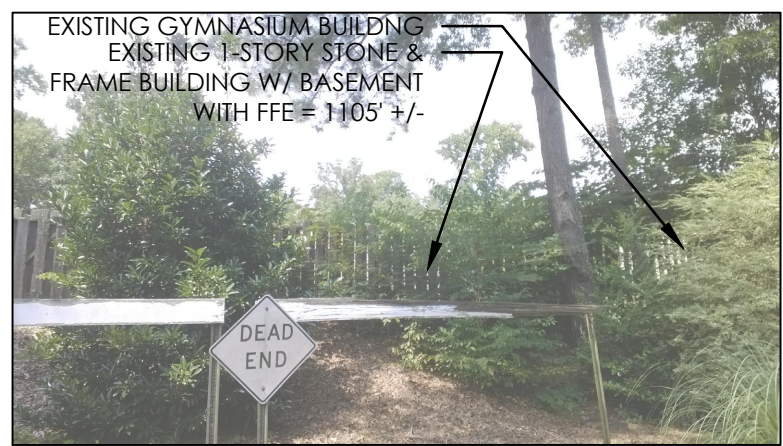
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BUILDING HEIGHT
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SLUP SITE PLAN -
BUILDING HEIGHT
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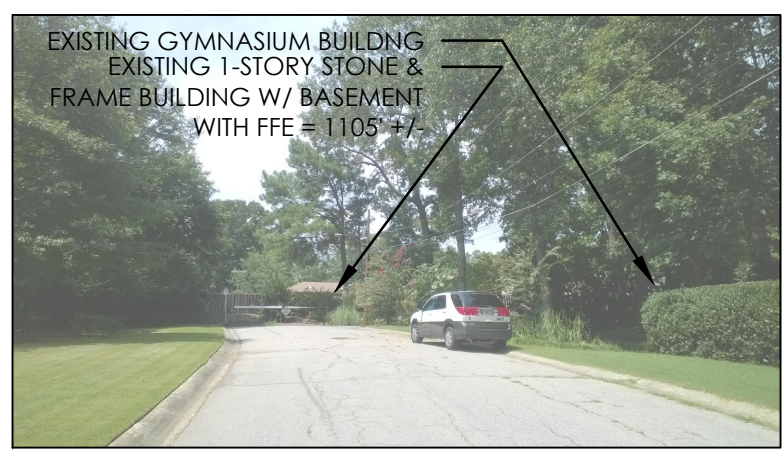
DATE PLOTTED: 12/18/2013



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



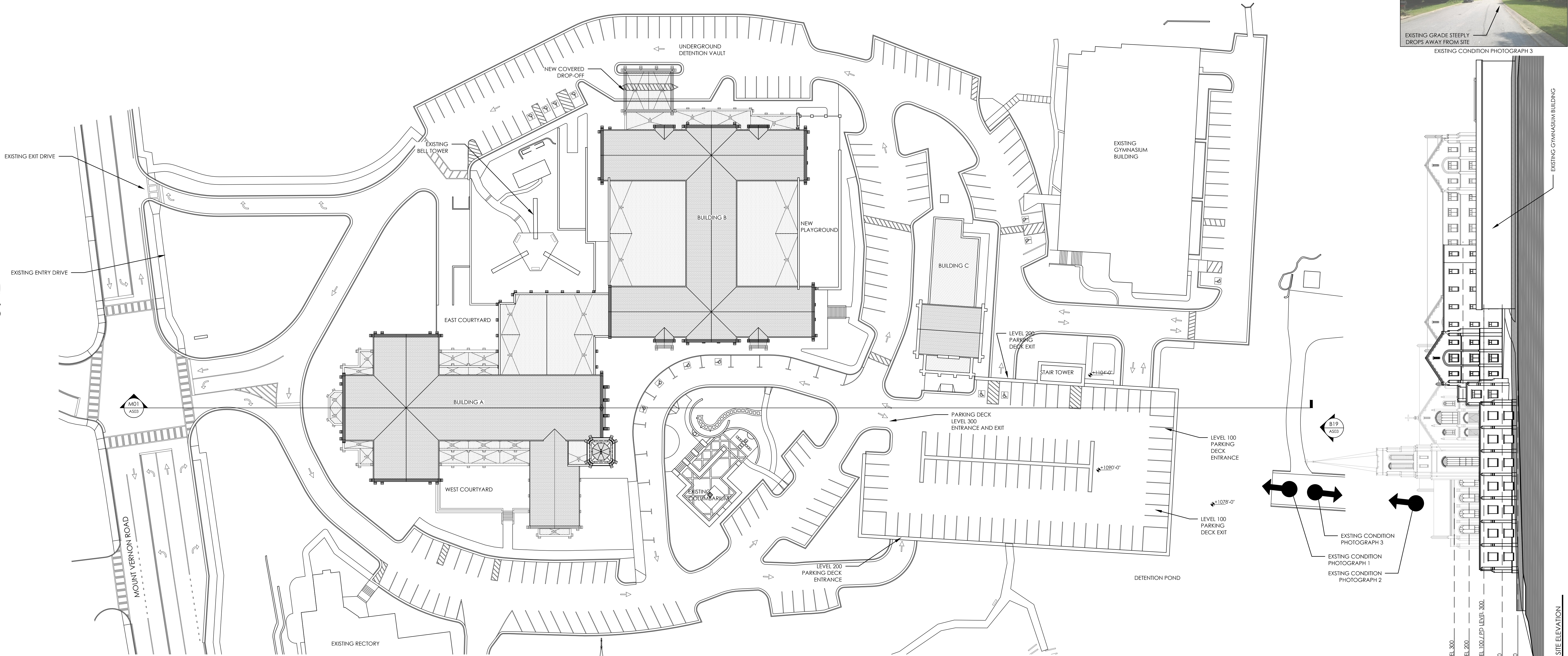
EXISTING CONDITION PHOTOGRAPH 1



EXISTING CONDITION PHOTOGRAPH 2



EXISTING CONDITION PHOTOGRAPH 3



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



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

SEAL

#18.

ARCHITECT

smith•boland
ARCHITECTS

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WWW.SMITHBOLAND.COM

CONSULTANT

NEW CONSTRUCTION FOR:

ALL SAINTS CATHOLIC CHURCH

2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA 30338

KEY

DRAWINGS PUBLISHED

2015-11-17

PARKING DECK REVISION

PROJECT #3002

NAME ARCHITECTURAL
SLUP SITE PLAN -
PARKING
DECK.dwg

SHEET TITLE

ARCHITECTURAL
SLUP SITE PLAN
- PARKING
DECK

SHEET

A503

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DATE PLOTTED: 11/17/2015

PLT: 11/17/2015



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H+L Engineers

April 23, 2015

Michael Boland
Smith-Boland Architects
1295 West Spring Street
Suite 130
Smyrna, GA 30080
cc: Tom Smith

Summary of Proposed Parking Deck Lighting, All Saints Catholic Church

Dear Mr. Boland:

At your request, please see the summary of an approach to lighting the new All Saints, Catholic Church future parking deck. This quick summary describes the project background, the design requirements, and then goes into a proposed design.

Background

The All Saints Catholic Church located at 2443 Mt Vernon Road, Dunwoody, GA is the early stages of a design project that will include a small parking deck/garage. The location of this Church in densely populated Dunwoody, GA presents problems for properly lighting buildings, parking decks, and parking lots. If the lighting is not properly specified and installed, the surrounding community will have to deal with light pollution from the facility and its outbuildings. The Church has taken the lead in being a good neighbor and asked that the surrounding community not be impacted by excessive lighting levels around their facility. The focus of this report is to show that the parking deck can be added and illuminated in a way that provides security and code required lighting without impacting the surrounding community.

Design Requirements

The Illumination Engineering Society of North America, IESNA, is the lighting authority and publisher of lighting design standards. IESNA provides the recommendations in Table 1 for parking garages. The general parking areas are only required to be 1.0 foot candle at night. This is only enough light to see your feet when walking. The requirements are a little higher on ramps and certainly more at the entrances. Note that there are different requirements for day time and night time. There are higher levels required during the day since a person's eyes will be adjusted to brighter light from the sun. At night your eyes require less light to navigate the structure.

Area		Minimum Horizontal Illuminance	Maximum Max-to-Min	Minimum Vertical Illuminance
Basic		1.0	10 to 1	0.5
Ramps	Day	2.0	10 to 1	1.0
	Night	1.0	10.0	0.5
Entrance Areas	Day	50.0		25.0
	Night	1.0	10 to 1	0.5
Stairways		2.0		1

Table 1-IESNA Recommendations

Proposed Design

This proposed design utilizes smart controls and LED lighting to not only minimize light pollution but to reduce energy and maintenance costs. The parking deck can be broken down into pieces, each requiring different lighting types and modes of operation. The entrances to the parking deck, ramps, parking spaces, and the top of the parking deck will each require different levels of lighting and control.

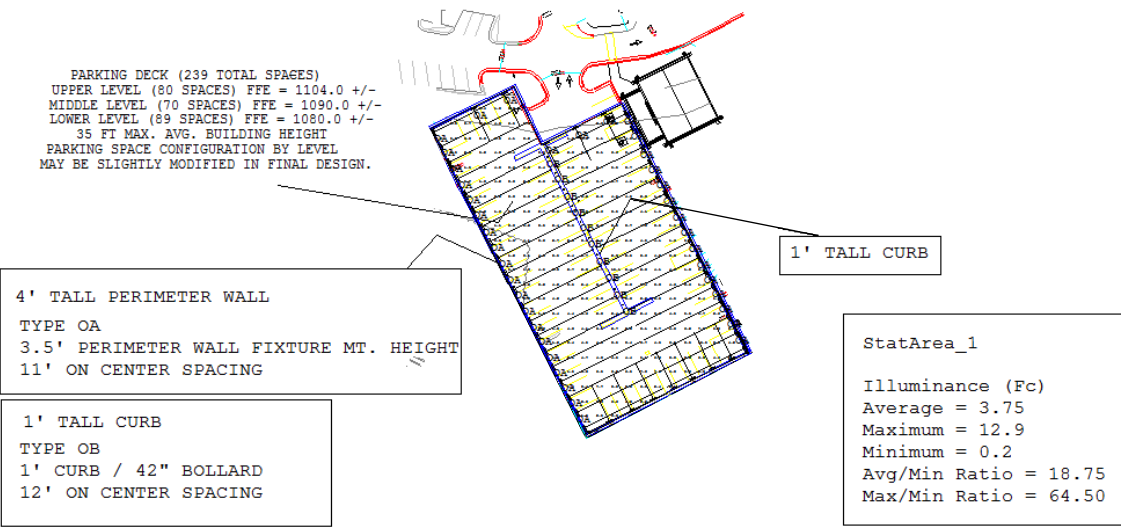
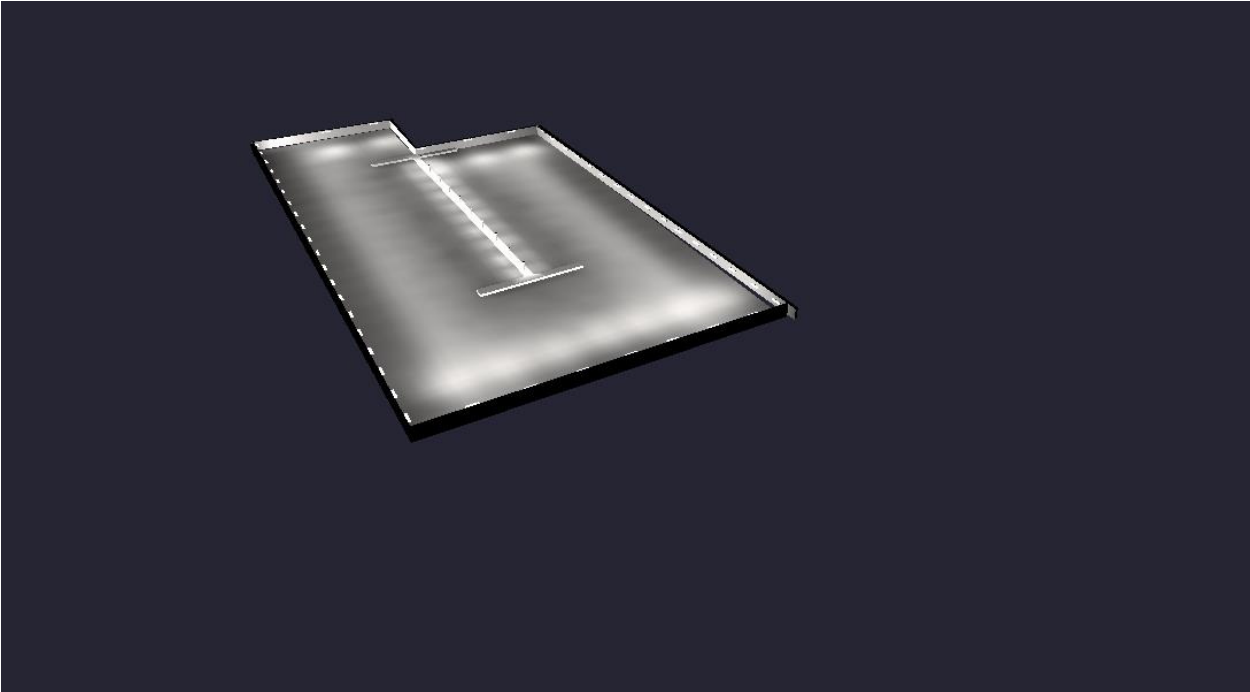
With the smart controls and flexibility of LED lighting, multiple approaches can be considered. First, each fixture could be fitted with a motion detector that would activate it to go from its minimum output to a 50 or 100% value as pedestrians and automobiles pass through. Second, each level or section can be zoned for activation upon entry. The smart controls will have an external photocell input so that the system will operate differently depending on whether it is day or night.

The lighting on top of the deck will be provided by a linear LED fixture mounted on the parapet wall. This fixture will be forward throw type with a tight beam width that will focus light on the ground. In addition to perimeter lighting, the center of the parking deck top can be fitted with bollards that utilize directional LED light (See RENDERING). No poles are proposed and thus no fixtures will be visible on the ground from the top of the parking deck. See Attachment A- Type OA-Lumenfacade Linear LED fixture. Attachment B- Type OB-Fresno Bollard.

The lighting within the deck will be ceiling mounted LED fixture that are directional. This fixture will be mounted in such a way that the driveways/ramps will receive extra light and the parking areas less light. The light spillage out of the parking deck will be minimized by fixture placement. See Attachment C- Type OC Hubbell PGL7

See Attachment D for plan drawing.

TOP LEVEL: RENDERING
PERIMETER LIGHTING AND CENTER BOLLARDS



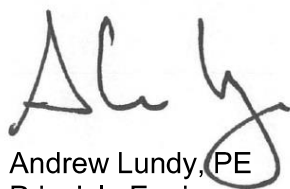
Luminaires Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	CLF	Description
0	17	OB	SINGLE	N.A.	0.185	TYPE OB - PERIMETER FIX-240V-S
	48	OA	SINGLE	N.A.	0.850	TYPE OA LUMENPULSE LOG 80-120-48-40X-10K80-S1-01

Summary

The All Saints Catholic Church proposed parking deck can be built in a manner that is energy efficient, covers security and safety needs, meets code requirements, and also addresses light pollution that could impact the surrounding community. Note that this high level summary of an approach to lighting this parking deck is far from a completed design, but my desire is to show you that your goals can be met for this application.

Please feel free to call me if you require additional information.

Sincerely,
H+L Engineers, LLC

A handwritten signature in dark ink, appearing to read 'A. Lundy', with a stylized flourish at the end.

Andrew Lundy, PE
Principle Engineer

ATTACHMENT-A

Client: _____

Project name: _____

Order #: _____

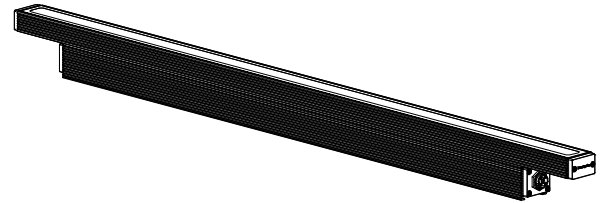
Type: _____ Qty: _____

TYPE-OA

FEATURES AND BENEFITS

Physical :

- Low copper content extruded aluminum housing
- Available in 1', 2', 3' or 4' sections
- Electro-statically applied polyester powder coat finish
- Machined aluminum end caps and silicone gaskets
- Stainless steel hardware
- Clear tempered glass
- 10° x 10°, 10° x 60°, 30° x 60° or 60° x 60° optics
- IP66
- IK07 rated
- Corrosion-resistant option for marine environments
- Meets 3G ANSI C136.31 Vibration standard for bridge applications



IK07

lumen talk™

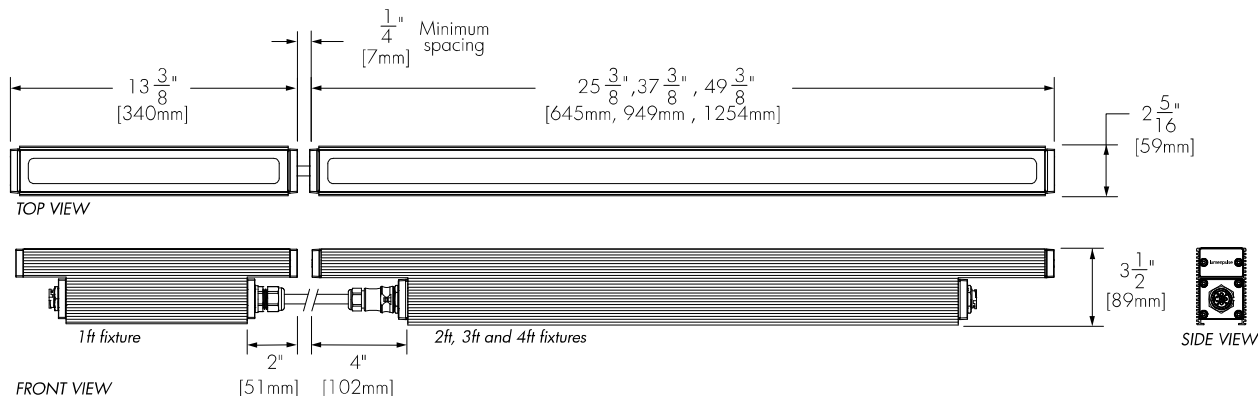
EcoSystem
Enabled

Performance :

- Minimum 1fc (10.7 lux) @ 129 feet (39.3m) distance (4000K, 4' unit, 10° x 60° optic, HO version)
- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- Lumen maintenance 120,000 hrs [L70 @ 25°C]
- Lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (see page 5)
- Operating temperatures: -25° C to 50° C [-13F to 122F]

Electrical :

- Line voltage luminaire for 100 to 277V
- Power and data in 1 cable (#16-5)
- Up to 88 feet with a single 120V power feed, HO version
- 5W/ft version meets ASHRAE standards for linear lighting on building facades
- 8.5W/ft Regular Output version
- 15.25W/ft High Output version
- Dimming options: 0-10 volt, DMX, DALI, Lumentalk, or Lutron® EcoSystem® enabled



5 year warranty

FRESNO SERIES

Cat.#

Job

ATTACHMENT-B

Type


SPAULDING
L I G H T I N G

Approvals

TYPE-OB

INTENDED USE:

- Fresno series bollards are designed to illuminate walkways and courtyards

CONSTRUCTION:

- Extruded aluminum square or round housing, with tamper resistant hardware; Flat top, for round FN2. Single screw access for top relamping
- Sealed one-piece, clear acrylic lens; Specular, anodized aluminum optical systems; dual reflector, tube optics, or internal louvers (HID or CFL)
- Concealed, galvanized steel anchor base; Four 1/2" x 10" anchor bolts
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service

ELECTRICAL:

HID

- HPF ballast, starting rated at -20°F (-40°F for HPS); Pulse Start Metal Halide is CWA or Super CWA type HPS is CWA, HR, or Reactor type
- Medium porcelain socket, pulse rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell

FLUORESCENT

- Programmed Start electronic ballast with end of life protection and universal voltage: 26/32/42w
- One Lamp – CFTR/GX24Q – Triple Tube 4-Pin

LED

- Universal voltage (120-277V) drivers with +/- 10% tolerance, starting temperature rated at -20°F
- Optional continuous dimming to 10% (0-10V)
- Rotatable LED assembly adjustment for ideal placement and aiming of asymmetric light pattern
- 24 high brightness LEDs at 500 mA deliver symmetric distribution at 46w
- 12 high brightness LEDs at 700 mA deliver asymmetric distribution at 31w
- Available in two color correlated temperatures (3500K and 5000K)
- Long life 50,000 hour L70 rated at 25°C

LISTINGS:

- Listed to UL1598 for use in wet locations

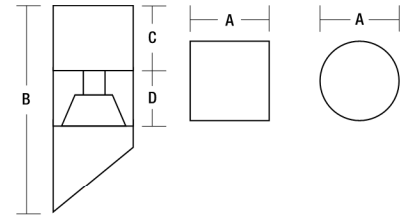
WARRANTY

- 5 year limited warranty for LED system, visit <http://www.spauldinglighting.com/resources/warranty/>

PRODUCT IMAGE(S)



DIMENSIONS



	A	B	C	D	Weight
FN1	6.75" sq. 171 mm	42.0" 1067 mm	6.0" 152 mm	4.0" 102 mm	41 lbs 19 kg
FN2	7.0" dia 178 mm	42.0" 1067 mm	6.0" 152 mm	4.0" 102 mm	41 lbs 19 kg

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION

ORDERING EXAMPLES: FN1-P50-D0-Q-DB-L, FN2-24LU-3K-U-DB

SERIES	SOURCE/WATTAGE/LED	OPTICS	VOLTAGE	COLOR	OPTIONS
FN1 Fresno Square	PULSE START METAL HALIDE	D0⁷ Dual reflector with cone (standard)	Q¹ Quad-Tap® 120/208/240/277V	DB Dark Bronze	F(X) Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V)
FN2 Fresno Round	P70 70w (ED-17)	T0^{3,7} Tube optics	T^{1,4} Tri-Tap® 120/277/347V (CSA)	BL Black	F5^{6,7} Fusing 480V
	P10 100w (ED-17)	IL⁷ Internal horizontal louvers	U⁵ Universal 120 - 277V, 50/60 Hz	WH White	F6^{6,7} Fusing 347V
	HIGH PRESSURE SODIUM		1 120V	GR Gray	P(X) Photo button (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V)
	S35² 35w (ED-17)		5^{6,7} 480V	PS Platinum Silver	P6^{6,7} Photo button - 347V
	S50 50w (ED-17)			RD Red (premium color)	24 24" luminaire height
	S70 70w (ED-17)			FG Forest Green (premium color)	30 30" luminaire height
	S10 100w (ED-17)			CC Custom Color (consult factory)	36 36" luminaire height
	FLUORESCENT				HS90⁷ Internal shield - 90° (FN1 Only)
	F26 26w CFL (G24q Base)				HS160⁷ Internal shield - 160°
	F32 32w CFL (G24q Base)				HS180⁷ Internal shield - 180° (FN2 only)
	F42 42w CFL (G24q Base)				L⁷ Lamp
	LED				CD⁸ Continuous dimming
	12LU-3K 12 LEDs, 31w, asymmetric distribution, 3500K, 120-277V, 50/60 Hz				
	12LU-5K 12 LEDs, 31w, asymmetric distribution, 5000K, 120-277V, 50/60 Hz				
	24LU-3K 24 LEDs, 46w, symmetric distribution, 3500K, 120-277V, 50/60 Hz				
	24LU-5K 24 LEDs, 46w, symmetric distribution, 5000K, 120-277V, 50/60 Hz				

- Factory wired for highest voltage unless specified, HID only
- 120V only
- Upper reflector with no lower cone
- 70 or 100w system only
- CFL or LED only
- Not available with CFL
- Not available with LED units
- LED only



Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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PGL7 with LimeLight™

Intelligent Garage Lighting System



The diagram shows a building layout with two rooms. The top room is larger and contains six 'OC' labels in a horizontal row. The bottom room is smaller and contains seven 'OC' labels in a horizontal row. A vertical wall separates the two rooms, and a horizontal wall connects them to the left. A small square is located in the bottom right corner of the top room.

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:		Date:	10/24/14

* Notary:

Sworn to and subscribed before me this	24th	Day of	October	, 20	14
Notary Public:	MARCOUS WILLIAMS				
Signature:					
My Commission Expires:	02/20/2018				

MARCOUS LASHUN WILLIAMS
 Notary Public
 Fulton County
 State of Georgia
 My Commission Expires Feb 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:		Date:	10/28/14

* Notary:

Sworn to and subscribed before me this	28th	Day of	October	, 20	14
Notary Public:	DONNA LEE WORLEY				
Signature:					
My Commission Expires:	8/13/18				

DONNA LEE WORLEY
 NOTARY PUBLIC
 FULTON COUNTY, GEORGIA
 MY COMMISSION EXPIRES
 AUGUST 13, 2018

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: X [Signature] Date: X

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

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;

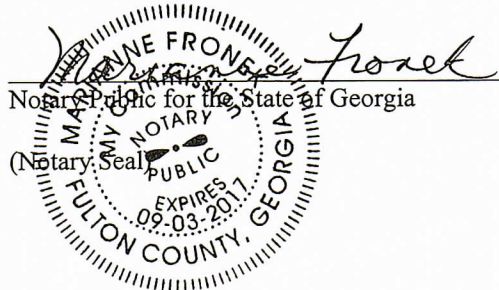
I further give and grant unto the attorney in fact full power and authority to do everything necessary and proper to be done in the exercise of any of the foregoing powers as fully as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming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



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.

Cornerstone Site Consultants, LLC

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

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,

A handwritten signature in blue ink, appearing to read "Andrew M. Halloran".

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

770-443-3233

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,

A handwritten signature in black ink, reading "Msgr. Hugh M. Marren". The signature is fluid and cursive, with a long, sweeping horizontal line extending to the right.

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)

All Saints Catholic Church

Neighborhood Meeting Sign-in Sheet

October 30, 2014

Name	Address
VIKTORIA NURPEISOV	
Iana Trebeleva	
Vivian Smith	2477 SANDELL DRIVE
Barry Smith	RVSMTHT@MINDSPRING.COM
Carolyn Laite	smileev@comcast.net
Jerry Smith	" " "
Rusty O'Pray	5482 N. Peachtree Rd
Jennifer O'Pray	" " " "
Ernie Bowman	
Spencer Morrison	2473 Mt. Vernon Rd.

Run off.

All Saints Catholic Church

Neighborhood Meeting Sign-in Sheet

October 30, 2014

Name	Address
Jill Jacobs	5472 N. Peachtree Rd. 678-441-743
Chadwick Morrison	2473 MT Verner Rd Sunwood GA 30338
Kelly Dundles	5326 Cedar Chase
Stacy Harris	DH/
Verna Barnett	5492 N Peachtree Road 30338
CHARLOTTE STONE	2426 SHANDEL DRIVE
Joanne Lignugaris	2493 MT Verner Rd 30338
Glane Morris	2444 Sandell Dr.

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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
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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.

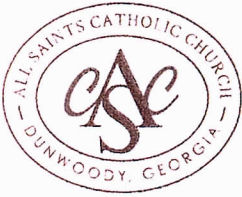
Please feel free to contact me should you have any questions or need more information.

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	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 30338-3015	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
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5357 NORTHCHESTER CT	DUNWOODY GA 30338-3007	18 373 01 022	VANDERBOOM MARK	5357 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
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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	18 373 02 025	FOWLER CHRISTOPHER A OR FOWLER AUCIA	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	DUNWOODY, 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 OBERMEIER 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

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	1838 INDEPENDENCE SQ B	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	MCCAREN JOHN OR MCCAREN 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
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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
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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 30338-3115
5398 SAFFRON DR	DUNWOODY GA 30338-3132	06 339 03 004	WOELZ HELMUT OR WOELZ SARAH	5398 SAFFRON DR	DUNWOODY GA 30338-3114
5482 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 04 009	OPRY RUSSELL DUGGAN OR OPRY JENNIFER PIAZZA	5482 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132
5513 NORTH PEACHTREE RD	DUNWOODY GA 30338-4548	06 339 03 025	Current Homeowner	5513 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105
2478 SANDELL DR	DUNWOODY GA 30338-3114	18 372 04 002	HERRICK PATRICIA H TRUSTEE BENEFIT OF P H HERRICK ETAL	2478 SANDELL DR	DUNWOODY GA 30338-4548
5390 SAFFRON DR	DUNWOODY GA 30338-4528	06 339 03 005	LOWENDICK SARA FRANCES LIVING LOWENDICK SARA FRANCES	5390 SAFFRON DR	DUNWOODY GA 30338-3114
5472 NORTH PEACHTREE RD	DUNWOODY GA 30338-3132	18 372 01 025	SMITH J BARRY OR SMITH R VIVIAN	5472 NORTH PEACHTREE RD	DUNWOODY GA 30338-4528
5505 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105	06 339 03 024	JACOBS JILL OR JACOBS MICHAEL	5505 NORTH PEACHTREE RD	DUNWOODY GA 30338-3105
5382 SAFFRON DR	DUNWOODY GA 30338-3114	06 339 03 006	Current Homeowner	5382 SAFFRON DR	DUNWOODY GA 30338-3114
2486 SANDELL DR	DUNWOODY GA 30338-4548	18 372 04 003	ADAMS JOSHUA LOUIS	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	06 339 03 008	WARD DANIEL F JR OR WARD CAROLINE J	5366 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	DUNWOODY GA 30338-3131
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

Lyle Spencer

5446 Sandell Way

Shawn Wolcott

2403 Sandell Dr

John Schiavone

2401 Lake Park Dr SE CCSI

BARRY SMITH

2477 SANDELL DRIVE

TERRY SPARKS

5510 N PRACHTER RD

Jois Purrington

2046 ~~W~~ Beaumont Lane

Dana Bann

2412 Sandell Dr

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

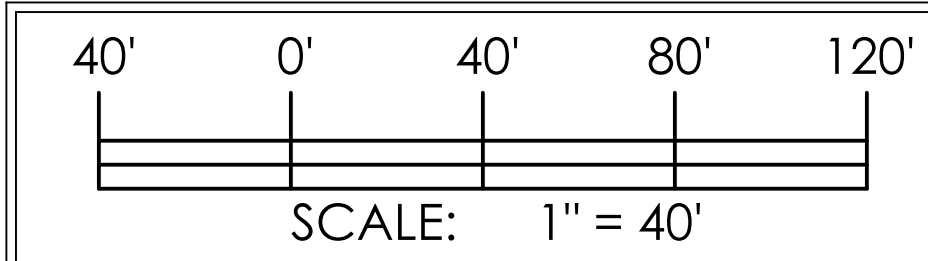
NAME

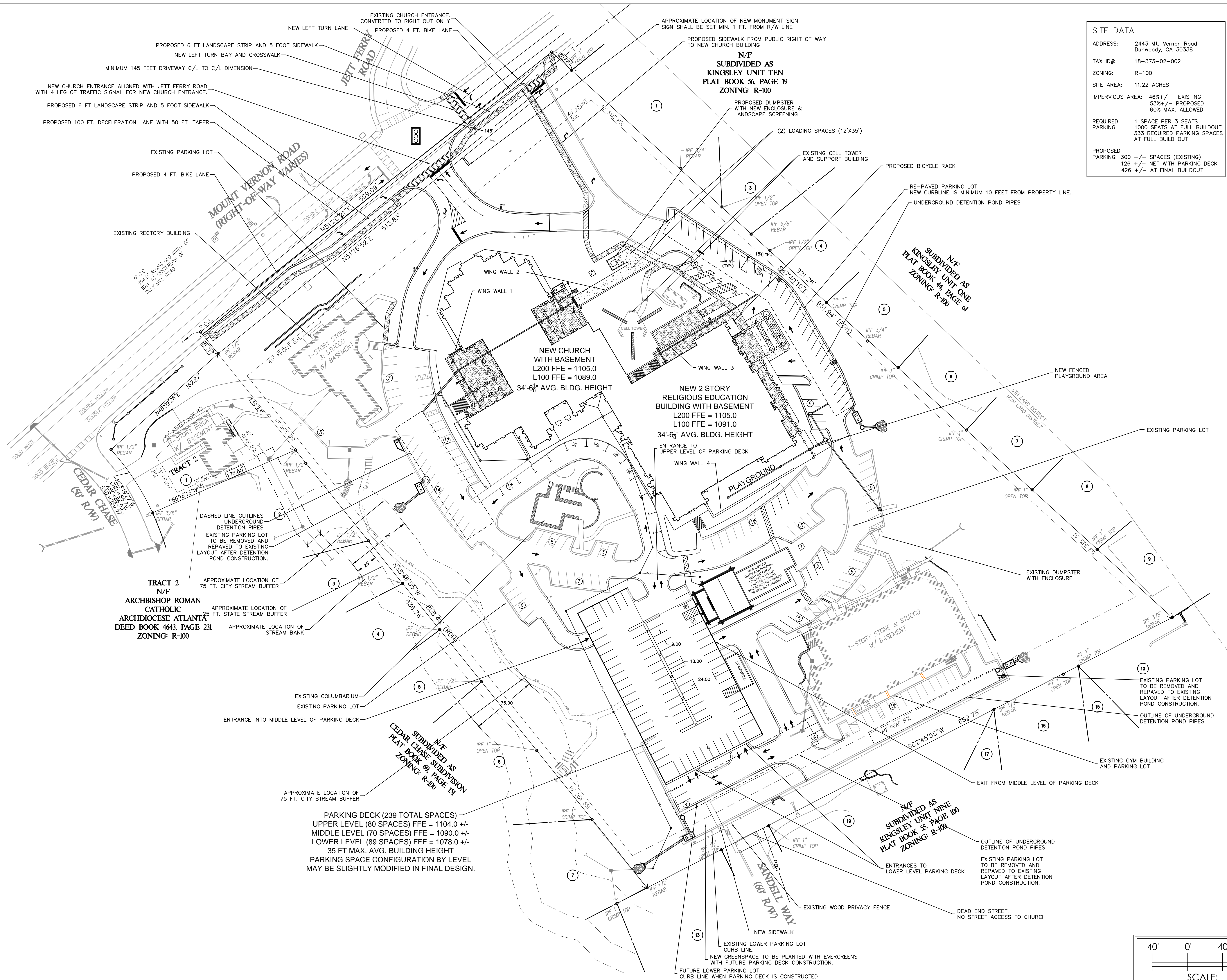
Janet Webb

ADDRESS

2413 Mt Vernon Rd
Dunwoody, GA

NEW CONSTRUCTION FOR:





SITE DATA

ADDRESS: 2443 Mt. Vernon Road
Dunwoody, GA 30338

TAX ID#: 18-373-02-002

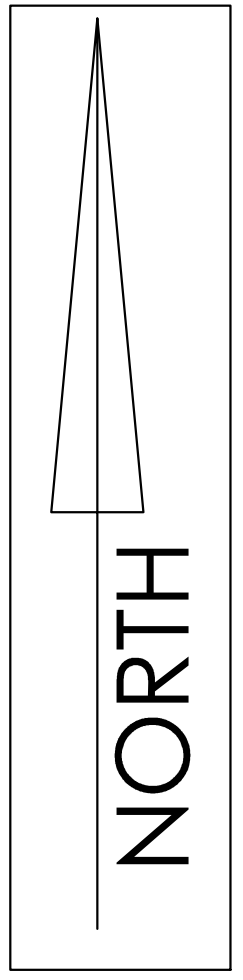
ZONING: R-100

SITE AREA: 11.22 ACRE

IMPERVIOUS AREA: 46%+/- EXISTING
53%+/- PROPOSED
60% MAX. ALLOWED

REQUIRED 1 SPACE PER 3 SEATS
PARKING: 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



ARCHITECT

smith•boland
ARCHITECTS

SMYRNA, GEORGIA 30080
OFFICE 770.435.3080
E-MAIL INFO@SMITHBOLAND.COM
WEB WWW.SMITHBOLAND.COM

CONSULTANT

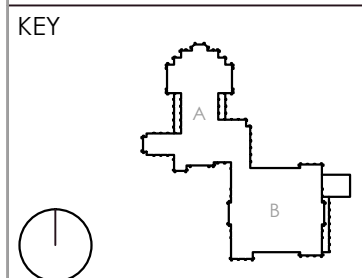
CORNERSTONE
SITE CONSULTANTS, LLC

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



DRAWINGS PUBLISHED

	2014 - 11 - 06
	VARIANCE/SLUP APPLICATION
	2014 - 11 - 19
	UPDATE STREAM BUFFER LINE
	2015 - 01 - 29
	SITE PLAN UPDATES

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PROJECT 13002
NAME ALL SAINTS
CATHOLIC CHURCH

FILE <DRAWING>.DWG

SHEET TITLE

SPECIAL LAND

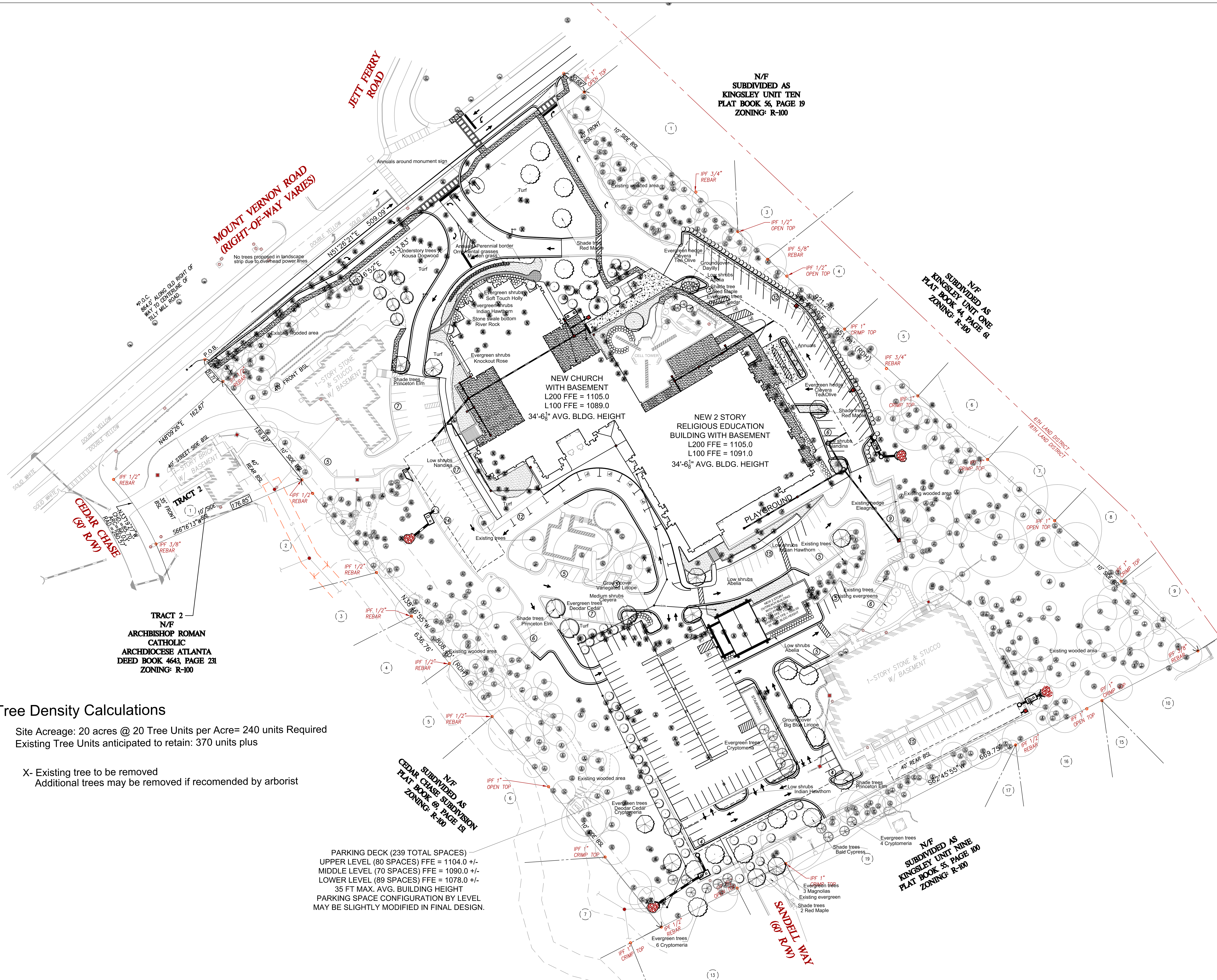
USE PERMIT SITE PLAN

SHEE

#18

SHEET

808



Tree Density Calculations

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

X- Existing tree to be removed
Additional trees may be removed if recommended by arborist

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.

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

March 12, 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 – SLUP 15-021

Dear Mr. Foote:

Here is a general summary of Neighbor Communications Documentation for the SLUP application.

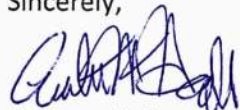
- October 8th All Saints Catholic Church mailed letters to neighbors within 500 feet to invite them to an open house at the church to present the master plan and listen to their comments
- October 30th All Saints Catholic Church held open house to present initial master plan to neighbors
1. Neighbors expressed concerns about existing drainage and erosion concerns in neighborhood streams.
 2. Neighbors asked about the purpose, type of materials and height of the structures.
 3. Neighbors asked about construction during and restricting construction access from Sandell Way and the Rectory driveway.
 4. Church offered a sign up list for their engineer to meet with homeowners and presented the schedule of meetings for the Variance and SLUP process.
- Nov/Dec/Jan: The church invested time for their civil engineer to meet with eight homeowners at their property and review the erosion/drainage issues as well as explain the church is only 30% of the drainage area and that a large part of runoff is from neighboring streets and the neighborhood property. Also presented how the new detention pond systems that will be installed in the first phase of the church's project on the church property will reduce runoff from the church.
- December 7th The church presented project to Dunwoody Homeowner Association. Master plan and drainage improvements as well as need for variances were presented to the DHA. There were some questions asked about the need for the project and parking deck. The church responded with information about the investment to update the campus and that this is a master plan to provide is a long term solution to future parking needs with more ADA and elderly accessible parking on level with the church.
- January 6th: ZBA Hearing for variances. Two variances were approved and two were deferred. Some neighbors spoke during the public hearing that they did not receive letters back in October from the church. After the hearing, the church initiated efforts with those homeowners so that we could setup a follow up meeting.

Cornerstone Site Consultants, LLC

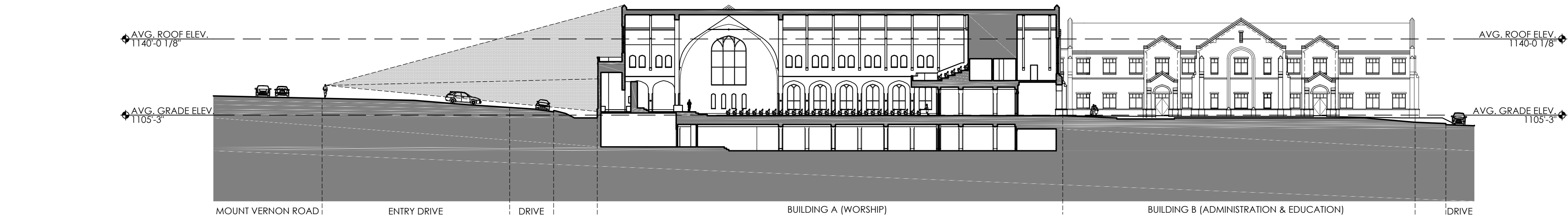
2985 Gordy Parkway, Suite 119 | Marietta, GA 30066 | 770-490-9182

- January 13th: Planning Commission Hearing: Because the Church needed time to solicit more input and discussion with the neighbors, the Church asked for a deferral until February so that we could have time to meet with all interested homeowners.
- January 19th: Church held a meeting at the church with 17 neighbors to discuss their concerns and collaborate on ways to work with the neighbors to meet their concerns, and made 3 significant improvements to the plan. (1) The church moved a proposed detention pond from a location that encroached on a portion of a stream buffer to underground the existing parking lot to preserve green space. (2) The church listened to neighbor concerns about drainage and committed to building all 4 underground detention ponds in the first phase of construction, and (3) The church listened to concerns about greenspace and the impact of the parking deck to neighboring properties, and ultimately agreed to move the parking deck away from the neighbors to increase buffering that will set the parking deck about 20 feet behind the back line of the existing gym an approximately 90 feet away from the rear property line with approximately 60 feet of buffering greenspace to the rear property line. The revised plan also reduced the lot coverage from the initial 55% shown on the original master plan to 53%.
- January 20th: Church sent out letters to neighbors within 500 feet of the campus to invite them to another open house to present the improvements to the plan.
- January 30th: Church held an open house meeting attended by approximately 10 neighbors. The church also met with 4 neighbors individually who could not attend the meeting on the 30th to review the improvements. The church explained that they would withdraw the stream buffer and lot coverage variances at the February 5th meeting.
- February 5th: Variance meeting: The church withdrew a city stream buffer variance to protect greenspace and changed the detention pond plan to be underground. The church also withdrew a variance for lot coverage due to a change in the city code. Some additional neighbors spoke with concerns about the erosion and drainage in the area.
- February 6th: The church's engineer met with additional homeowners to understand their particular drainage concerns and indicated they would research with the city staff what city resources are available to address those concerns as this appears to be a regional issue.
- February 10th: Planning Commission meeting
- Although some neighbors were satisfied with the improved underground detention ponds, the increase in greenspace and improvements to screen the parking deck, there were still a few neighbors opposed to the master plan that spoke at the planning commission. Their concerns centered around (1) drainage – which the church as agreed to install all 4 detention ponds in the first phase of construction, and (2) the visual of the parking deck – which the church agreed to provide plantings where possible in the first phase of construction to grow screening trees as a screen for the future parking deck and agreed to provide evergreen planters on the top of the parking deck when the deck is built.

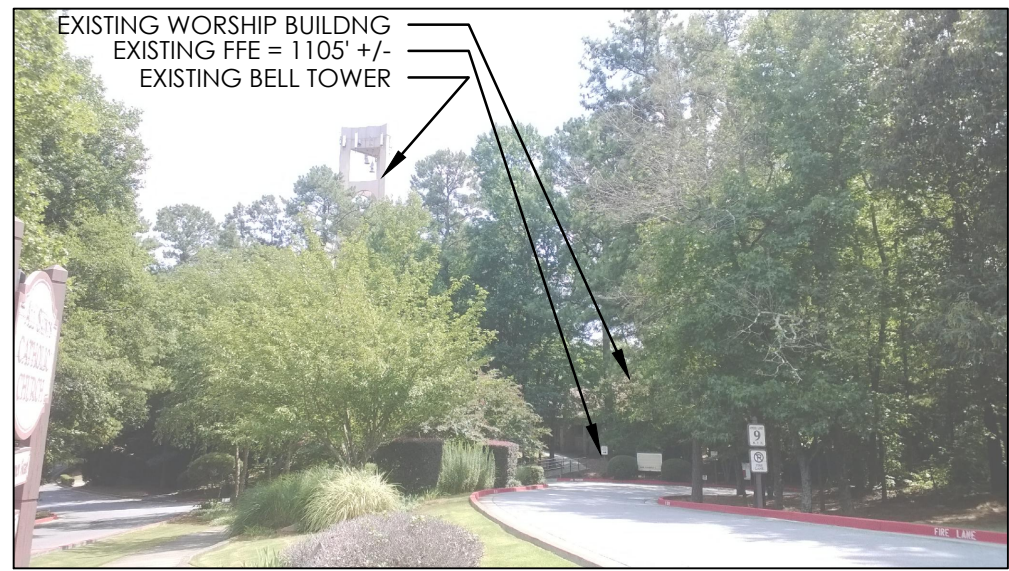
Sincerely,



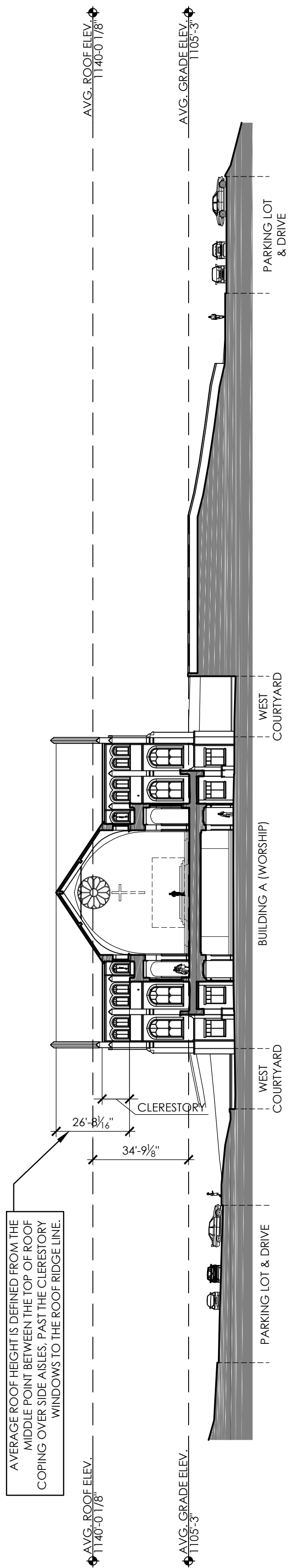
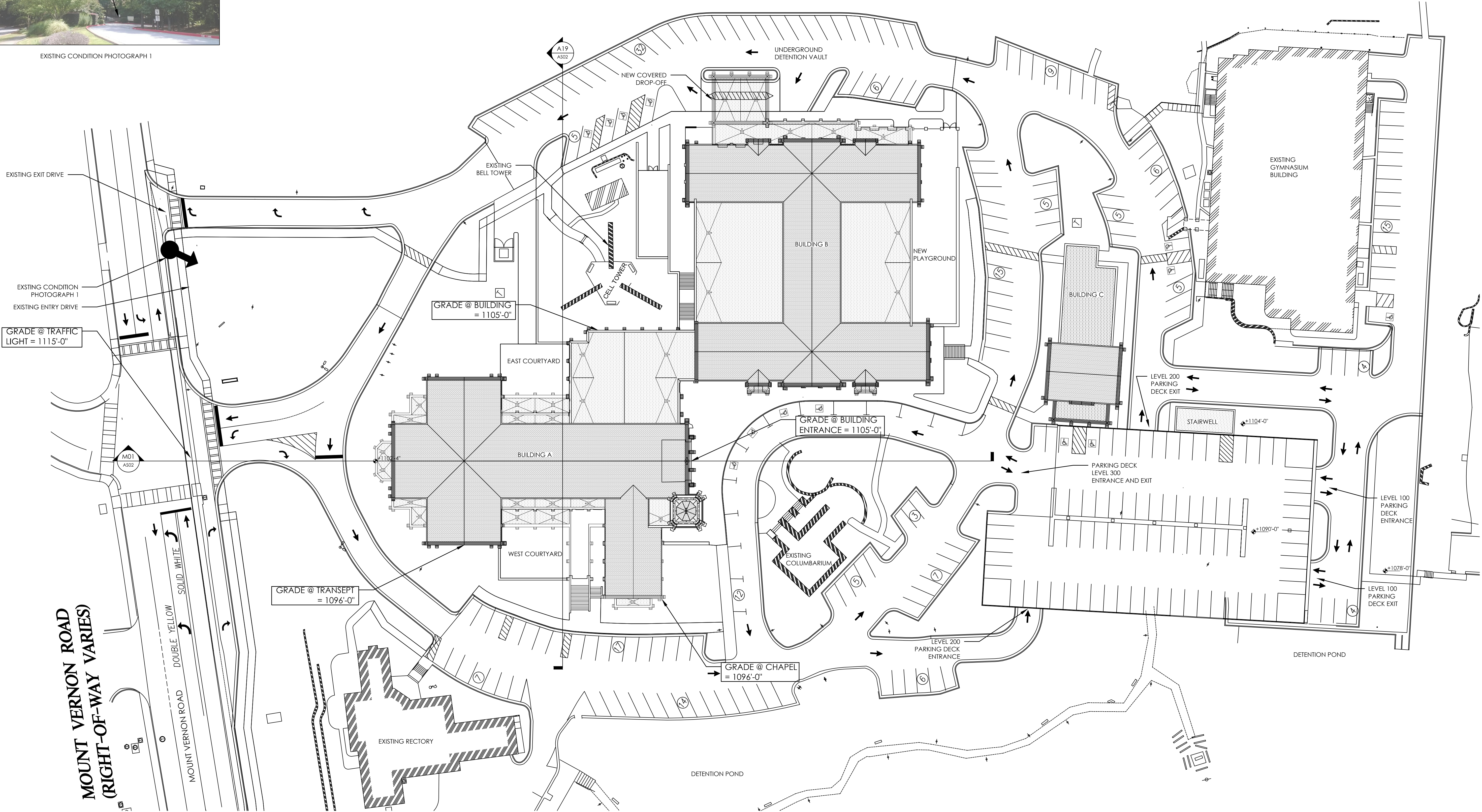
Andrew Halloran



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



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 3/8"



A19 ARCHITECTURAL EAST-WEST SITE SECTION
A501 1/32" = 1'-0"

A20 ARCHITECTURAL SLUP SITE PLAN(2)
A501 1/32" = 1'-0"

SEAL

ARCHITECT
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CONSULTANT

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

KEY

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PROJECT #3002
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FILE

SHEET TITLE
ARCHITECTURAL SLUP SITE PLAN - BUILDING HEIGHT CALCULATION

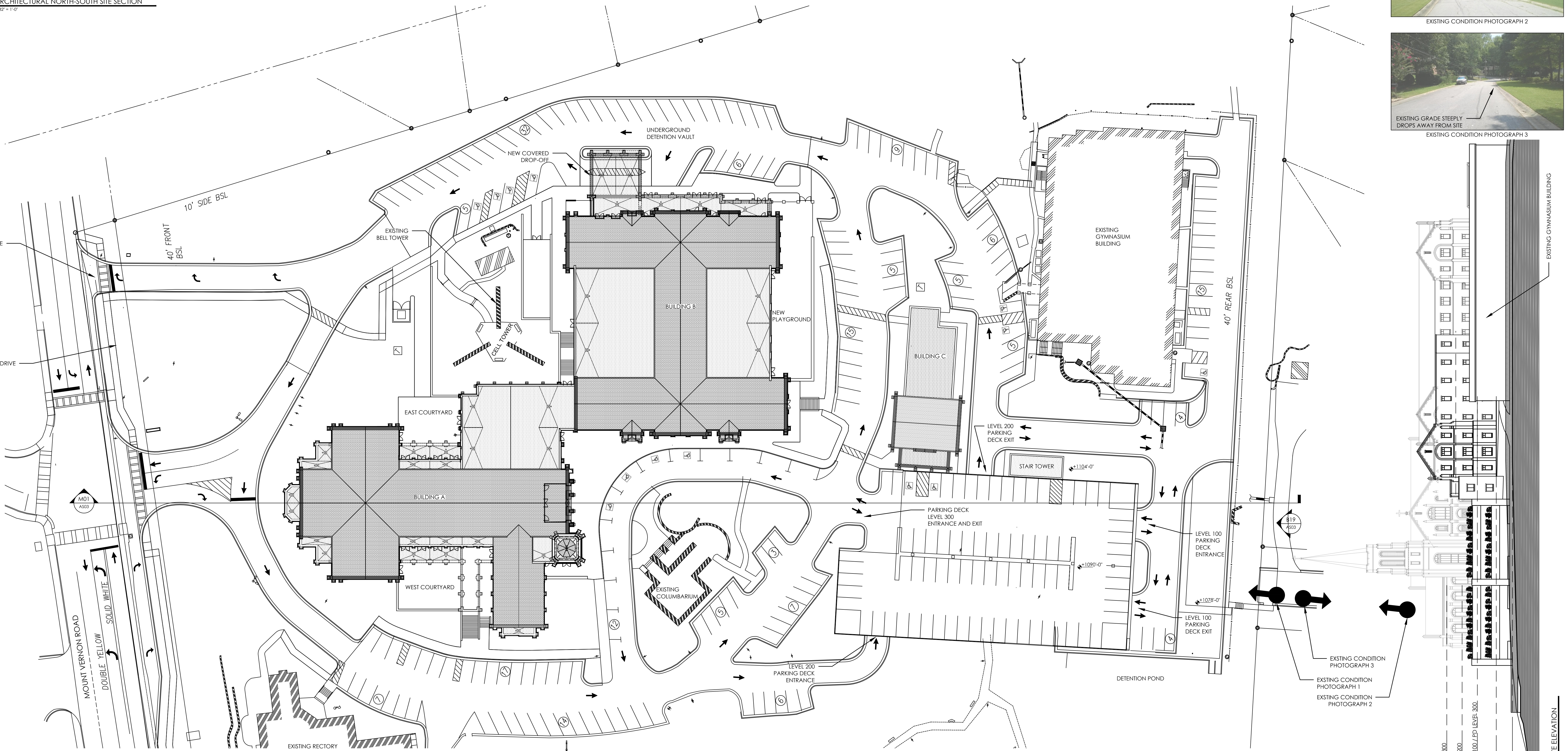
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-812-

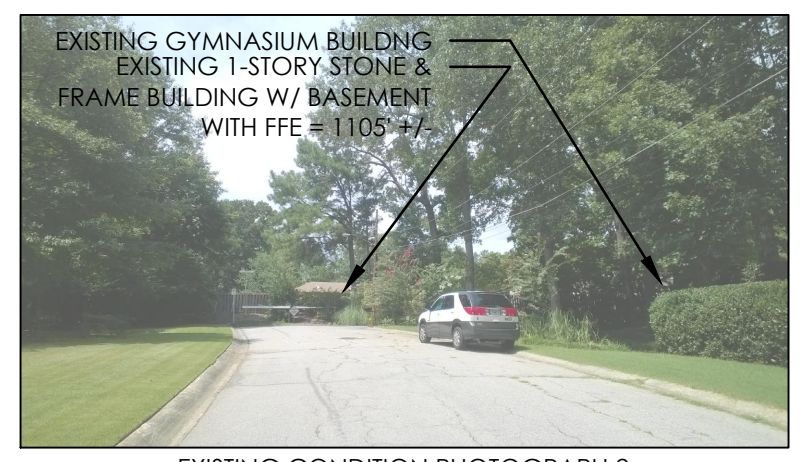
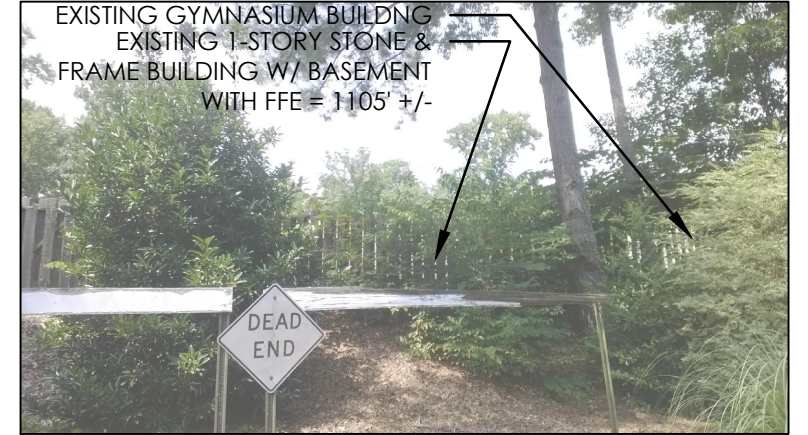
M01 ARCHITECTURAL NORTH-SOUTH SITE SECTION
A501 1/32" = 1'-0"



C01 ARCHITECTURAL SLIP SITE PLAN - PARKING DECK
A503 1/32" = 1'-0"



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



SEAL

#18.

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NEW CONSTRUCTION FOR:

ALL SAINTS CATHOLIC CHURCH

2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA 30338

KEY

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PROJECT #3002

NAME ARCHITECTURAL
SLIP SITE PLAN -
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SHEET TITLE

ARCHITECTURAL
SLIP SITE PLAN
- PARKING
DECK

SHEET

AS03

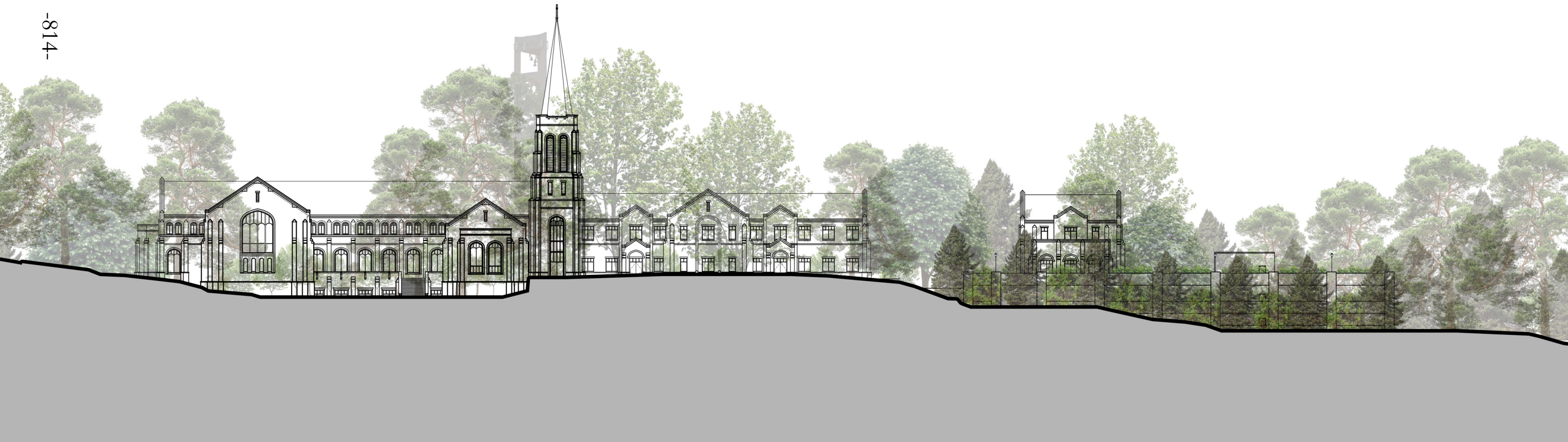
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NORTH-SOUTH ELEVATION

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NORTH-SOUTH ELEVATION

22 JANUARY 2015

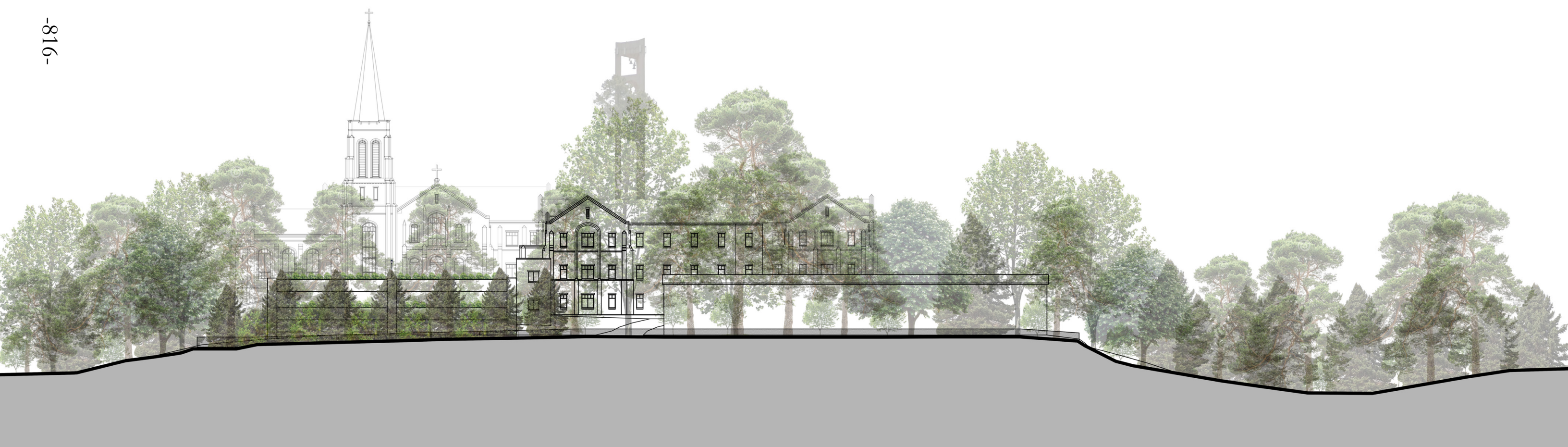


-815-



EAST-WEST ELEVATION

-816-



EAST-WEST ELEVATION

22 JANUARY 2015



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EAST-WEST ELEVATION (ENLARGED)



EAST-WEST ELEVATION (ENLARGED)