City of Dunwoody Georgia
Community Development

4800 Ashford Dunwoody Road
Dunwoody, GA 30346
Phone: (678) 382-6800
dunwoodyga.gov

MEMORANDUM

To: Mayor and Council

From: Richard Hathcock, Senior Planner

Date: January 27, 2020

Subject: **SLUP 19-03:** Paul Ludwig on behalf of Saint Barnabas Anglican Church at 4795 North Peachtree Road, Dunwoody, GA 30346 seeks a Supplement Land Use Permit to allow for an addition of classroom space and administrative offices to supplement their institution.



BACKGROUND

The subject property, in question, is located along the southeast of the Peeler Road and North Peachtree Road intersection. The property consists of approximately 3.857 acres. This parcel contains 2 structures of which both are 1-story stucco buildings and the northern most structure has a basement. The property is bounded by Summer's Landing Senior Living to the north, Dunwoody North subdivision to the east, Brook Run Park to the west, Saint Patrick's Episcopal Church to the south.

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In 2004, the site was approved for a Special Land Use Permit (SLUP) for the expansion of an institutional use for a new sanctuary and accessory educational building. After review of the SLUP 04-002 file, the SLUP was conditioned to a specific site plan. That site plan allowed for a 24'X56' temporary modular classroom building. The applicant is now requesting to add permanent classroom and administrate office space, which will attach to the existing structure.

The applicant is not requesting to change any access points to the property nor are they requesting any changes to parking. The applicant is proposing 4 trident maple or equivalent trees and a variety of scrubs to be placed between the proposed structure and North Peachtree Road. As proposed, the applicant will need an approved Administrative Variance to encroach into the front yard setback, which is subject to a separate review process.

However, the northern portion of this locate has been designated for a future phase. The plans show potential locations of new detention facilities. The applicant is, also, proposing to add a trees along the rear of the property with this proposal.

Seeing that this property is located within the R-100 zoning district, any new construction of a place of worship requires a SLUP.

ANALYSIS

Relevant excerpts from the code and portions of the Comprehensive Plan related to the Suburban Neighborhood Character Area are attached. The Future Land Use Map, also, has this parcel labeled as Public/Institutional. A Surrounding Land Analysis is detailed below, for reference.

Surrounding Land Analysis

Direction	Zoning	Future Land Use	Current Land Use
N	RM-150	Multi-dwelling Residential	Apartments (The Bricks)
S	R-85	Public/Institutional	Saint Patrick's Episcopal Church
E	R-85	Single-Family Dwelling	Single-Family homes
W	R-85	Parks, Recreation, Conservation	Brook Run Park

Conditions of the Zoning Ordinance

Chapter 27, Section 27-359 identifies the following criteria to be applied by the department of planning, the planning commission, and the city council in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

1. Whether the proposed use is consistent with the policies of the comprehensive plan;

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The proposed use is consistent with the current Comprehensive Plan. The subject parcel is located in the 'Public Institutional' future land use category, which calls for governmental uses, churches, cemeteries, libraries, and any publicly owned land.

2. Whether the proposed use complies with the requirements of this zoning ordinance;
The plan appears to be substantially compliant with the proposed zoning district classification, R-100 meeting the requirements for maximum density, impervious surface ratio, and parking ratios. The "place of worship" use is only allowed use by the approval of a Special Land Use Permit (SLUP).

   Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the subject zoning district;
The subject parcel is currently zoned R-100c and contains approximately 3.857 acres of land. This is adequate for the use as proposed by the applicant.

3. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of:
   a. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration generated by the proposed use;
   The proposed use will not generate adverse impacts from excessive noise, smoke, odor, dust, or vibration towards adjoining land uses.

   b. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
   The proposed use will not create adverse impacts upon any adjoining land use due to the hours of business operations.

   c. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;
   The use will not be different from what is currently carried out in the surrounding area, so it should not create adverse impacts on neighboring land uses.

   d. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volume of traffic generated by the proposed use;
   It is unlikely that adjacent land uses will be adversely affected by the volume of cars created by expanding the use of the existing structure.

   e. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and
   The applicant is only proposing 40% impervious surface of the 60% allowed and the proposed structure is similar in size to the St. Patrick's Episcopal Church.

   f. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
   The proposed plan will not have an impact on any historic buildings, sites, districts, or archaeological resources.

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4. Whether public services, public facilities and utilities—including motorized and nonmotorized transportation facilities—are adequate to serve the proposed use;
   The current infrastructure is adequate to serve the proposed use.

5. Whether adequate means of ingress and egress are proposed, with particular reference to nonmotorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access;
   The existing infrastructure has the capacity to adequately and safely control traffic flow with little to no increase expected.

6. Whether adequate provision has been made for refuse and service areas; and
   Existing refuse and services are adequate.

7. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
   No negative shadow impact will occur on any adjoining lot or building.

RECOMMENDATION

Staff recommends **APPROVAL with Conditions** the application for the Special Land Use Permit per Chapter 27, Section 27-57.

1. The construction shall be substantially similar to the Site Plan dated October 28, 2019.
2. If construction has not started within one (1) year, this approval shall be void.

On December 10, 2019, the Planning Commission recommended **APPROVAL with staff conditions** of this application.

Attachment

- Staff Memorandum
- Existing Site Plan
- Proposed Site Plan
- Concept Landscape Plan
- Proposed Renderings
- Sec. 27-57 – Residential Uses Allowed
- Dunwoody Comprehensive Plan excerpt—Suburban Neighborhood Character Area
- Full SLUP Application

SPECIAL LAND USE PERMIT APPLICATION

City of Dunwoody Georgia

Community Development
4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

*** Applicant Information:**

Company Name: ST BARNABAS ANGLICAN CHURCH
Contact Name: PAUL LUDWIG
Address: 4795 NORTH PEACHTREE ROAD DUNWOODY, GA 30338
Phone: 678-492-1381 Fax: — Email: paul.g.ludwig@gmail.com
Pre-application conference date (required): SEPTEMBER 17, 2019

*** Owner Information:** ☐ Check here if same as applicant

Owner's Name: ST BARNABAS ANGLICAN CHURCH
Owner's Address: 4795 NORTH PEACHTREE ROAD DUNWOODY, GA 30338
Phone: 770.457.1103 Fax: Email:

*** Property Information:**

Property Address: 4795 NORTH PEACHTREE ROAD Parcel ID: 18.354.13.030
Zoning Classification: R-100c - SUP
Requested Use of the Property: RELIGIOUS - ADDITIONAL ADMINISTRATIVE & CLASSROOM SPACE

*** 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: PAUL G. LUDWIG
Applicant's Signature: Date: 10.31.2019

*** Notary:**

Sworn to and subscribed before me this 31st Day of October, 2019
Notary Public: Julia Brown
Signature: Julia Brown
My Commission Expires: 11/4/22

OFFICIAL SEAL
JULIA BROWN
Notary Public, Georgia
COBB COUNTY
My Commission Expires
November 4, 2022

*** 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: CHANDLER HOLDER JONES
Property Owner's Signature: + Chandler Holder Jones SSC Date: 10.31.19

*** Notary:**

Sworn to and subscribed before me this 31st Day of October, 2019
Notary Public: Julia Brown
Signature: Julia Brown
My Commission Expires: 11/4/22

OFFICIAL SEAL
JULIA BROWN
Notary Public, Georgia
COBB COUNTY
My Commission Expires
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Campaign Disclosure Statement

City of Dunwoody Georgia

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
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~~:**

Signature: _____ Date: 10.31.2019

Address: 815 MARSHVIEW CLOSE, ROSWELL GA 30076

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

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Statement

City of Dunwoody Georgia
Community Development
4800 Ashford Dunwoody Road | Dunwoody, GA 30338
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: CHANDLER HOLDER JONES

Signature: + Chandler Holder Jones SSC Date: 10.31.2019

Address: 4795 NORTH PEACHTREE ROAD DUNWOODY GA 30338

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

Date	Government Official	Official Position	Description	Amount

St. Barnabas Anglican Church

4795 North Peachtree Road, Dunwoody, GA 30338

Application for a Special Land Use Permit

Project Explanation Statement

St Barnabas Anglican Church has experienced steady growth over the last several years. In 2005 we completed a new sanctuary. Unfortunately, we could not afford to build the necessary supporting classrooms and offices. With our growth over the last several years, it is now time to address these needs for our parishioners.

We are applying for the SLUP to allow us to construct approximately 4,885 square feet of classrooms, office space and support space. Though not contemplated to be done in the first phase, we are planning for future parking lot and inter-parcel connections.

Total Acreage 3.587 acres
Current Zoning R100 c with SLUP 04002
Current Square Footage: 11,064 sf

St Barnabas has served the families in Dunwoody since purchasing the property in early 1990's. The proposed expansion will allow us to continue in our mission and increase our church and community activities and learning opportunities. Currently the church has a special land use permit for a religious use in a residential zoning classification. This will remain the same with this new permit.

Even after the proposed building expansion, St Barnabas will have a significant natural area to the just to the north of the church building and parking. Currently there are no plans to expand into this area. We located the new building expansion between the existing building and North Peachtree Road. This was for both operational reasons but also to reduce our impact to the open areas and our neighbors.

Church activities are primarily focused on Sundays with a lighter use during the weekdays. The traffic generated by our parishioners is representative of this use with most of the traffic centered around during the day on Sunday. Currently we have masses on Sunday 9:00 am and 11:00 am with other church activities going into the afternoon. The new classrooms and offices provide space sorely lacking from our last addition of the sanctuary in 2005. We are anticipating this will reinforce our steady growth over the years, but we don't expect a huge increase in attendance or traffic as a result of this additional space.

The proposed expansion's architectural design compliments and enhances the current historical look of the Church and maintaining the one-story appearance. No other structure will be affected by the work. Our entrance from North Peachtree, parking lot and other site features are not affected by this expansion. We did shift our dumpster pad farther into the property and farther away form our rear neighbors.

St. Barnabas Anglican Church

4795 North Peachtree Road, Dunwoody, GA 30338

Neighborhood Communication Summary

St Barnabas held a neighborhood meeting on September 26, 2019 at 7:00pm at the church. A letter invitation to the meeting was mailed out to the surrounding neighbors who are within 500 feet of the property (see attached letter, map and list of names). Notices were mailed out on August 29, 2019 and a notice (attached) was posted in the Dunwoody Crier on September 12, 2019.

Approximately eight (8) residents attended all of whom are from the neighborhood immediately behind the church. Representatives of the church in attendance included Bishop Chandler Jones, Senior Warden Vince Clanton, Vestry member Davis Hightower, Fundraising committee member Rod Derrick, Building committee member Paul Ludwig and parishioner Oz Baptiste.

The neighbors had three basic concerns:

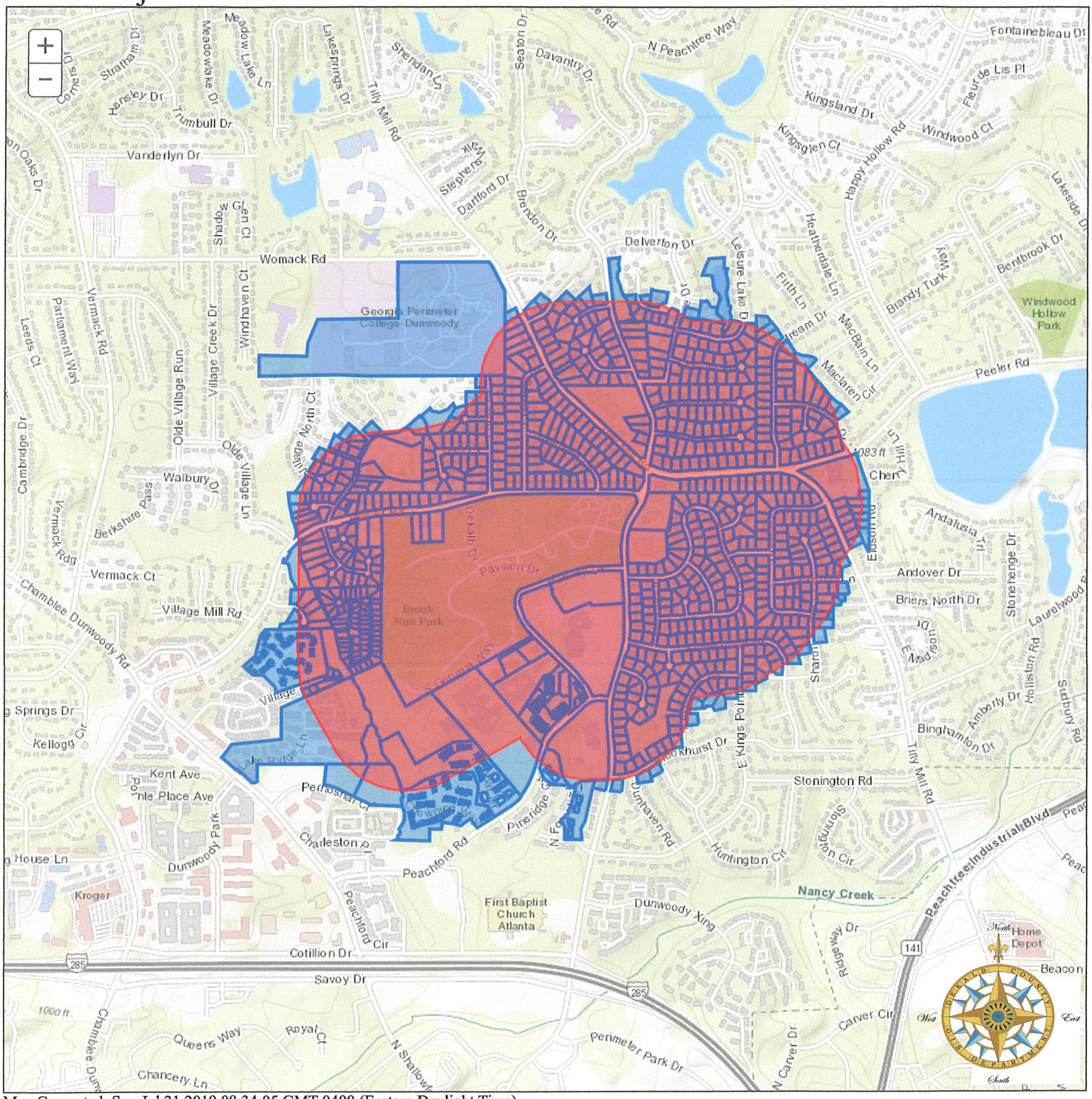
1.) **City of Dunwoody Intersection Improvements**. They were unhappy with the current status of the work by the City associated with the Tilly Mill/ North Peachtree intersection improvements. Comments were directed to the level of landscape planting to screen residents from the intersection and drainage.
2.) **Dumpster times and noise**. DeKalb County Sanitation empties the dumpsters in the surrounding properties at various times but usually early in the morning. The noise generated is a annoyance.
3.) **Site Lighting.** The neighbors asked if the spill over light from the site pole lights in the church parking lot could be reduced.

All the questions and comments regarding the look of the placement and appearance of the expansion was very complimentary. No issues were raised.

We responded to the neighbors by changing or adding the following items:

1.) We added several evergreen trees to the adjacent parcel. We also agreed we to strive for better weed control of our vacant land (north of church itself).
2.) We shifted the dumpster farther into the property and committed to reminding DeKalb county sanitation to obey the Noise ordinance restriction.
3.) We agreed to replace the heads of our current pole lights with new LED heads that allow more control of the light spread.

Case / Project Number: 1


Womack Rd
Georgia Perimeter College-Dunwoody
Peeler Rd
Brook Run Park
Dekalb Dr
Pavilion Dr
Village Mill Rd
Vermack Ct
Walbury Dr
Olde Village Run
Village Creek Dr
Windwayward Ct
Village North Ct
Berkshire Pass
Vermack Rdg
Parliament Way
Leeds Ct
Cambridge Dr
Chamblee Dunwoody Rd
Olde Village Ln
Windwood Hollow Park
Andover Dr
Briers North Dr
Andalusia Trl
Stonehenge Dr
Laurelwood Dr
Hollistan Rd
Amberly Dr
Binghamton Dr
Tilly Mill Rd
Stonington Rd
Huntington Ct
Dunwoody Xing
Nancy Creek
Peachtree Industrial Blvd
Home Depot
Beacon
Carver Cir
N Carver Dr
Perimeter Park Dr
Savoy Dr
Cotillion Dr
Peachford Rd
Peachford Cir
First Baptist Church Atlanta
Dunwoody Park
Kroger
Charleston Dr
Kent Ave
Chancery Ln
Queens Way
Royal Ct
Chamblee Dunwoody Rd
Kellogg Cir
Springs Dr
House Ln
Lake Ridge Ln
Pinebrook Dr
Pinebrook Way
Pinebrook Ct
Pinebrook Rd
Pinebrook Cir
Pinebrook Trl
Pinebrook Ln
Pinebrook Pl
Pinebrook Ave
Pinebrook Dr

1	DWYER DENISE BARTEE	4629 ELLISBURY DR	DUNWOODY GA 30338
1	DONLAN JULIE M MERRIMAN	209 HUMPTY DUMPTY DR	KEY LARGO FL 33037
1	DAME THOMAS E III	2414 RIVERGLENN CIR	DUNWOODY GA 30338
1	BANKS SANDRA K	2383 WELTON PL	DUNWOODY GA 30338
1	READER BEATRICE M STARKMAN	2395 LEDGEWOOD DR	ATLANTA GA 30338
1	DENHAM FRANK T	2333 FENHURST PL	DUNWOODY GA 30338
1	AZULAY STELLA	2515 RIVERGLENN CIR	DUNWOODY GA 30338
1	DUKE JAMES BRADLEY	4857 N PEACHTREE RD	DUNWOODY GA 30338
1	TEAGUE CHARLES E	2376 PEELER RD	DUNWOODY GA 30338
1	WAASDORP JASON D	2580 RIVERGLENN CIR	DUNWOODY GA 30338
1	MYERS JAMES R	4645 NORWALK RD	DUNWOODY GA 30338
1	NIKONOV ANDREY	2339 WELTON PL	DUNWOODY GA 30338
1	GARCIA ALFREDO	4765 CHERRING DR	DORAVILLE GA 30360
1	WOOD WILLIAM	4646 NORWALK RD	DUNWOODY GA 30338
1	ROHLETTER CLINT	2613 RIVERGLENN CIR	DUNWOODY GA 30338
1	THOMAS DEE D	2400 RIVERGLENN CT	ATLANTA GA 30338
1	BURGE TRACY ADKINS	2355 WELTON PL	DUNWOODY GA 30338
1	CADORA FARIS J	4626 NORWALK RD	DUNWOODY GA 30338
1	FORREST DAVID M	2396 LEDGEWOOD DR	DUNWOODY GA 30338
1	WHEAT COLAN M	2348 WELTON PL	DUNWOODY GA 30338
1	LICHIRIE MARCIA M	2320 WELTON PL	DUNWOODY GA 30338
1	HART TERESA JAN	2563 RIVERGLENN CIR	DUNWOODY GA 30338
1	NELSON BRIEN S	2399 RIVERGLENN CT	DUNWOODY GA 30338
1	MUNN WANDA	4853 TILLY MILL RD	DORAVILLE GA 30360
1	H AND M CENTRIC 1 LLC	5704 PARK CENTRAL AVE	NORCROSS GA 30092
1	HEROD CHRISTOPHER C	2588 RIVERGLENN CIR	DUNWOODY GA 30338
1	OBRIEN THOMAS C	4653 NORWALK RD	DUNWOODY GA 30338
1	GLENNON THOMAS J	2579 RIVERGLENN CIR	DUNWOODY GA 30338
1	KINGSWOOD UNITED METHODIST	5015 TILLY MILL RD	DUNWOODY GA 30338
1	CHIN ANDREW J	4906 TILLY MILL RD	ATLANTA GA 30360
1	WARD JANE L	2453 RIVERGLENN CIR	DUNWOODY GA 30338
1	DUNWOODY CITY OF	41 PERIMETER CENTER E STE	DUNWOODY GA 30346
1	BROWN JANE GORMAN MRS	4988 TILLY MILL RD	DUNWOODY GA 30338
1	GREEN MONEOUS D	2380 LEDGEWOOD DR	ATLANTA GA 30338
1	KEITH DWIGHT L	2557 RIVERGLENN CIR	DUNWOODY GA 30338
1	SCOTT ASHLEY W	4645 ELLISBURY DR	DUNWOODY GA 30338
1	DEWBERRY EDWARD DARIN	2500 RIVERGLENN CIR	DUNWOODY GA 30338
1	ROBERT KENNEDY LLC	932 MONROE DR NE STE 102	ATLANTA GA 30308
1	BOEMKER ALBERT L	2315 WELTON PL	DUNWOODY GA 30338
1	JOHNSON BARRY L	2618 RIVERGLENN CIR	DUNWOODY GA 30338
1	COMBRE TIPHANIE A	4646 ELLISBURY DR	DUNWOODY GA 30338
1	BOYLE JAMES P	2423 RIVERGLENN CIR	DUNWOODY GA 30338
1	BRIGGS JAMES B	2379 RIVERGLENN CT	DUNWOODY GA 30338
1	GAILEY WARD H JR	2302 WELTON PL	DUNWOODY GA 30338
1	SHIH ADAM	2382 RIVERGLENN CT	DUNWOODY GA 30338
1	WEISSMAN PETER	2539 RIVERGLENN CIR REAR	DUNWOODY GA 30338
1	KAPLAN MICHAEL	4661 NORWALK RD	DUNWOODY GA 30338

1	REAL WORLD VENTURES LLC	2944 WINTERHAVEN CT	ATLANTA GA 30360
1	LEVITAN BORIS	4866 TILLY MILL RD	ATLANTA GA 30360
1	HIXON STEVE S	2550 RIVERGLENN CIR	ATLANTA GA 30338
1	BURSA KARIN LEE	2356 WELTON PL	DUNWOODY GA 30338
1	NORRIS RONALD	5431 TROWBRIDGE DR	DUNWOODY GA 30338
1	REYNOLDS CINDY	2497 RIVERGLENN CIR APT C	DUNWOODY GA 30338
1	DEKALB COUNTY	1300 COMMERCE DR	DECATUR GA 30030
1	ROSEBUSH BONNIE R	2549 RIVERGLENN CIR	DUNWOODY GA 30338
1	ALON MICHAEL	4814 CHERRING DR	ATLANTA GA 30338
1	MALIKINA NINA	4922 TILLY MILL RD	ATLANTA GA 30360
1	PONDER ELIZABETH	4637 ELLISBURY DR	ATLANTA GA 30338
1	COOPER ROBERT E	2587 RIVERGLENN CIR	DUNWOODY GA 30338
1	AGIN LORI J	4726 DUNOVER CIR	ATLANTA GA 30360
1	RODGERS E CLAUD	4883 TILLY MILL RD	DORAVILLE GA 30360
1	MILLER TIMOTHY A	2400 PEELER RD	DUNWOODY GA 30338
1	GUMPARTHY KUMAR V	2460 RIVERGLENN CIR	DUNWOODY GA 30338
1	DEKALB BOARD OF EDUCATION	1701 MOUNTAIN INDUSTRIA	STONE MOUNTAIN GA 30083
1	DAVENPORT SARAH S	4638 ELLISBURY DR	DUNWOODY GA 30338
1	HAWKINS MARC	4637 NORWALK RD	DUNWOODY GA 30338
1	HANSEN THOMAS J	2331 WELTON PL	DUNWOODY GA 30338
1	PAWLAK EUGENE M	2347 WELTON PL	DUNWOODY GA 30338
1	CARDWELL STEPHEN A	2444 RIVERGLENN CIR	DUNWOODY GA 30338
1	SAINT PATRICKS EPISCOPAL	4755 N PEACHTREE RD	ATLANTA GA 30338
1	SAM SATLOFF SCHLAM TRUST	4227 VICTORY DR	COLUMBUS GA 31903
1	WILCAUSKAS RONALD E	4933 TILLY MILL RD	DUNWOODY GA 30360
1	BARRETT RICHARD L	2349 FENHURST PL	DUNWOODY GA 30338
1	SOLOMON BRIAN	4633 BUCKLEY CT	DUNWOODY GA 30338
1	VALENTA AARON	4882 N PEACHTREE RD	DUNWOODY GA 30338
1	SIGHTS GALE E	2323 WELTON PL	DUNWOODY GA 30338
1	ULMER ELLIOTT	2430 RIVERGLENN CIR	DUNWOODY GA 30338
1	JANNETT JASON I	2407 RIVERGLENN CT	DUNWOODY GA 30338
1	SILVERMAN JAY G	2375 WELTON PL	DUNWOODY GA 30338
1	SCOTT CHARLES REX III	2340 WELTON PL	ATLANTA GA 30338
1	BLALOCK E MITCHELL	4842 TILLY MILL RD	DORAVILLE GA 30360
1	ALLMETT JUSTIN	2228 CHERRING LN	DUNWOODY GA 30338
1	KOVAL MICHAEL	2330 WELTON PL	DUNWOODY GA 30338
1	KHALLOUF IMAD	4914 TILLY MILL RD	DORAVILLE GA 30360
1	DOWDLE KAREN L	2562 RIVERGLENN CIR	DUNWOODY GA 30338
1	WEISSMAN PETER	2539 RIVERGLENN CIR REAR	DUNWOODY GA 30338
1	FESENKO YURY	4874 TILLY MILL RD	ATLANTA GA 30360
1	HENEGHAN JOHN	4624 BUCKLEY CT	DUNWOODY GA 30338
1	FOWLER LANE L	4687 N PEACHTREE RD	DUNWOODY GA 30338
1	MONTERROSO EDGAR R	2468 RIVERGLENN CIR	DUNWOODY GA 30338
1	CARPENTER WILLIAM BLAKE	2536 RIVERGLENN CIR	DUNWOODY GA 30338
1	BURNS THOMAS G	2357 FENHURST PL	DUNWOODY GA 30338
1	WEIR R S	2525 RIVERGLENN CIR	ATLANTA GA 30338
1	OTWELL HAROLD V	2390 RIVERGLENN CT	DUNWOODY GA 30338

1	DIAZ HECTOR E	2252 CHERRING LN	DUNWOODY GA 30338
1	MURAD MADELAINE D	4625 BUCKLEY CT	DUNWOODY GA 30338
1	ULLMANN HENRY J	2325 FENHURST PL	DUNWOODY GA 30338
1	GORMAN CHARLES F	6337 AARONS WAY	FLOWERY BR GA 30542
1	2018 2 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS TX 75201
1	FLOYD VICTORIA A	2389 RIVERGLENN CT	DUNWOODY GA 30338
1	TURLEY JEFFREY R	305 AVON RD	MONTGOMERY AL 36109
1	ASPER MIRIAM PERRY	2312 WELTON PL	DUNWOODY GA 30338
1	HOLLAND JASON T	4898 TILLY MILL RD	DORAVILLE GA 30360
1	BRUDER JOSEPH A	2404 RIVERGLENN CIR	DUNWOODY GA 30338
1	HINKLE THOMAS	4720 DUNOVER CIR	ATLANTA GA 30360
1	NGUYEN VAN	5249 FLEUR DE LIS CT	DUNWOODY GA 30360
1	NICOL JOHN	4893 TILLY MILL RD	DORAVILLE GA 30360
1	MCCULLOUGH SHARON	2597 RIVERGLENN CIR	DUNWOODY GA 30338
1	UNDERWOOD CLAXTON H	2244 CHERRING LN	DUNWOODY GA 30338
1	REED SCOTT	4873 TILLY MILL RD	ATLANTA GA 30360
1	TILLY MILL ASSISTED LIVING LLC	PO BOX 1188	ALPHARETTA GA 30009
1	AULOV LEONID	3838 KINGSLEY PARK LN	DULUTH GA 30096
1	ENGELHARDT JACOB	635 MAUPAS AVE	SAVANNAH GA 31401
1	BOONE DANIEL	2505 RIVERGLENN CIR	DUNWOODY GA 30338
1	UDDIN MOHAMMAD HAFIZ	11620 WILDWOOD SPRINGS	ROSWELL GA 30075
1	LEVY CRAIG M	2473 RIVERGLENN CIR	DUNWOODY GA 30338
1	RADFORD JANE M	4923 TILLY MILL RD	DORAVILLE GA 30360
1	ANDERSON W K	2364 WELTON PL	DUNWOODY GA 30338
1	DICKSON JESSE DOUGLAS	2436 PEELER RD	DUNWOODY GA 30338
1	SHAW VIRGINIA A	2341 FENHURST PL	ATLANTA GA 30338
1	YOUNG SALLY WAY	600 HUNTERS BRANCH CLOSI	ATLANTA GA 30328
1	MARITAL TRUST CU LYLES W	1235 NORTH LOOP W STE 20	HOUSTON TX 77008
1	JAMES ALVIN B JR	2574 RIVERGLENN CIR	DUNWOODY GA 30338
1	RODRIGUEZ TOMAS RENE	8905 RIVER LANDING WAY	SANDY SPRINGS GA 30350
1	MEES INVESTMENTS LLLP	3456 SPALDING DR	ATLANTA GA 30350
1	MCFARLAND DAVID E	4630 ELLISBURY DR	DUNWOODY GA 30338
1	STOVALL J ROBERT	2260 CHERRING LN	DUNWOODY GA 30338
1	CERBONE EDWARD J	2303 FENHURST PL	DUNWOODY GA 30338
1	RUFINO CONTRERAS GLORIA A	4882 TILLY MILL RD	ATLANTA GA 30360
1	LIPSHUTZ RANDALL M	2481 RIVERGLENN CIR	DUNWOODY GA 30338
1	FIELDS DAVID B	4870 N PEACHTREE RD	DUNWOODY GA 30338
1	MEEHAN ROBERT E	4656 NORWALK RD	DUNWOODY GA 30338
1	LEE KYOUNG YOUNG	2420 PEELER RD	DUNWOODY GA 30338
1	LABANCA REBECCA S	4669 NORWALK RD	DUNWOODY GA 30338
1	SCOTT DEBORAH A	4858 TILLY MILL RD	ATLANTA GA 30360
1	CARTER DOUGLAS HOPE	4621 ELLISBURY DR	DUNWOODY GA 30338
1	BRISENDINE MARIE KATHERINE B	2605 RIVERGLENN CIR	DUNWOODY GA 30338
1	ICONIS MICHAEL	2388 LEDGEWOOD DR	ATLANTA GA 30338
1	LSTTS LLC	2472 JETT FERRY RD STE 400	DUNWOODY GA 30338
1	AROGETI JACK R	4851 N PEACHTREE RD	DUNWOODY GA 30338
1	MAILMAN BRIAN	2621 RIVERGLENN CIR	DUNWOODY GA 30338

1	WALL JOHN RAMSAY	4705 N PEACHTREE RD	DUNWOODY GA 30338
1	KINGSWOOD UNITED METHODIST	5015 TILLY MILL RD	DUNWOODY GA 30338
1	HSIEH YANG YI	4913 TILLY MILL RD	ATLANTA GA 30360
1	CLARKE JAMES O JR	2237 CHERRING LN	DUNWOODY GA 30338
1	GRAY MURREL TRAVIS	2227 CHERRING LN	DUNWOODY GA 30338
1	RICH ELLIOTT	4622 ELLISBURY DR	DUNWOODY GA 30338
1	THAKUR RAVI	2408 PEELER RD	ATLANTA GA 30338
1	LATONE JUSTIN	2317 FENHURST PL	DUNWOODY GA 30338
1	DUDLEY BENJAMIN F JR	4638 BUCKLEY CT	DUNWOODY GA 30338
1	TODD ROBERT W	2452 RIVERGLENN CIR	DUNWOODY GA 30338
1	ATLANTA GLOBAL REAL ESTATE	10 GLENLAKE PKWY STE 100(	ATLANTA GA 30328
1	JOHNSON THOMAS	4943 TILLY MILL RD	DUNWOODY GA 30360
1	HEATH DAVID L JR	4636 NORWALK RD	DUNWOODY GA 30338
1	WEBER MATTHEW	2570 RIVERGLENN CIR	DUNWOODY GA 30338
1	SAINT BARNABAS ANGLICAN CHURCI	4795 N PEACHTREE RD	DUNWOODY GA 30338
1	LOWRY PAUL M III	2368 PEELER RD	DUNWOODY GA 30338
1	OLIVER JASON DAVID	2247 CHERRING LN	DUNWOODY GA 30338
1	TRUPIANO JAME A	2408 RIVERGLENN CT	ATLANTA GA 30338
1	AYERS DIANNE R	2363 WELTON PL	DUNWOODY GA 30338
1	MAGUIGAN DEBORAHP	4632 BUCKLEY CT	DUNWOODY GA 30338
1	BASS JANET	5004 TILLY MILL RD	DUNWOODY GA 30338
1	KOVITCH MICHELLE L	2372 WELTON PL	DUNWOODY GA 30338

St Barnabas Anglican Church

Building In Christ

In whom all the building fitly framed together groweth unto an holy temple in the Lord
Ephesians 2.21

August 29, 2019

Dear Neighbors,

We have some wonderful news!

Saint Barnabas Anglican Church has grown steadily over the last several years! As with all growing churches, we find that we have outgrown some of our facilities, and plan to upgrade some spaces, and add to our classrooms and administrative spaces. We would like to invite you to come and visit our church, and take a look at our plans which are the result of our master plan, a process that has been in the making for about 18 months. We believe that this will accommodate our needs for the next 5 to 10 years.

For any changes to our site plan, the City of Dunwoody requires us to obtain a Special Land Use Permit (SLUP). For this process, we present a master plan to the City for approval. If approved, we would then start developing detailed plans for the actual building permit for that portion of the plan moving forward.

We will be applying for the SLUP in early October 2019. To this end, we would like to share our plans with our neighbors to answer any questions and hopefully gain your support. We hope that you will be able to attend our Neighborhood Meeting to learn about our plans, and tour our church:

When: September 26, 2019
Thursday
7:00pm

Where: Saint Barnabas Anglican Church
4795 North Peachtree Road
Dunwoody, GA 30338

We look forward to seeing you and sharing our good news!

In Our Blessed Lord,

Bishop Chandler Holder Jones, SSC
Rector

4795 NORTH PEACHTREE ROAD, DUNWOODY, GEORGIA 30338
770-457-1103
WWW.STBARNABASATL.ORG

DUNWOODY 37, CHAMBLEE 0

Wildcats move to 1-1 with dominant defensive performance

By **BOB FISCELLA**
For The Crier

The Dunwoody Wildcats may not have collected many style points in Friday night's game against the Chamblee Bulldogs, but they scored more than enough points to rout their rivals from inside the perimeter 37-0 to notch their first win of the season. It was Dunwoody's first shutout since blanking Chamblee two years ago.

"The defense is playing out of its mind right now," Dunwoody coach Mike Nash said. "We have faced a run team and a pass team and the boys have done well. They are playing better than we ever expected considering we have only one returning starter from last year."

The Wildcats (1-1) knocked Chamblee's starting quarterback, Finn Allers, out in the first half, and then kept his backup, Fabian Walker, under pressure all game. Dunwoody intercepted three passes and limited Chamblee to just 121 yards of total offense. Senior lineman Isaac Anderson was a one-man wrecking crew with 12 tackles, including one for a loss.

"The guys deserve a ton of credit," Nash said. "It will get tougher from here as the offenses become more complex, but we have confidence that they will rise to the challenge."

Junior quarterback Davis LeDoyen continues to rise to the challenge, throwing four touchdown passes, two to senior David Julian, as the Wildcats raced out to an early lead and never looked back.

"Davis has real talent at QB," Nash said. "He is also a student of the game. We have to make sure we don't get ahead of ourselves. He has enough talent that sometimes I put too much on him and I have to watch out for that. We need to execute our game plan each week and not get too fancy."

Despite the solid performance by LeDoyen and the 37 point outburst, Nash says the offense has room to improve. Dunwoody had just 200 yards of offense and fumbled twice.

"We did not really play very well offensively," said Nash. "We can't fumble the ball if we want to compete for a playoff spot in this region. That being said, it is always better to come out with a win when you don't play to your potential."

The Wildcats face Cambridge on Friday night in Milton in their first region game of the season.

"We need to win this one," Nash said. "Our goal is to make the playoffs. We are close enough to the kitchen to smell what they are cooking, but now we need to take a place at the table so we can eat!"



KEN LANGLEY/SPECIAL

Dunwoody's **Tyler Eith** holds on to get a touchdown reception against Chamblee.

PUBLIC NOTICE

St Barnabas Anglican Church

Notice of Neighborhood Meeting

Notice is hereby given for a Neighborhood Meeting to view the proposed plans for expansion in relation to an upcoming Special Land Use Permit application Meeting shall be held at the following location, date and time:

St Barnabas Anglican Church
4795 North Peachtree Road, Dunwoody, GA 30338
September 26, 2019, Thursday 7:00pm

S	T	I	E	S		R	O	S	S		T	O	O	K
L	I	N	D	A		O	N	T	O		R	A	G	E
A	T	T	I	C		T	S	E	T	S	E	F	L	Y
S	H	O	T		K	A	H	N		E	A	S	E	S
H	E	X		V	E	T	O		G	A	D			
		I	T	I	N	E	R	A	N	T		E	D	E
P	I	C	A	S			E	R	A		O	V	E	R
A	R	A	P	A	H	O		E	T	C	H	I	N	G
V	I	N	E		A	R	T			H	I	L	T	S
E	S	T		S	T	O	R	E	R	O	O	M		
			E	K	E		A	V	O	W		I	R	S
S	H	A	R	I		O	V	E	N		S	N	A	P
C	A	T	A	M	A	R	A	N		R	A	D	I	O
A	L	E	S		M	A	I	L		C	R	E	S	T
N	O	N	E		A	L	L	Y		A	I	D	E	S

ROBIN BLASS
#1 Agent Coldwell Banker Atlanta Companywide

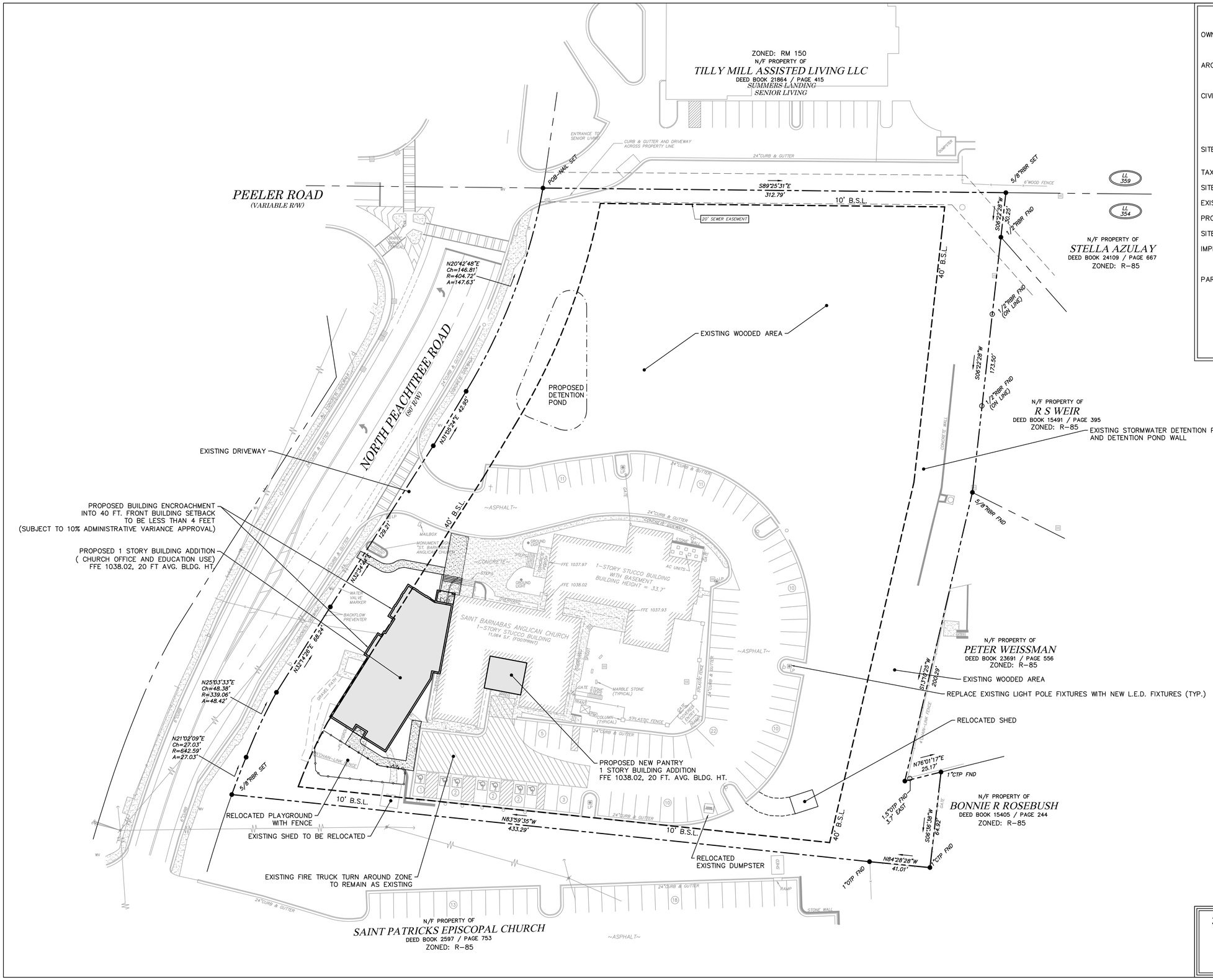
770.804.6226
robinblass@blassprop.com
www.robinblass.com
COLDWELL BANKER
RESIDENTIAL BROKERAGE
The Robin Blass Team
5591 Chamblee Dunwoody Rd Bldg 1300 Ste 100 Dunwoody, GA 30338

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770-971-1577

MEETING SIGN-IN SHEET			
Project:	St Barnabas Anglican Church	**Meeting Date:**	September 26, 2019
Reason	Neighborhood Meeting on Proposed Master Plan and Special Land Use Permit		

Name	Address	Phone	E-Mail
Robert	2525 R.G.		rob5240-1@ychoo.com
BONNIE AND KEITH ROSEBUSH	2549 RIVERGLENN CIR		brroselaush@yahoo.com
Charlie for Jane Radford	4923 Tilly Mill		
John Heneghan	4624 Buckley Ct		John. Heneghan @ dunwoody ga. gov
Stella	2515 Riverglenn Cir		
Nina	4922 Tilly Mill Rd		



PROJECT DATA

OWNER/DEVELOPER:	ST. BARNABAS ANGLICAN CHURCH 4795 NORTH PEACHTREE ROAD DUNWOODY, GA 30338
ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
SITE ADDRESS:	4795 NORTH PEACHTREE ROAD DUNWOODY, GA 30338
TAX PARCEL ID#:	18 354 13 030
SITE AREA:	3.857 ACRES
EXISTING SITE USE:	PLACE OF WORSHIP
PROPOSED PROJECT:	BUILDING ADDITIONS
SITE ZONING:	R-100
IMPERVIOUS AREA:	30% EXISTING 40% PROPOSED 60% MAXIMUM ALLOWABLE
PARKING CALCULATIONS:	
REQ'D:	1 SP / 3 SEATS
REQ'D:	1 SP / 3 SEATS * 230 SEATS
REQ'D:	77 SPACES
EXISTING:	89 EXISTING PARKING SPACES

30' 0' 30' 60' 90'

SCALE: 1" = 30'

CORNERSTONE
SITE CONSULTANTS, LLC

2985 GORDY PARKWAY
SUITE 119
MARIETTA, GA 30066
770.490.9182
www.cornerstonesite.com

GEORGIA REGISTERED 10-28-19 No. 25813 PROFESSIONAL ENGINEER ANDREW M. HALLORAN

GA SWCC LEVEL II NO. 7207
EXP 03-17-21

CSC PROJECT # 2018-0009

SPECIAL LAND USE PERMIT PLANS FOR:

ST. BARNABAS ANGLICAN CHURCH

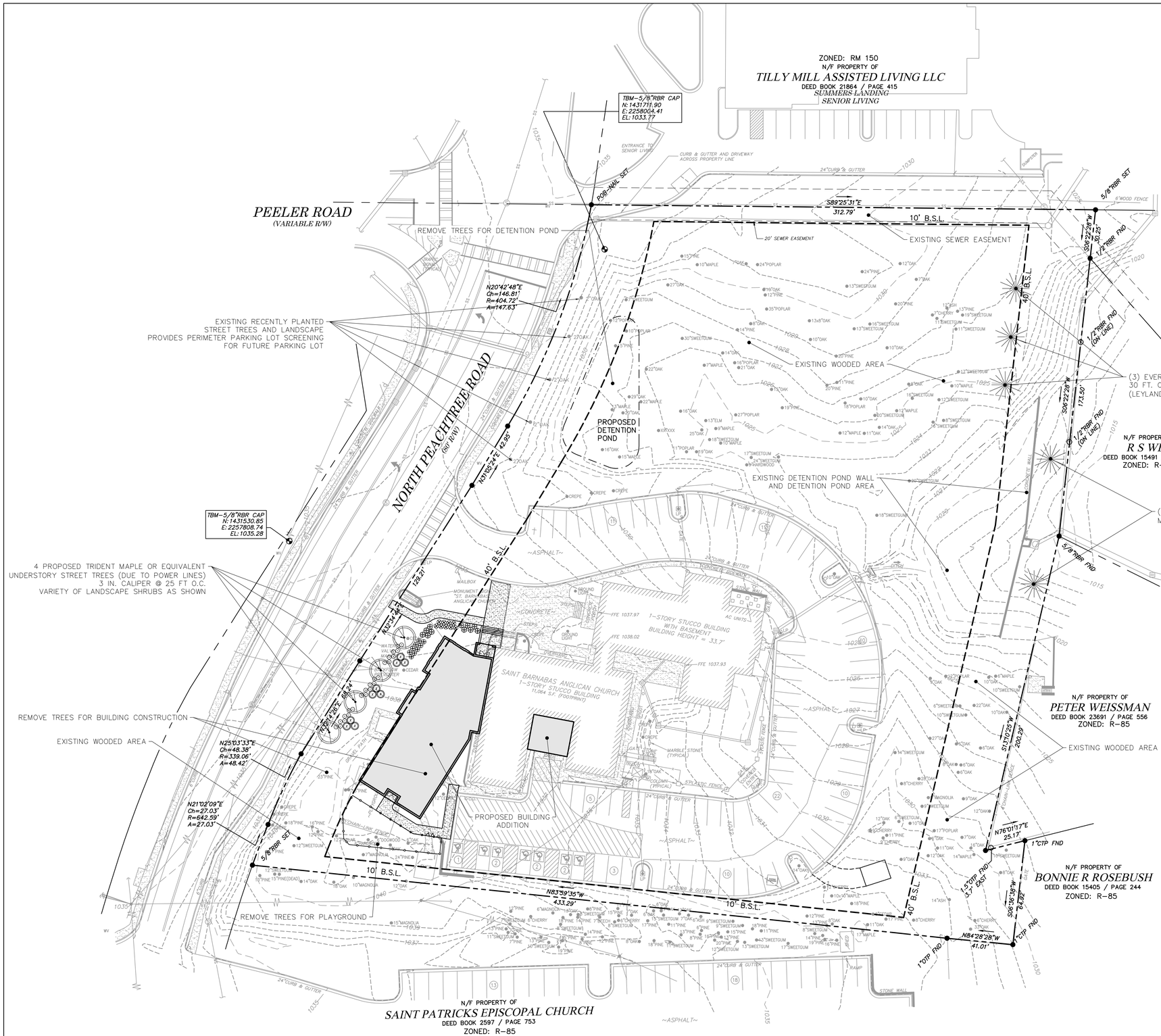
4795 NORTH PEACHTREE ROAD
DUNWOODY, GEORGIA 30338

08/28/2019
S.L.U.P. PRE-REVIEW
10/28/2019
S.L.U.P. APPLICATION

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SHEET TITLE:
CONCEPT SITE PLAN

SHEET NUMBER:
C001



PROJECT DATA

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REQ'D:	77 SPACES
EXISTING:	89 EXISTING PARKING SPACES

TREE DENSITY

REQ'D DENSITY = 3.857 ACRES x 20 UNITS / ACRE = 77.14 UNITS

EXISTING DENSITY = 133.6 UNITS, > THAN 77.14 UNITS REQUIRED

30' 0' 30' 60' 90'

SCALE: 1" = 30'

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SHEET TITLE:
CONCEPT LANDSCAPE PLAN

SHEET NUMBER:
L001



CDH ARCHITECTURE

07/16/2019

N

SCALE : 1/64" = 1'-0"

SAINT BARNABAS ANGLICAN CHURCH

EXISTING SITE PLAN



CDH ARCHITECTURE

07/16/2019

0 8 16 32 FT

SAINT BARNABAS ANGLICAN CHURCH

EXISTING FLOOR PLAN



CDH ARCHITECTURE

07/23/2019

0 32 64 128 FT

SAINT BARNABAS ANGLICAN CHURCH

PROPOSED SITE PLAN

Department Legend

- Administration
- Children Classroom
- Circulation
- Kitchen/Pantry
- Multipurpose
- Music
- Narthex
- Nursery
- Platform/Stage
- Preschool Classroom
- Storage
- Support
- Worship
- Worship Support

40'-0"

4'-0"

NARTHEX
341 SF

SANCTUARY
3,133 SF

TOILET
61 SF

SACRISTY
174 SF

VESTRY
143 SF

REF

STOR.
179 SF

MULTI-USE-
PARISH
HALL /
ASSEMBLY
1,556 SF

ELEC.
130 SF

MEN
134 SF

WOMEN
134 SF

JAN.
30 SF

STOR.
52 SF

OFFICE

OFFICE

OFFICE

STOR.

STOR.
CUBBIES

CHECK-IN

BABY
202 SF

MECH.
70 SF

WARMING
PANTRY
343 SF

STOR

STOR.

STOR.

FLOWERS
220 SF

CHOIR
366 SF

TLT.
59 SF

TLT.
46 SF

TLT.
42 SF

TODDLER
242 SF

PRESCHOOL
230 SF

STOR.
CUBBIES

MEETING
366 SF

MULTI.
300 SF

TLT.
72 SF

TLT.
72 SF

CLASS
258 SF

CLASS
261 SF

CLASS
269 SF

CLASS
210 SF

CLASS
269 SF

CDH
ARCHITECTURE

07/23/2019

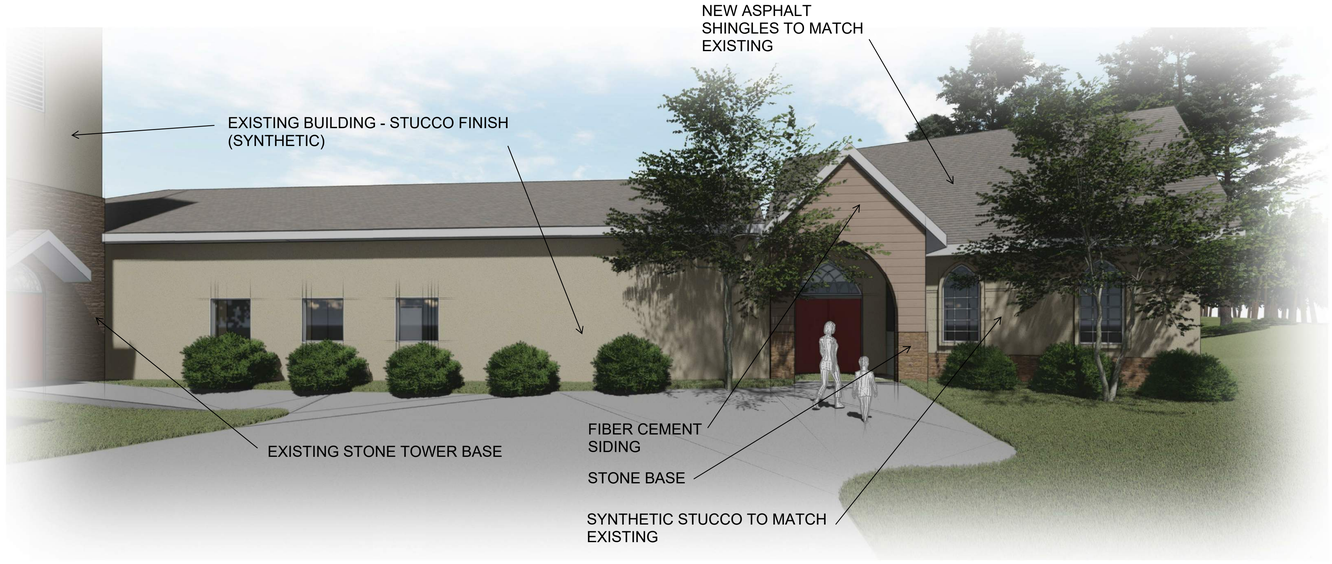
SCALE : 1/16" = 1'-0"

SAINT BARNABAS ANGLICAN CHURCH

PROPOSED FLOOR PLAN



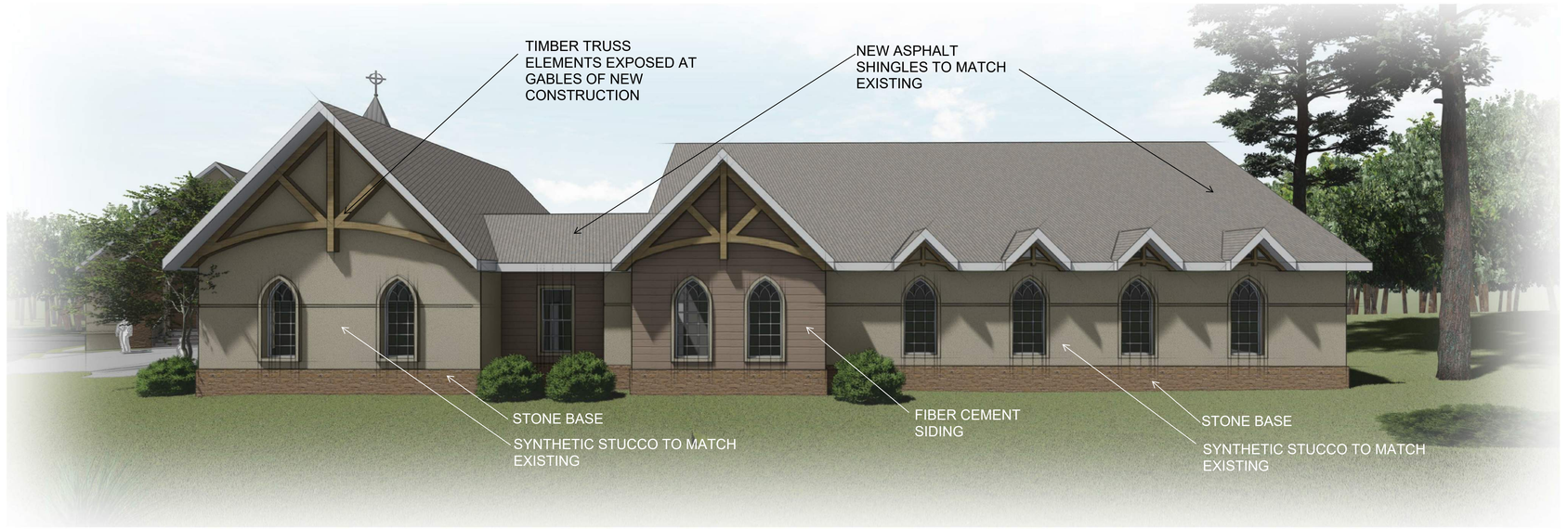
CDH
ARCHITECTURE



1 NORTH ELEVATION
12" = 1'-0"



2 SOUTH ELEVATION
12" = 1'-0"



3 WEST ELEVATION
12" = 1'-0"

St Barnabas Anglican Church

Photos








PRIVATE
PROPERTY





















CDH

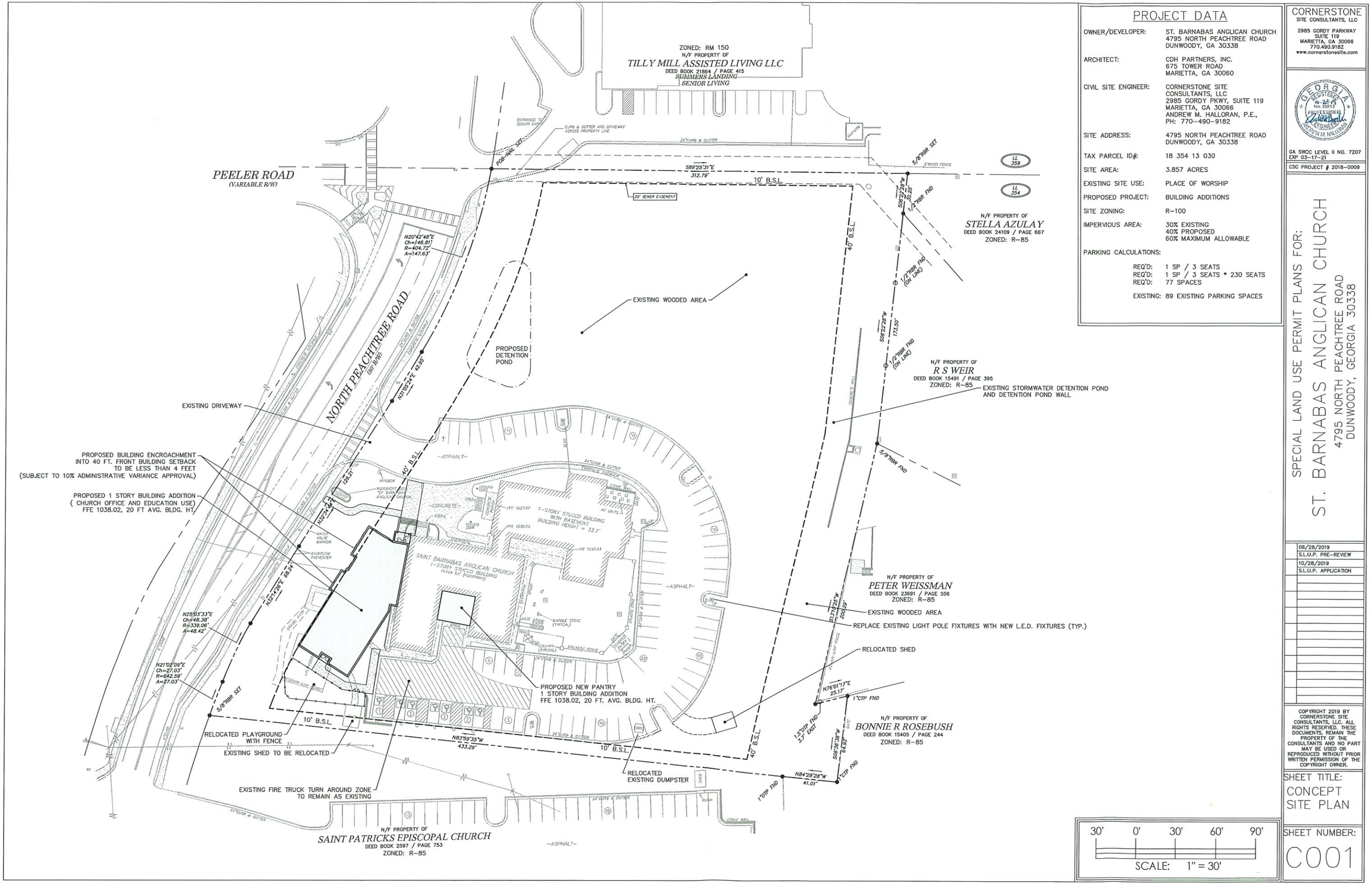
07/16/2019

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SCALE : 1/64" = 1' 0"

SAINT BARNABAS ANGLICAN CHURCH

EXISTING SITE PLAN



PROJECT DATA

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ARCHITECT:	CDH PARTNERS, INC. 675 TOWER ROAD MARIETTA, GA 30060
CIVIL SITE ENGINEER:	CORNERSTONE SITE CONSULTANTS, LLC 2985 GORDY PKWY, SUITE 119 MARIETTA, GA 30066 ANDREW M. HALLORAN, P.E., PH: 770-490-9182
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MARIETTA, GA 30066
770.490.9182
www.cornerstonesite.com

GEORGIA REGISTERED 10-25-19 No. 25813 PROFESSIONAL ENGINEER ANDREW M. HALLORAN

GA SWCC LEVEL II NO. 7207
EXP 03-17-21

CSC PROJECT # 2018-0009

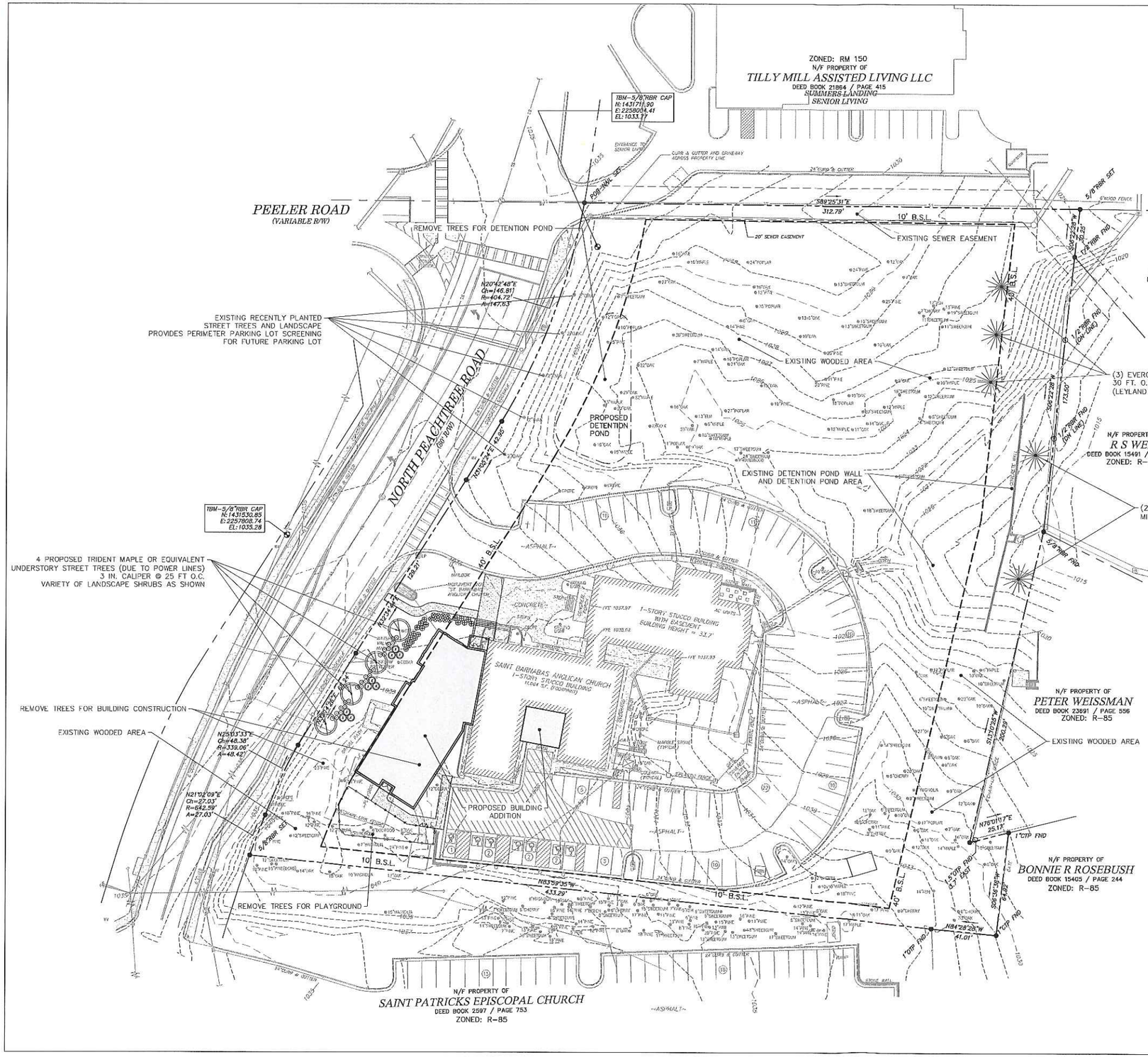
SPECIAL LAND USE PERMIT PLANS FOR:
ST. BARNABAS ANGLICAN CHURCH
4795 NORTH PEACHTREE ROAD
DUNWOODY, GEORGIA 30338

08/28/2019
S.L.U.P. PRE-REVIEW
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www.cornerstonesite.com

GEORGIA REGISTERED No. 33815 PROFESSIONAL ENGINEER ANDREW M. HALLORAN

GA SWCC LEVEL II NO. 7207
EXP 03-17-21

CSC PROJECT # 2018-0009

SPECIAL LAND USE PERMIT PLANS FOR:
ST. BARNABAS ANGLICAN CHURCH
4795 NORTH PEACHTREE ROAD
DUNWOODY, GEORGIA 30338

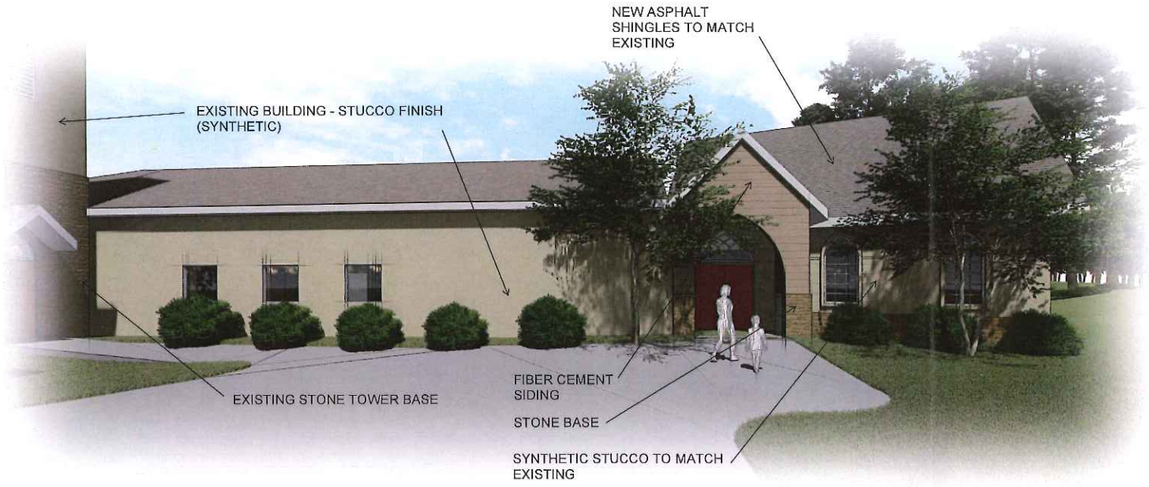
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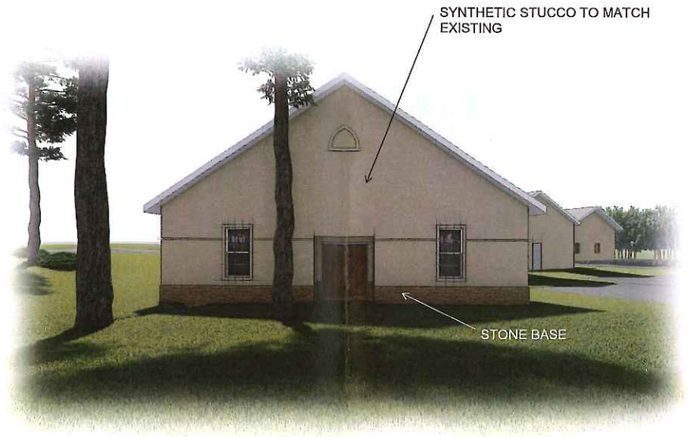
SHEET TITLE:
CONCEPT LANDSCAPE PLAN

SHEET NUMBER:
L001

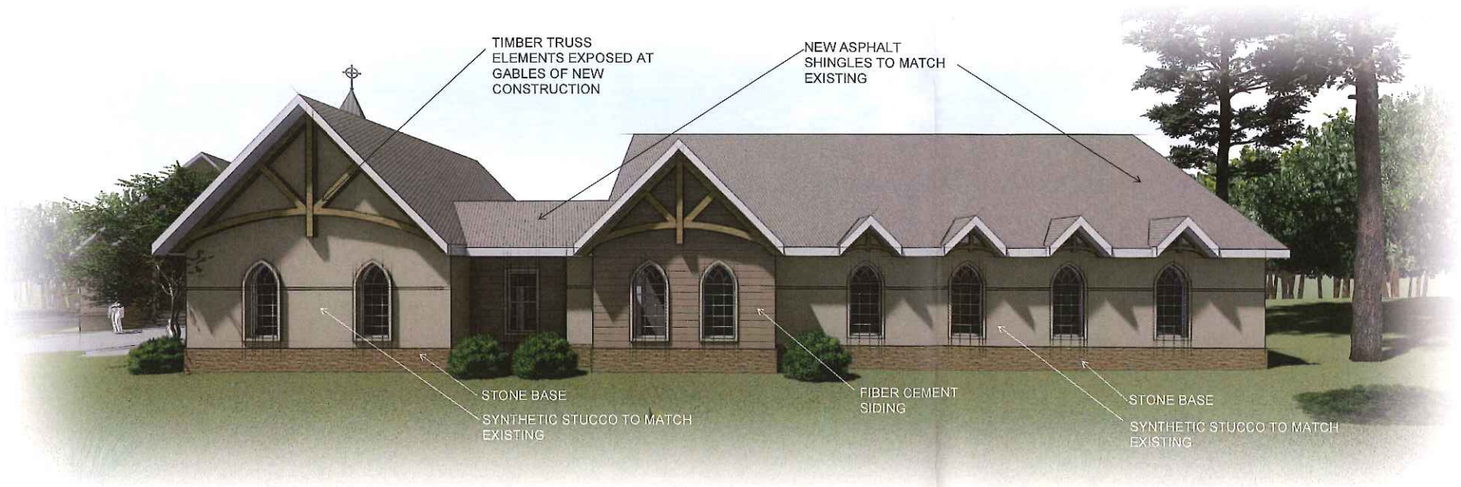

CDH
ARCHITECTURE



1 NORTH ELEVATION
12" = 1'-0"



2 SOUTH ELEVATION
12" = 1'-0"



3 WEST ELEVATION
12" = 1'-0"

STATE OF GEORGIA
CITY OF DUNWOODY **ORDINANCE 2020-XX-XX**

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING MAP FOR ZONING CONDITIONS OF LOT PARCEL NUMBER 18 354 13 030 IN CONSIDERATION OF SPECIAL LAND USE PERMIT 19-003 (4795 North Peachtree 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, Saint Barnabas Anglican Church, located on the east side of North Peachtree Road between intersections with Peeler Road and South Georgia Way, has requested an SLUP to expand its existing uses to include additional classroom and administrative spaces beyond the conditions of their previous SLUPs granted by DeKalb County, in 2004, composed of a new sanctuary; 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 19-003 to expand the structures of the currently-existing place of worship and accessory uses subject to the following Exhibits and conditions:

Exhibit A: Conceptual Site Plan (Sheet C001) dated 10-28-2019.
Exhibit B: Conceptual Landscape plan (Sheet L-001) dated 10-28-2019.

1. Development of the site shall be substantially consistent with the above Exhibits.

2. If construction of the proposed development has not started within one (1) year, this approval shall be void.

SO ORDAINED AND EFFECTIVE, this ___ day of _____, 2020.

Approved by:

_____
Lynn Deutsch, Mayor

Attest: Approved as to Form and Content

_____ _____

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2020-XX-XX

Sharon Lowery, City Clerk

Office of City Attorney

SEAL