

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 In addition, the existing administrative and Sunday school classroom space is in-adequate and outdated based on the church's current program needs and the church would like to eventually remove that building and replace it with a new 2 story building with a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.

Proposed Project:

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

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

Drainage:

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

Variances needed:

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

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

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

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

Sincerely,



Andrew M. Halloran, P.E.

Cornerstone Site Consultants, LLC

October 22, 2014

2443 Mt. Vernon Rd. / Conceptual Review Comments

Rebecca Keefer – Rebecca.Keefer@dunwoodyga.gov

Planning: Denied with Comments

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

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

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

James Bassett – James.Bassett@dunwoodyga.gov

Engineering: Approved with Comments

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

Howard Koontz – Howard.Koontz@dunwoodyga.gov

Arborist: Denied

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

Michael Smith – Michael.Smith@dunwoodyga.gov

Public Works: Denied with Comments

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

SPECIAL LAND USE PERMIT APPLICATION



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

* Applicant Information:

Company Name: Cornerstone Site Consultants, LLC
Contact Name: _____
Address: 2985 Gordy Parkway, Suite 119, Marietta, GA 30066
Phone: 770-490-9182 Fax: N/A Email: andrew@cornerstonesite.com
Pre-application conference date (required): August 12, 2014

* Owner Information: Check here if same as applicant

Owner's Name: Most Reverend Wilton D. Gregory, Archbishop, Roman Catholic Archdiocese of Atlanta
Owner's Address: 2401 Lake Park Drive, S.E., Smyrna, Georgia 30080
Phone: 404-920-7300 Fax: 404-920-7301 Email: _____

* Property Information:

Property Address: 2443 Mount Vernon Road, Dunwoody, Georgia 30338 Parcel ID: 18 373 02 002
Zoning Classification: R-100
Requested Use of the Property: All Saints Catholic Church (Religious institution)

* Applicant Affidavit:

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

Applicant's Name: Andrew M. Halloran - Cornerstone Site Consultants, LLC
Applicant's Signature: *Andrew M. Halloran* Date: 10/24/14

* Notary:

Sworn to and subscribed before me this 24th Day of October, 2014
Notary Public: Marcus Williams
Signature: *Marcus Williams*
My Commission Expires: 02/20/2018

MARCUS 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: *John D. Schiavone* Date: 10/28/14

* Notary:

Sworn to and subscribed before me this 28th Day of _____, 2014
Notary Public: Donna Lee Worley
Signature: *Donna Lee Worley*
My Commission Expires: 8/13/18

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

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.

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.

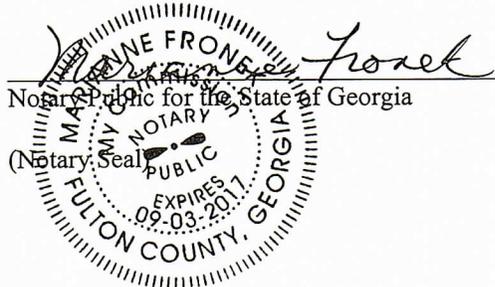
This Special Power of Attorney is effective from July 1, 2014 through June 30, 2015.

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

Wilton D. Gregory

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.



Dona L. Worley
 Witness

William C. Piper
 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.

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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 30338-4099

770.441.3255

October 8, 2014

Dear Neighbors of All Saints Catholic Church:

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

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

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

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

Sincerely,



Msgr. Hugh M. Marren
Pastor

OWNER_12	CompSitusa	CompSitu_1
HUNDLEY KELLY M OR	5326 CEDAR CHASE	DUNWOODY GA 30338-3015
ARCHBISHOP ROMAN CATHOLIC	5353 CEDAR CHASE <Null>	DUNWOODY GA 30338
CRALL JAMES SHELBY OR	5316 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
DAVIS HUNTER JT	2380 SANDELL DR	DUNWOODY GA 30338-4527
KOO ARTHUR	5479 PEACHTREE RD	DUNWOODY GA 30338-3131
ELLIS W TINSLEY	5537 PEACHTREE RD	DUNWOODY GA 30338-3105
CRONE JAMES P JT	2462 SANDELL DR	DUNWOODY GA 30338-4548
SPARKS TERRY D OR	5510 PEACHTREE RD	DUNWOODY GA 30338-3106
EUN JAY	5497 PEACHTREE RD	DUNWOODY GA 30338-3131
MARTIN JOHN H REVO TRUST	5450 PEACHTREE RD	DUNWOODY GA 30338-7011
MATYSIAK-MARTIN SHIRLEY J	5348 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
SHIRLEY TODD I 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
MCMERNEY 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 I	5300 CEDAR CHASE <Null>	DUNWOODY GA 30338-3015
OBBERMEIER 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

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

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

Name	Address
VICTORIA NURPEISOV	
JUNG TRABELVA	
Vivian Smith	2477 SANDELL DRIVE
Barry Smith	RVSMITH@MINDSPRING.COM
Carolyn Harte	smitherv@comcast.net
Jerry Smith	" " "
Rusty O'Pray	5482 N. Peachtree Rd
Jennifer O'Pray	" " " "
Grove Barronson	
Spencer Morrison	2473 Mt. Vernon Rd.

Fun off.

Name	Address
Jill Jacobs	5472 W. Peachtree Rd. 678-441-7493
Chadwick Morrison	2473 MT Vernon Rd ^{Sunwood} GA 30358
Kellie Dundles	5326 Cedar Cross
Stacy Harris	DHA
Verna Barnett	5492 N Peachtree Road 30358
CHARLOTTE STONE	2426 SANDELL DRIVE
Joane Lignusaris	2493 MT Vernon Rd 30338
Glenn Morris	2444 Sandell Dr.

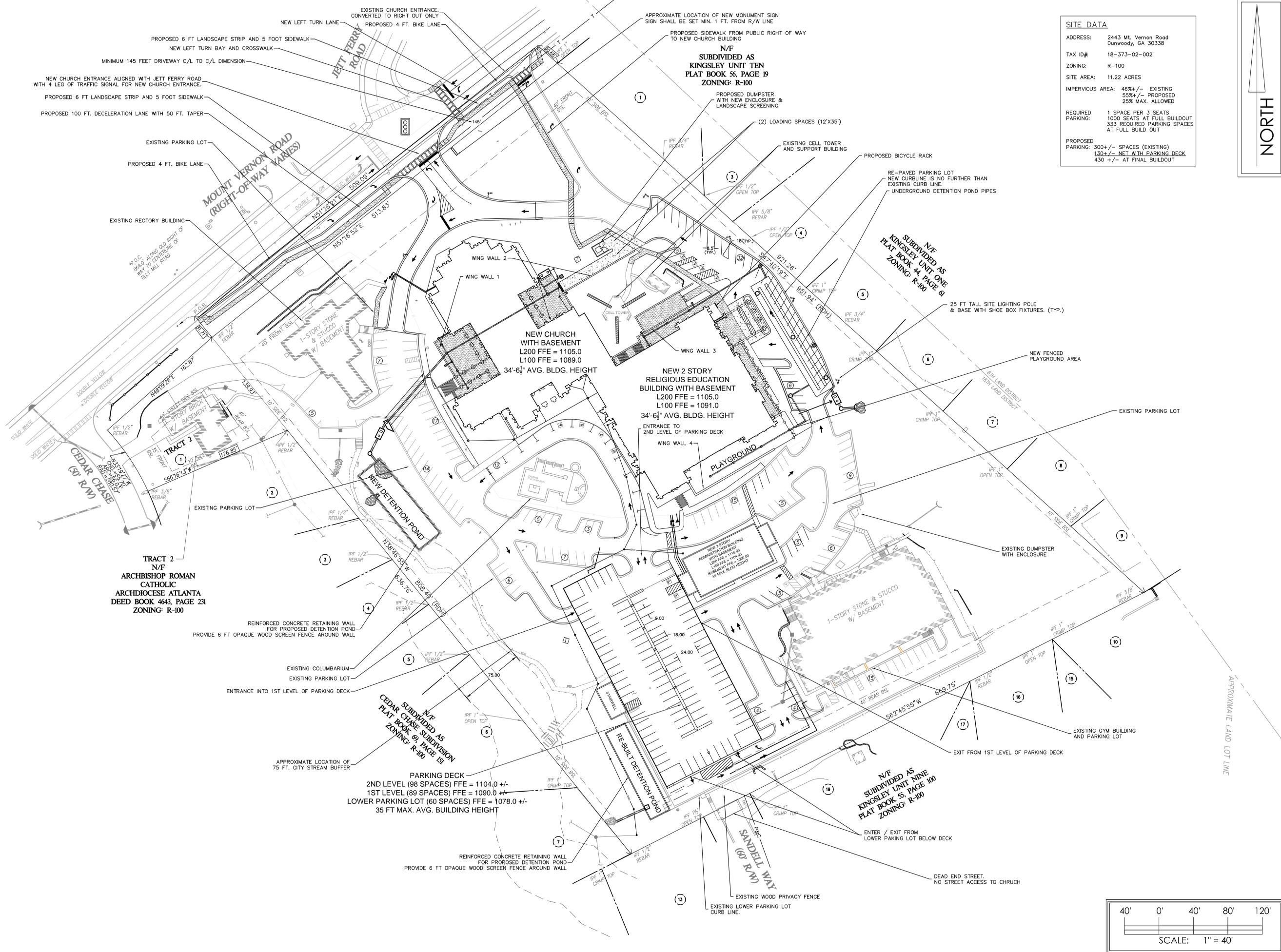
Cornerstone Site Consultants, LLC

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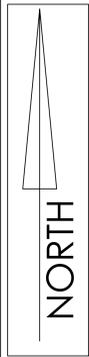
Neighborhood Meeting Minutes from October 30, 2014 meeting at All Saints Catholic Church

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

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



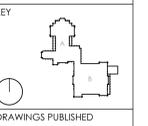
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TAX ID#:	18-373-02-002
ZONING:	R-100
SITE AREA:	11.22 ACRES
IMPERVIOUS AREA:	46% +/- EXISTING 55% +/- PROPOSED 25% MAX. ALLOWED
REQUIRED PARKING:	1 SPACE PER 3 SEATS 1000 SEATS AT FULL BUILDOUT 333 REQUIRED PARKING SPACES AT FULL BUILD OUT
PROPOSED PARKING:	300 +/- SPACES (EXISTING) 130 +/- NET WITH PARKING DECK 430 +/- AT FINAL BUILDOUT



GEORGIA REGISTERED PROFESSIONAL ARCHITECT
smith•boland ARCHITECTS
 1795 WEST SPRING STREET, SUITE 130
 SMYRNA, GEORGIA 30080
 TEL: 770.433.1111
 FAX: 770.433.1112
 EMAIL: INFO@SMITHBOLAND.COM
 WWW.SMITHBOLAND.COM

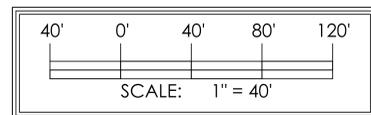
CONSULTANT
CORNERSTONE SITE CONSULTANTS, LLC
 2985 GORDY PARKWAY
 SUITE 119
 MARIETTA, GA 30066
 Project # 2014-0001

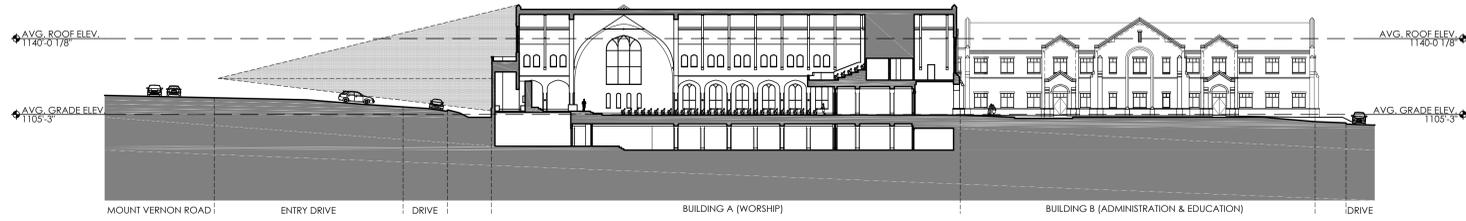
NEW CONSTRUCTION FOR:
ALL SAINTS CATHOLIC CHURCH
 2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA 30338



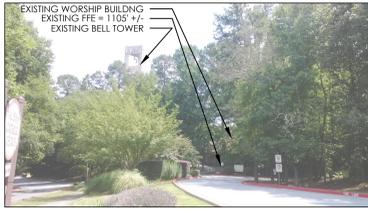
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PROJECT 13002
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 SHEET
C-1



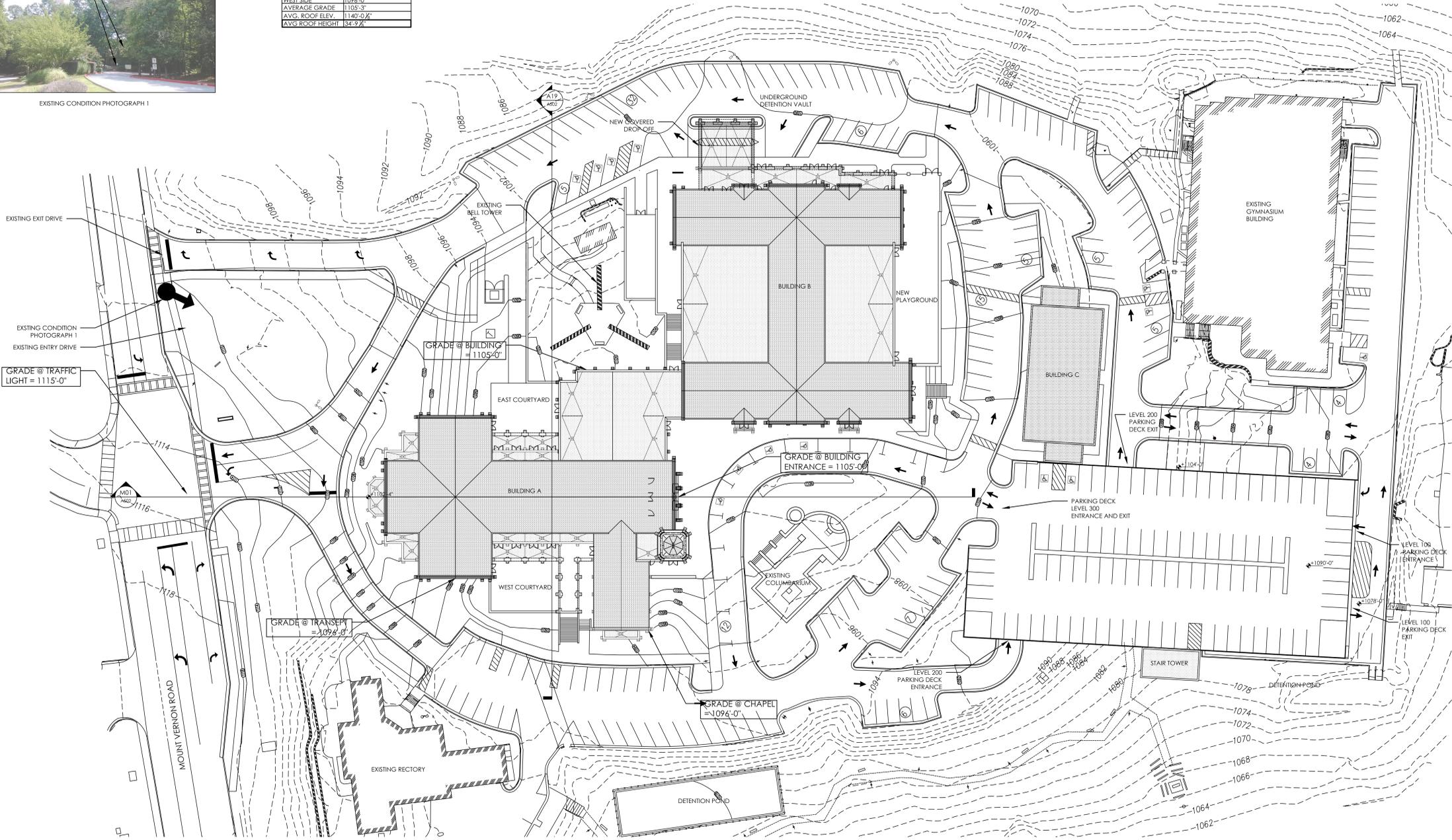


MD1 ARCHITECTURAL NORTH-SOUTH SITE SECTION
AS02 1/32" = 1'-0"

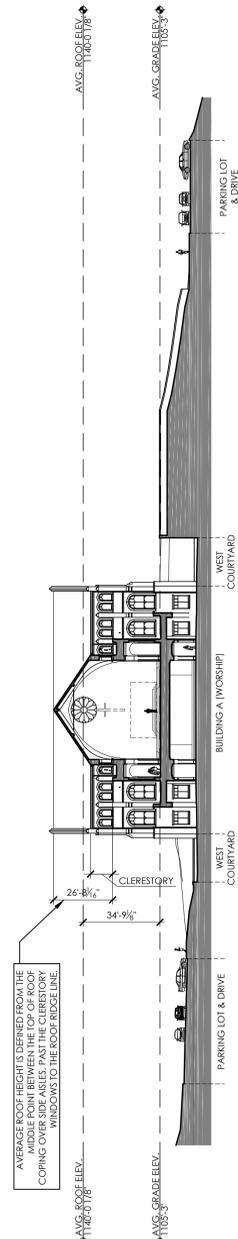


EXISTING CONDITION PHOTOGRAPH 1

BUILDING HEIGHT CALCULATION	
BUILDING SIDE	ELEVATION
NORTH SIDE	1115'-0"
EAST SIDE	1105'-0"
SOUTH SIDE	1105'-0"
WEST SIDE	1094'-0"
AVERAGE GRADE	1103'-3"
AVG. ROOF ELEV.	1140'-0 1/8"
AVG. ROOF HEIGHT	134'-9 1/8"



AD1 ARCHITECTURAL SLUP SITE PLAN(2)
AS02 1/32" = 1'-0"

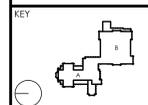


AT1 ARCHITECTURAL EAST-WEST SITE SECTION
AS02 1/32" = 1'-0"

SEAL
ARCHITECT
smith•boland
ARCHITECTS
1295 WEST SPRING STREET, SUITE 130
SMYRNA, GEORGIA 30080
OFFICE 770.435.3080
FAX 770.435.3081
EMAIL INFO@SMITHBOLAND.COM
WWW.SMITHBOLAND.COM

CONSULTANT

NEW CONSTRUCTION FOR:
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2443 MOUNT VERNON ROAD, DUNWOODY, GEORGIA, 30338



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2014-10-01

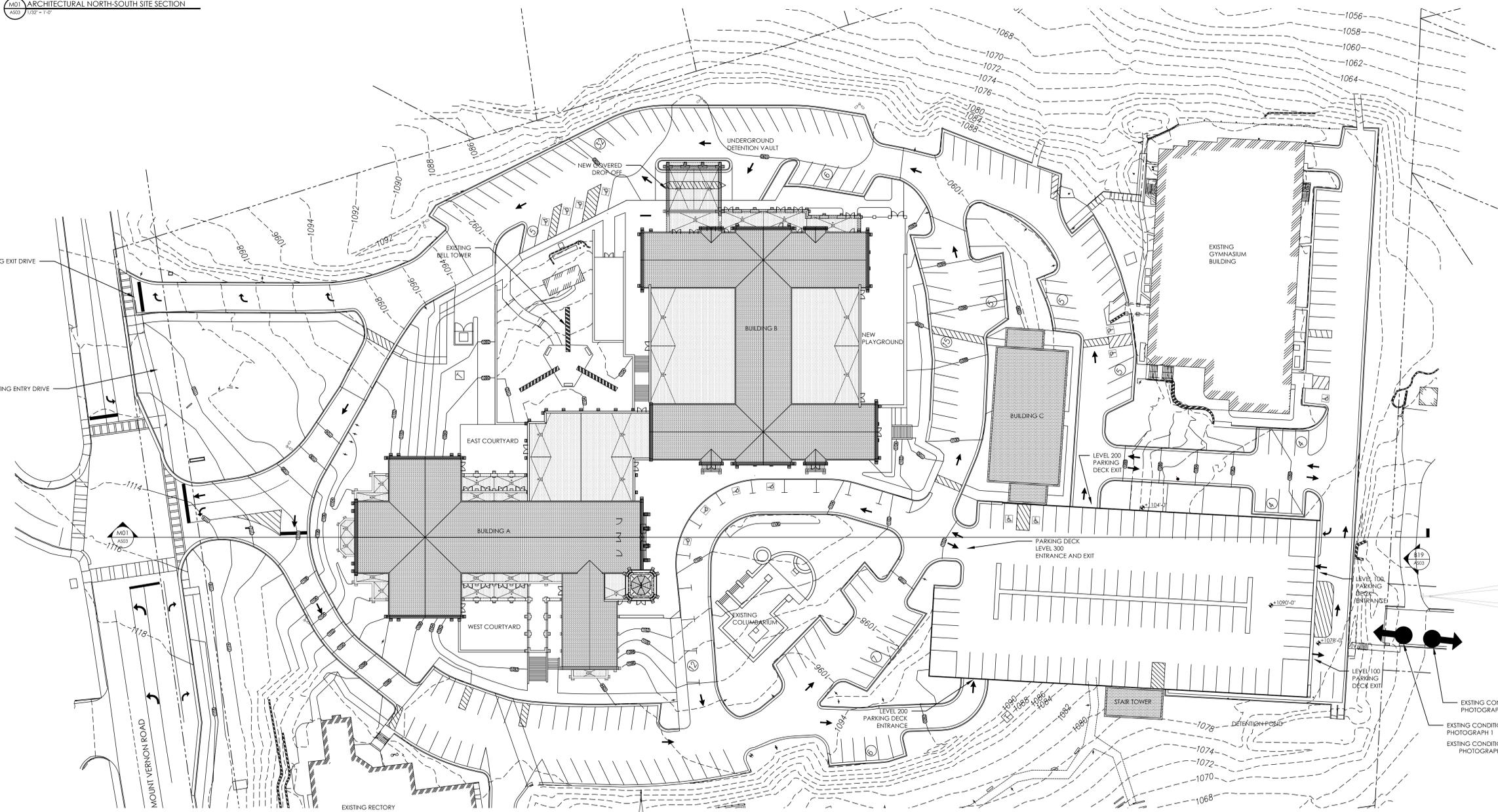
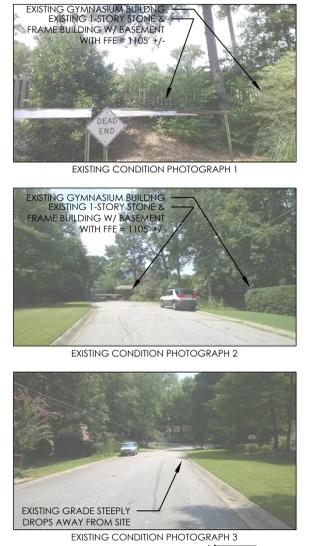
PROJECT 13002
NAME ARCHITECTURAL
SLUP SITE PLAN -
BUILDING HEIGHT
CALCULATION.dwg
FILE

SHEET TITLE
ARCHITECTURAL
SLUP SITE PLAN -
BUILDING HEIGHT
CALCULATION

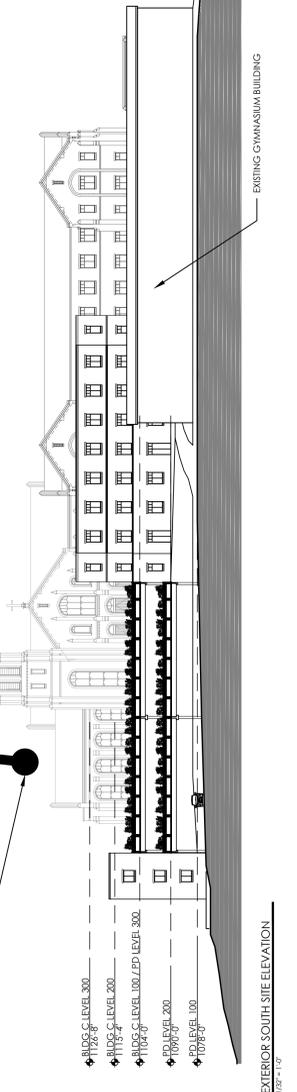
SHEET
AS02



MO1 ARCHITECTURAL NORTH-SOUTH SITE SECTION
A301 1/32" = 1'-0"



CO1 ARCHITECTURAL SLUP SITE PLAN - PARKING DECK
A302 1/32" = 1'-0"



EXTERIOR SOUTH SITE ELEVATION
A303 1/32" = 1'-0"

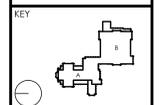


A01 WEST EXTERIOR SITE ELEVATION
A303 1/32" = 1'-0"

SEAL
ARCHITECT
smith•boland
ARCHITECTS
1295 WEST SPRING STREET, SUITE 130
SMYRNA, GEORGIA 30080
OFFICE: 770.435.3080
FAX: 770.435.3081
WWW.SMITHBOLAND.COM
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REVISION NO. 1
2014.10.01

PROJECT 13002
ARCHITECTURAL
NAME
SLUP SITE PLAN -
PARKING
FILE
DECK.dwg

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

SHEET
AS03

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