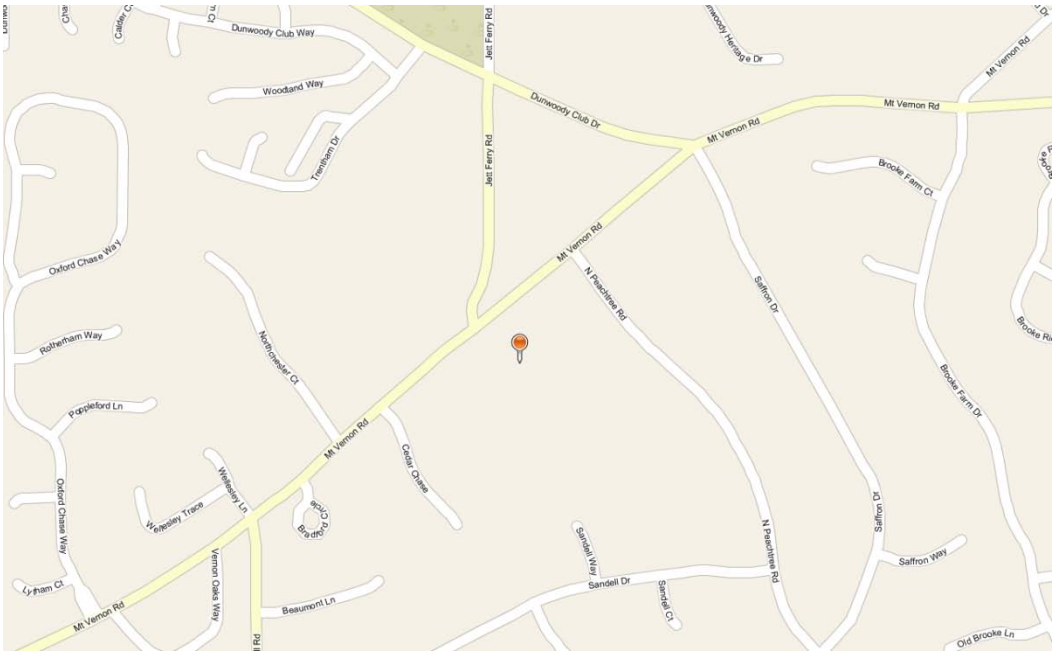
Meeting Date:	**December 8, 2009**
Property Location:	**2443 Mount Vernon Road (LL 373)** **Dunwoody, Georgia 30338**
Owner/Petitioner:	**The Most Reverend Wilton D. Gregory, SLD Archbishop of the Roman Catholic Archdiocese of Atlanta, and/or his successors, % George Barrie**
Request:	**City special land use permit to construct a columbarium and memory garden**

Vicinity Map



The site, All Saints Catholic Church, is located on the south side of Mount Vernon Road, just east of its intersection with Jett Ferry Road. The property is currently zoned R-100 (Single family residence district), and is surrounded to the west, south and east by single family residential uses likewise zoned R-100, and by office and retail & personal service uses to the northwest zoned O-I (Office-Institutional District) and NS (Neighborhood Shopping District), respectively. The applicant's request is to construct a columbarium and memory garden near the center of the lot, on the south side of the two primary structures on the site. According to §2C-5(c)(3) of the city zoning ordinance, the applicant must secure a special land use permit prior to initiating the use.

Site Plan Analysis

The lot on which the church sits totals 11.02 acres, or 480,031.2 square feet. The limit of disturbance for the project proposed, as well as the area for the new use upon completion, is located adjacent to the south side of the two existing structures, near the center of the lot, and comprises approximately 7,750 square feet. At its closest, the area will be located around 120 feet northeast of the nearest adjacent residential property. The work proposed is indicated to be a series of plazas & stone/masonry patios bordered by masonry walls and connected by pathways and small stairwells, set amongst new landscaping with benches, and a columbarium structure set into the focal wall in the middle of the project.

Conditions of the Zoning Ordinance

The land use criteria enumerated for consideration are found in Chapter 27, Article 2, §2C-5(c)3 of the Zoning Ordinance. They read as follows:

> **Sec. 2C-5. Special Permits.** The following uses and structures shall be authorized only by permits of the type indicated:
>
> (a) Special administrative permit from City Manager or his/her designee:
>
> > (1) Home occupation involving no customer contact and no employee other than a person residing on the premises.
>
> (b) Special exception permit from the zoning board of appeals:
>
> > (1) Utility structure necessary for the transmission or distribution of service.
>
> (c) Special land use permit from City Council:
>
> > (1) Adult day care facility.
> > (2) Amateur radio service antenna exceeding seventy (70) feet.
> > (3) Cemetery, columbarium, or mausoleum.
> > (4) Child day care facility.
> > (5) Convent or monastery.
> > (6) Home occupation involving any customer contact.
> > (7) Home stay bed and breakfast residence.
> > (8) Neighborhood recreation club.
> > (9) Place of worship.
> > (10) Private elementary, middle and high school.
> > (11) Congregate personal care home if located on a campus of no less than twenty five (25) acres.

Article 2, Section 5D-13 of the City of Dunwoody Zoning Ordinance identifies the following criteria for evaluation that should be examined when determining the appropriateness of a variance:

> **Sec. 5B-13. Special Land Use Permit; Criteria to be Applied.** The following criteria shall 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:

(a) Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located;
- *11.02 acres of land*
- *Within undeveloped space surrounded by parking*
- *Not located in any required yards or buffers*

(b) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
- *the columbarium is a usual and customary accessory function and use of a house of worship*
- *houses of worship have been demonstrated to be well-situated in residential zoning districts*

(c) Adequacy of public services, public facilities, and utilities to serve the use contemplated;
- *Development does not propose to change facilities & utilities level of need for the church*

(d) Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
- *Development will not alter existing traffic flow off property onto public streets, as a memory garden nor for internment ceremonies, as memorial services already occur on this site*

(e) Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use;
- *It is not anticipated that existing adjacent land uses will be adversely affected by this project, as memorial services already occur at the venue.*

(f) Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;
- *It is not anticipated that existing conditions will require upgrades, as the use will not increase the intensity of the venue's use to such a degree as to require upgrades.*

(g) Whether or not 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;
- *Development will not create any adverse impacts through noise, smoke, odor, dust, or vibration*

(h) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;
- *Hours of operation of the church will not be affected by the addition of a columbarium*

(i) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

- *The operation of the proposed use will not impact adjoining land, as ritual service will be performed on the interior of the property, and parking is available on the premises*

(j) Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located;

- *The proposed plan is allowed in R-100 by special land use permit, so it is consistent with the requirements of the zoning district*

(k) Whether or not the proposed use is consistent with the policies of the comprehensive plan;

- *The proposed development is consistent with the policies of the comprehensive plan*

(l) Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

- *The development will not affect any buffer zones required by its R-100 zoning classification*

(m) Whether or not there is adequate provision of refuse and service areas;

- *The pre-existing venue provides adequate provisions for refuse and service areas*

(n) Whether the length of time for which the special land use permit is granted should be limited in duration;

- *The length of time for which the special land use permit is granted should not be limited, as the church it serves is a permanent ministry*

(o) Whether or not 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;

- *Proposed improvements are appropriate in relation to surrounding buildings*

(p) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

- *The proposed development will not adversely affect any surrounding structures or land*

(q) Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

- *The proposed use satisfies conditions outlined in all applicable areas of regulations*

(r) Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

- *The proposed development is located on the interior of the lot, and they are limited in height, so the proposed height will not create a negative shadow on an adjoining lot or building*

Recommendation

Staff recommends the application be approved.

Attachments

- Application
- Letter of justification & intent dated September 23 and received September 30
- Site plan, entitled 'Boundary and Topographic Survey of All Saints Church', received by the Community Development Department 09/30/09

SLUP 09 101

Special Land Use Application Checklist

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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☑ Pre-Application conference: ~~Thursday~~ Wednesday, Sept 9, 20 09.

Special Land Use Application Requirements, as required by City of Dunwoody Zoning Ordinance §5B-3:

☑ Letter of Intent

☑ Survey Plat of the subject property prepared and sealed w/in the last 10 years by a professional engineer, landscape architect or surveyor. Must include:

a. all property boundaries
b. all existing buildings and structures
c. floodplain notation
d. total acreage/square footage of the property.

☑ Name, mailing address and phone number of all owners of the property.

☑ Signed & notarized affidavits of all owners.

☑ Signed & notarized affidavits for Authorization to Act as Applicant (AAA).

☑ Address & phone contact number for the owner's authorized agent.

☑ Written legal description of the property.

☑ Statement of current zoning classification of the property, requested use of the property, and the specific reference within the applicable zoning district classification which authorizes application for said use by special land use permit.

☑ A written, documented analysis of the impact of the proposed special land use permit with respect to each of the criteria contained in **Section 5B-13** and, where applicable to the use proposed, also the criteria contained in **Section 5B-14**.

☑ Complete and detailed site plan of the proposed use prepared, signed and sealed by an architect, landscape architect or engineer licensed in the State of Georgia, showing the following, as relevant:

a. All buildings and structures proposed to be constructed and their location on the property;
b. Height of proposed building(s);
c. Proposed use of each portion of each building;
d. All driveways, parking areas, and loading areas;
e. Location of all trash and garbage disposal facilities;
f. Setback and buffer zones required in the district in which such use is proposed to be located;
g. Landscaping plan for parking areas.

Special Land Use Application

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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Applicant Information	Name: George Barrie		
	Address: 2969 Butner Road, SW - Building C - Atlanta, GA 30331		
	Phone: 404-885-7294	Fax: 404-885-7299	Email: gbarrie@archatl.com
Property Owner	Owner's Name: The Most Reverend Wilton D. Gregory, S.L.D. Archbishop of the Roman Catholic Archdiocese of Atlanta and/or his successors.		
	Owner's Address: 680 West Peachtree St, NW - Atlanta, GA 30308		
	Phone: 404-888-7800	Fax: 404.978-2770	Email:
Property Information	Property Address: 2443 Mount Vernon Rd - Dunwoody, GA		Parcel ID: LL 373, 18 District
	Current Zoning Classification: R-100		
	Requested Use of the property: Columbarium		
Affidavit	*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.*		
	Applicant's Signature: George Barrie		Date: 9/24/09
	Property Owner's Signature: George Barrie for		Date: 9/24/09
Notary	Sworn to and subscribed before me this 24th Day of September, 2009		
	Notary Public: DONNA LEE WORLEY		OFFICIAL SEAL DONNA LEE WORLEY Notary Public Georgia COBB COUNTY My Commission Expires March 27, 2010
	Signature: Donna Lee Worley		
	My Commission Expires: March 27, 2010		

Most Reverend Wilton D. Gregory, S.L.D., as Archbishop of the Roman Catholic Archdioces of Atlanta and/or His Successors in Office

Most Reverend Wilton D. Gre[illegible], S.L.D., as
Archbishop of the Roman Catholic Archdioce[illegible]
of Atlanta and/or His Successors in Office

Property Owner(s) Notarized Certification

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. If additional materials are determined to be necessary, the understand that they are responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinances.

Property Owner

Signature: George Barnie for | Date: 9/24/09

Address: 680 West Peachtree St. NW | City, State: Atlanta, GA | Zip: 30308

Phone: 404-888-7800

Sworn to and subscribed before me this 24th day of September, 20 09

Notary Public: Donna Lee Worley

OFFICIAL SEAL
DONNA LEE WORLEY
Notary Public Georgia
COBB COUNTY
My Commission Expires
March 27, 2010

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

Applicant/Petitioner Notarized Certification

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of-Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner

Signature: [illegible] Date: 9/24/09

Address: 2989 Butner Road, SW - Building C City, State: Atlanta, GA Zip: 30331

Phone: 404-885-7294

Sworn to and subscribed before me this 24th day of September, 20 09

Notary Public: Donna Lee Worley

OFFICIAL SEAL
DONNA LEE WORLEY
Notary Public Georgia
COBB COUNTY
My Commission Expires
March 27, 2010

Attorney / Agent

Signature: Date:

Address: City, State: Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

Campaign Disclosure Ordinance

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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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 ho 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

City of Dunwoody
400 Northridge Road, Suite 1250
Atlanta, GA 30350
Phone: (678) 382-6800
Fax: (678) 382-6701

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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: George Barnie
	Address: 680 West Peachtree Street NW, Atlanta, GA 30308
	Date: 9/24/09

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

Date	Government Official	Official Position	Description	Amount

SCHEDULE "C"

ALL THAT TRACT or parcel of land lying and being in Land Lot 373 of the 18th District, DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin located on the southeast right of way line of Mt. Vernon Highway also known as Mt. Vernon Road, a distance of Eight hundred sixty-three and seven tenths (863.7) feet northeast as measured along the southeast right of way line of Mt. Vernon Highway from the intersection formed by the southeast right of way line of Mt. Vernon Highway with the center line of Tilly Mill Road, also known as Tilly Mill Drive; running thence north 51 degrees 56 minutes 12 seconds east along the southeast right of way line of Mt. Vernon Highway Five hundred and ten (510) feet to an iron pin; running thence south 47 degrees 08 minutes 24 seconds east along the southwest line of Unit 10, Block N Kingsley as per plat recorded in Plat Book 56 page 19, DeKalb County Records and continuing along the southwest line of Unit 1, Block N Kingsley as per plat recorded in Plat Book 44 page 61, DeKalb County Records Nine hundred fifty-one and ninety-four hundredths (951.94) feet to an iron pin; running thence south 63 degrees 17 minutes 00 seconds west along the northwest line of said Unit 1, Block N Kingsley and continuing along the northwest line of Unit 9, Block N Kingsley as per plat recorded in Plat Book 55 page 100 and continuing along the northwest terminus of Sandell Way and continuing along the northwest line of Unit 9, Block M Kingsley as per plat recorded in Plat Book 55 page 100, DeKalb County Records a distance of Six hundred sixty-nine and ninety-six hundredths (669.96) feet to an iron pin; running thence north 38 degrees 16 minutes 56 seconds west along the northeast line of property conveyed to Kathryn Margaret Carpenter by Warranty Deed dated May 17, 1952 recorded in Deed Book 914 page 364, DeKalb County Records a distance of Eight hundred and eight and forty hundredths (808.40) feet to an iron pin located on the southeast right of way line of Mt. Vernon Highway at the point of beginning as shown on survey for Catholic Archdiocese of Atlanta made by Billy D. Sudderth registered land surveyor dated February 12,1971 revised February 23, 1971.

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By

Date: September 23, 2009

City of Dunwoody
Community Development Department
41 Perimeter Center East
Dunwoody, GA 30346

Ref: All Saints Catholic Church - 2443 Mount Vernon Road
Submittal for Special Land Use Permit

Gentlemen:

Having Special Power of Attorney on behalf of the Most Reverend Wilton D. Gregory, Archbishop of the Roman Catholic Archdiocese of Atlanta, I am submitting this application for a Special Land Use Permit at the reference property. It is our intent to develop a small area on this property as a columbarium in accordance with the enclosed plans and renderings.

In accordance with the requirements for this application, we enclose the required items as listed by the Special Land Use Application Checklist. We trust that these are satisfactory.

We look forward to present our proposed project at the next Planning Commission public hearing. If additional information is required, please contact Carl Trevathan, Catholic Construction Services, Inc. at 404-494-4203.

Thank you for your consideration.

CATHOLIC CONSTRUCTION SERVICES, INC.

George Barrie
President/CEO

Cc: Carl Trevathan, Catholic Construction Services
Monsignor R. Donald Kiernan, P.A., All-Saints Catholic Church
Ed Konopka, All-Saints Catholic Church

Catholic Construction Services, Inc.

2969 Butner Road, S.W. ▪ Building C ▪ Atlanta Georgia 30331-7860
(404) 888-7838 ▪ Fax (404) 885-7299 ▪ www.archatl.com

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OF ATLANTA
OFFICE OF THE ARCHBISHOP

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By

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 680 West Peachtree Street, Atlanta, the County of Fulton, the State of Georgia, do hereby appoint Mr. George Barrie of 680 West Peachtree Street, N.W., the County of Fulton, 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 February 1, 2009 through February 1, 2010.
>
> Executed this 12th day of January, 2009, at Atlanta, the State of Georgia.

+Wilton D. Gregory

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

On January 12th, 2009, before me, Kenya Graham, 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.

Kenya A. Graham
Notary Public for the State of Georgia

(Notary Seal)

Kristle Rogers Miles
Witness

Laura Callender
Witness

680 West Peachtree Street, N.W. - Atlanta, Georgia 30308-1984 - (404) 888-7804 - Fax (404) 885-7230

THE ROMAN CATHOLIC
ARCHDIOCESE OF ATLANTA

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SEP 30 2009
By

Date: September 23, 2009

City of Dunwoody
Community Development Department
41 Perimeter Center East
Dunwoody, GA 30346

Ref: All Saints Catholic Church - 2443 Mount Vernon Road
Zoning Statement - SLUP

Gentlemen:

We are submitting for a Special Land Use Permit to construct a columbarium at this property. The current zoning is R-100.

In accordance with Section 2C-5 of the zoning classification, cemeteries, columbariums, and mausoleums are allowed in R-100 under a Special Use Permit.

If additional information is required, please contact Carl Trevathan, Catholic Construction Services, Inc. at 404-494-4203.

Thank you for your consideration.

CATHOLIC CONSTRUCTION SERVICES, INC.

George Barrie
President/CEO

Cc: Carl Trevathan, Catholic Construction Services
Monsignor R. Donald Kiernan, P.A., All-Saints Catholic Church
Ed Konopka, All-Saints Catholic Church

Catholic Construction Services, Inc.
2969 Butner Road, S.W. ▪ Building C ▪ Atlanta Georgia 30331-7860
(404) 888-7838 ▪ Fax (404) 885-7299 ▪ www.archatl.com

THE ROMAN CATHOLIC
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SEP 30 2009

Date: September 23, 2009

City of Dunwoody
Community Development Department
41 Perimeter Center East
Dunwoody, GA 30346

Ref: All Saints Catholic Church - 2443 Mount Vernon Road
Impact Analysis - SLUP

Gentlemen:

We are submitting for a Special Land Use Permit to construct a columbarium at this property. The current zoning is R-100.

Below is an analysis of the impact of the SLUP permit with respect to the criteria contained in Section 5B-13 and 5B-14 of the zoning ordinances.

Section 5B-13. SLUP; Criteria to be applied.

a) **Adequacy of the size of the site for the use contemplated and whether or no the adequate land area is available for the proposed use including provisions of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.** The proposed development is within an undeveloped space surrounded by the current parking. The development is not within any setbacks or buffers. The parking areas are unaffected, and there are no changes to the capacity requirements of the church, therefore no changes to the parking count are required.

b) **Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.** NA

c) **Adequacy of public services, public facilities, and utilities to serve the use contemplated.** Power for outdoor lighting and plumbing for a water feature will be available from the church's current services. No additional meters or taps will be necessary. Storm drainage, if needed, will be connected to the private storm drainage system interior of the property.

d) **Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.** The development will not change the operating schedule of the church, or change the traffic flow off the property onto public

Catholic Construction Services, Inc.

2969 Butner Road, S.W. ▪ Building C ▪ Atlanta Georgia 30331-7860
(404) 888-7838 ▪ Fax (404) 885-7299 ▪ www.archatl.com

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streets. Ritual services will likely be held in conjunction with funeral services customarily held at the church.

e) **Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.** The development will not change the operating schedule of the church, or change the traffic flow off the property onto public streets.

f) **Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.** The proposed use will not alter the traffic flow or requirements with respect to egress of the property. Emergency access routes and fire lanes on the property will not change.

g) **Whether or not 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 emit additional noise, smoke, odor, dust or vibration. Outdoor use for ritual services will likely not require any electronic public address system or other voice enhancement system.

h) **Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.** Ritual services will occur during daylight hours, usually in conjunction with funeral service customarily held at the church.

i) **Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.** Parking for ritual services will be internal to the property, and will usually be in conjunction with funeral services customarily held at the church.

j) **Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.** Columbariums are allowed in zoning R-100 under special land use permitting. The columbarium is to be a part of the overall ministry of the church toward the congregation members.

k) **Whether or not the proposed use is consistent with the policies of the comprehensive plan.** N/A/

l) **Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.** The proposed use does not affect the current buffer zones currently in place at the property.

m) **Whether or not there is adequate provision of refuse and service area.** N/A.

n) **Whether the length of time for which the special land use permit is granted should be limited in duration.** Since the proposed use provides a ministry which is intended to be permanent, we request that the special land use permit not be limited in duration.

o) **Whether or not 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.** N/A

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p) **Whether the proposed plan will adversely affect historic buildings, sites districts, or archaeological resources.** N/A.

q) **Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.** N/a.

r) **Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.** Structures are limited in height and are interior of the property. No shadow impact will occur on any adjoining lots or buildings.

Sec. 5B-14. Additional Criteria for Specified Uses. The additional criteria listed in this section are not applicable to the proposed use of the development

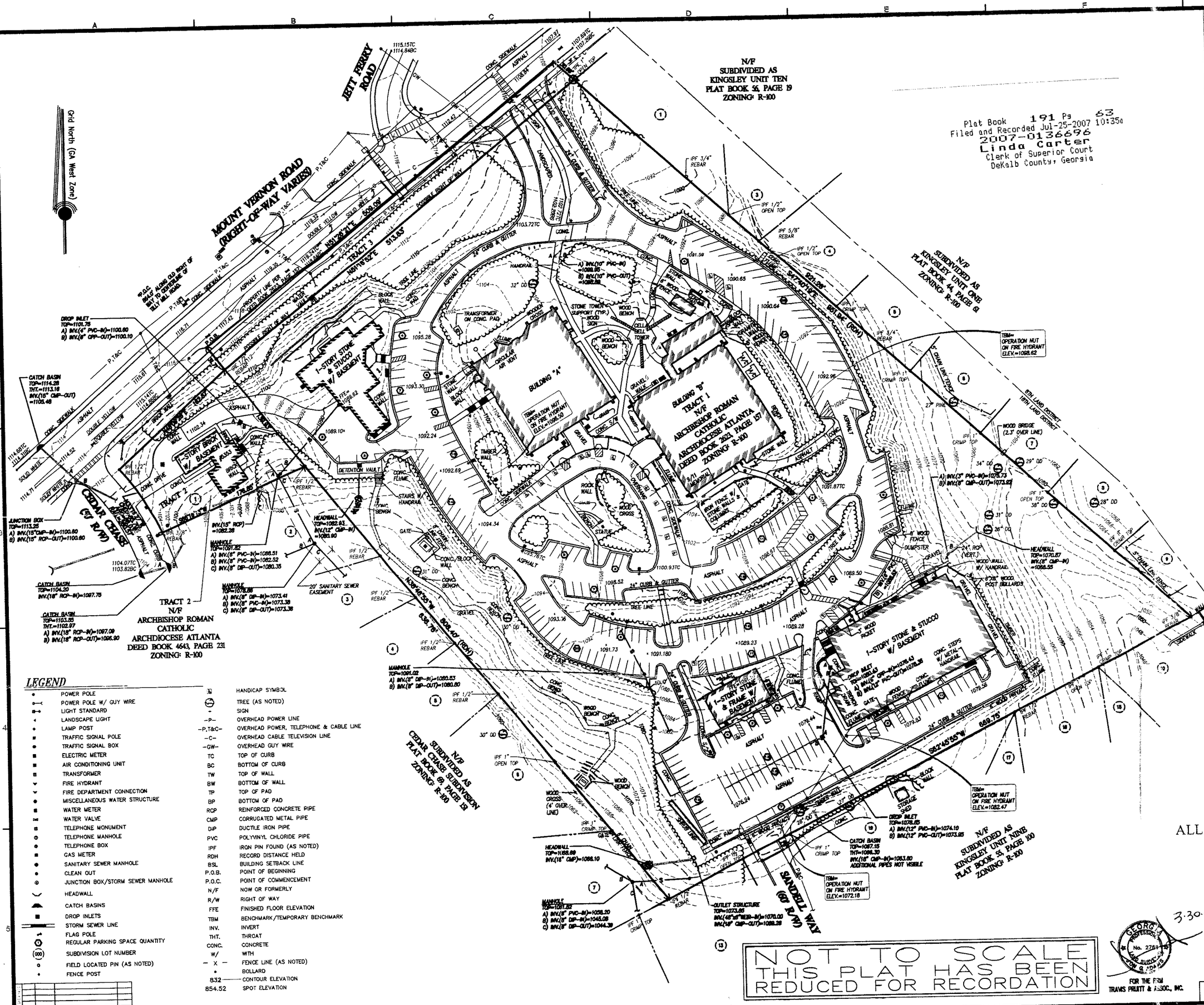
Thank you for your consideration.

CATHOLIC CONSTRUCTION SERVICES, INC.

George Barrie
President/CEO

Cc: Carl Trevathan, Catholic Construction Services
Monsignor R. Donald Kiernan, P.A., All-Saints Catholic Church
Ed Konopka, All-Saints Catholic Church

Plat Book 191 Pg 63
Filed and Recorded Jul-25-2007 10:35a
2007-0136696
Linda Carter
Clerk of Superior Court
Dekalb County, Georgia



LOCATION MAP

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Travis Pruitt & Associates, Inc.
These drawings and their reproductions are the property of the surveyor and may not be reproduced, or used in any way without the written permission of this surveyor.

This plat was prepared for the exclusive use of the person, persons, or entity named in the title block. Said use does not extend to any unnamed person without express permission by the surveyor naming said person.

Utilities:
Information regarding the reputed presence, size, character and location of existing underground utilities and structures is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures shown hereon may be inaccurate and utilities and structures not shown may be encountered. The owner, his employees, his consultants and his contractors or anyone else who relies upon this survey shall hereby expressly understand that the surveyor is not responsible for the correctness or sufficiency of this information.

Flood Hazard Note:
By graphic plotting only, this property does not lie within a 100 year flood hazard zone and is depicted as zone "X" as defined by the F.E.M.A Flood Insurance Rate Map of Dekalb County, Georgia and incorporated areas map number 13089C0010 H, effective date May 7, 2001.

The survey shown hereon was prepared without benefit of any abstract of title; therefore, Jon Adams and Travis Pruitt & Associates, Inc. make no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, and other similar matters.

Zoning: R-100
The surveyor in no way intends to interpret or make conclusions regarding the zoning designation shown hereon. This information is reported from public information obtained from Dekalb County records.

Survey fieldwork performed on: March 7, 2007

This survey was authorized by: Mr. Edward R. Konopka Representing All Saints Catholic Church

The tract of land shown on this survey is for the client's convenience only. This survey is not intended to create new tracts of land or change existing tracts of land. This survey is not a subdivision plat and has not been approved by the correct jurisdictional authorities.

Certification:
This is to certify that this survey was made under my supervision and is a true representation of the land surveyed. The field data upon which this survey is based has a precision of one foot in 133,781 feet, and an angular error of 1" per angle point, and was adjusted using the least squares. Angular and linear measurements were made using a Trimble 5603 robotic total station. The data on this survey has been calculated for closure and is found to exceed one foot in 299,610 feet.

3.30.07
Signature Date
Georgia Reg. Land Surveyor No. 2758
For the Firm Travis Pruitt & Associates, Inc.

Pursuant to Rule 180-6.09 of the Georgia State Board of Registration for Professional Engineers and Land Surveyors, the term "certify" or "certification" relating to land surveying services shall mean a signed statement based on facts and knowledge known to the land surveyor and is not a guarantee or warranty, either expressed or implied.

Site Address:
2443 Mount Vernon Road

Zoning: R-100
Front Yard: 50' BSL
Side Yard: 10' BSL
Rear Yard: 40' BSL

Parking Summary:
Regular Parking Spaces: 285
Handicap Parking Spaces: 17
Total Parking Spaces: 302

Area Summary:
Tract 1 = 11.22 acres
Tract 2 = 0.43 acre
Tract 3 = 0.36 acre
Total = 12.01 acres

LEGEND

	POWER POLE		HANDICAP SYMBOL
	POWER POLE W/ GUY WIRE		TREE (AS NOTED)
	LIGHT STANDARD		SIGN
	LANDSCAPE LIGHT	-P-	OVERHEAD POWER LINE
	LAMP POST	-P,T&C-	OVERHEAD POWER, TELEPHONE & CABLE LINE
	TRAFFIC SIGNAL POLE	-C-	OVERHEAD CABLE TELEVISION LINE
	TRAFFIC SIGNAL BOX	-GW-	OVERHEAD GUY WIRE
	ELECTRIC METER	TC	TOP OF CURB
	AIR CONDITIONING UNIT	BC	BOTTOM OF CURB
	TRANSFORMER	TW	TOP OF WALL
	FIRE HYDRANT	BW	BOTTOM OF WALL
	FIRE DEPARTMENT CONNECTION	TP	TOP OF PAD
	MISCELLANEOUS WATER STRUCTURE	BP	BOTTOM OF PAD
	WATER METER	RCP	REINFORCED CONCRETE PIPE
	WATER VALVE	CMP	CORRUGATED METAL PIPE
	TELEPHONE MONUMENT	DIP	DUCTILE IRON PIPE
	TELEPHONE MANHOLE	PVC	POLYVINYL CHLORIDE PIPE
	TELEPHONE BOX	IPF	IRON PIN FOUND (AS NOTED)
	GAS METER	RDH	RECORD DISTANCE HELD
	SANITARY SEWER MANHOLE	BSL	BUILDING SETBACK LINE
	CLEAN OUT	P.O.B.	POINT OF BEGINNING
	JUNCTION BOX/STORM SEWER MANHOLE	P.O.C.	POINT OF COMMENCEMENT
	HEADWALL	N/F	NOW OR FORMERLY
	CATCH BASINS	R/W	RIGHT OF WAY
	DROP INLETS	FFE	FINISHED FLOOR ELEVATION
	STORM SEWER LINE	TBM	BENCHMARK/TEMPORARY BENCHMARK
	FLAG POLE	INV.	INVERT
	REGULAR PARKING SPACE QUANTITY	THT.	THROAT
(000)	SUBDIVISION LOT NUMBER	CONC.	CONCRETE
	FIELD LOCATED PIN (AS NOTED)	W/	WITH
	FENCE POST	— X —	FENCE LINE (AS NOTED)
		•	BOLLARD
		832	CONTOUR ELEVATION
		854.52	SPOT ELEVATION

REVISIONS			
NO.	DATE	DESCRIPTION	BY

NOT TO SCALE
THIS PLAT HAS BEEN REDUCED FOR RECORDATION

BOUNDARY & TOPOGRAPHIC SURVEY

ALL SAINTS CATHOLIC CHURCH

LAND LOT 373
18 DISTRICT
DEKALB COUNTY
GEORGIA
MARCH 30, 2007/ SCALE: 1"=40'

GRAPHIC SCALE - IN FEET
20 0 40 80 120 160

3.30.07

FOR THE FIRM
TRAVIS PRUITT & ASSOC., INC.

Travis Pruitt & Associates, Inc.
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Norcross, Georgia 30093
Phone: (770)416-7511
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DRAWN BY: PKA CHKD BY: MCW JB: 070147.10R 070147PRT17x22 PRM: 070147 LSHEET 10R B-2465 FR: 20R-E-020

sheet no. 1 of 1

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