



SANDY SPRINGS

GEORGIA

PLANNING COMMISSION

Reed Haggard, Chair
Robin Conklin
Elizabeth Kelly
Dave Nickles
Andy Porter
Andrea Settles
Karen Trylovich

Wednesday, December 20, 2023

Regular Meeting

6:00 p.m.

The Planning Commission meeting will be held in the Studio Theatre at Sandy Springs City Hall
(1 Galambos Way, Sandy Springs, GA 30328).

Live-stream: www.SandySpringsGA.gov/Stream

Public Comment: <http://spr.gs/publiccomment>

I. Call to Order

II. Roll Call and General Announcements

III. Approval of Meeting Agenda

- A. December 20, 2023 Planning and Zoning Meeting Agenda
(Presented by Samantha Brown, Planning and Zoning Clerk)

IV. Approval of Meeting Minutes

- A. November 13, 2023 Planning and Zoning Special Called Meeting Minutes
(Presented by Samantha Brown, Planning and Zoning Clerk)

V. Cases

- A. **2023-0004 U23-0003 - 590 Mount Vernon Hwy** - Request for a Conditional Use Permit to allow for site improvements to an existing place of worship (church) campus in the RE-2 zoning district.
(Presented by Matthew Anspach, Senior Planner)

VI. Ongoing Business

VII. New Business

VIII. Adjournment

*Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in a public meeting, or who have questions regarding the accessibility of the meeting or facilities should contact the City Clerk at 770-730-5600 promptly for assistance.
The City will make reasonable accommodations for those persons.*



SANDY SPRINGS

GEORGIA

P&Z STAFF REPORT

Planning Commission Meeting, December 20, 2023

Case: **U23-0003 – 590 Mount Vernon Hwy**
Staff Contact: LaQuita Williams (lwilliams@sandyspringsga.gov)
Report Date: December 5, 2023

REQUEST

Request for a Conditional Use Permit to allow for improvements to an existing place of worship campus in the RE-2 zoning district at 590 Mount Vernon Highway.

APPLICANT

Property Owner:	Petitioner:	Representative:
Misty Creek Community Church, Inc.	Rochester & Associates, LLC	Bradley Duncel, Rochester & Associates, LLC

SUMMARY

The Applicant requests a Conditional Use Permit to allow for site improvements to an existing place of worship (church) campus. The church proposes replacing and adding retaining walls, a sidewalk, steps, an ADA compliant ramp, a baptismal area, a playground, and an outdoor pavilion.

RECOMMENDATION

Department of Community Development

Staff recommends **Approval with Conditions** of **Conditional Use Permit U23-0003**.

MATERIALS SUBMITTED AND REVIEWED

Materials:

1. Application, received July 26, 2023

Plans:

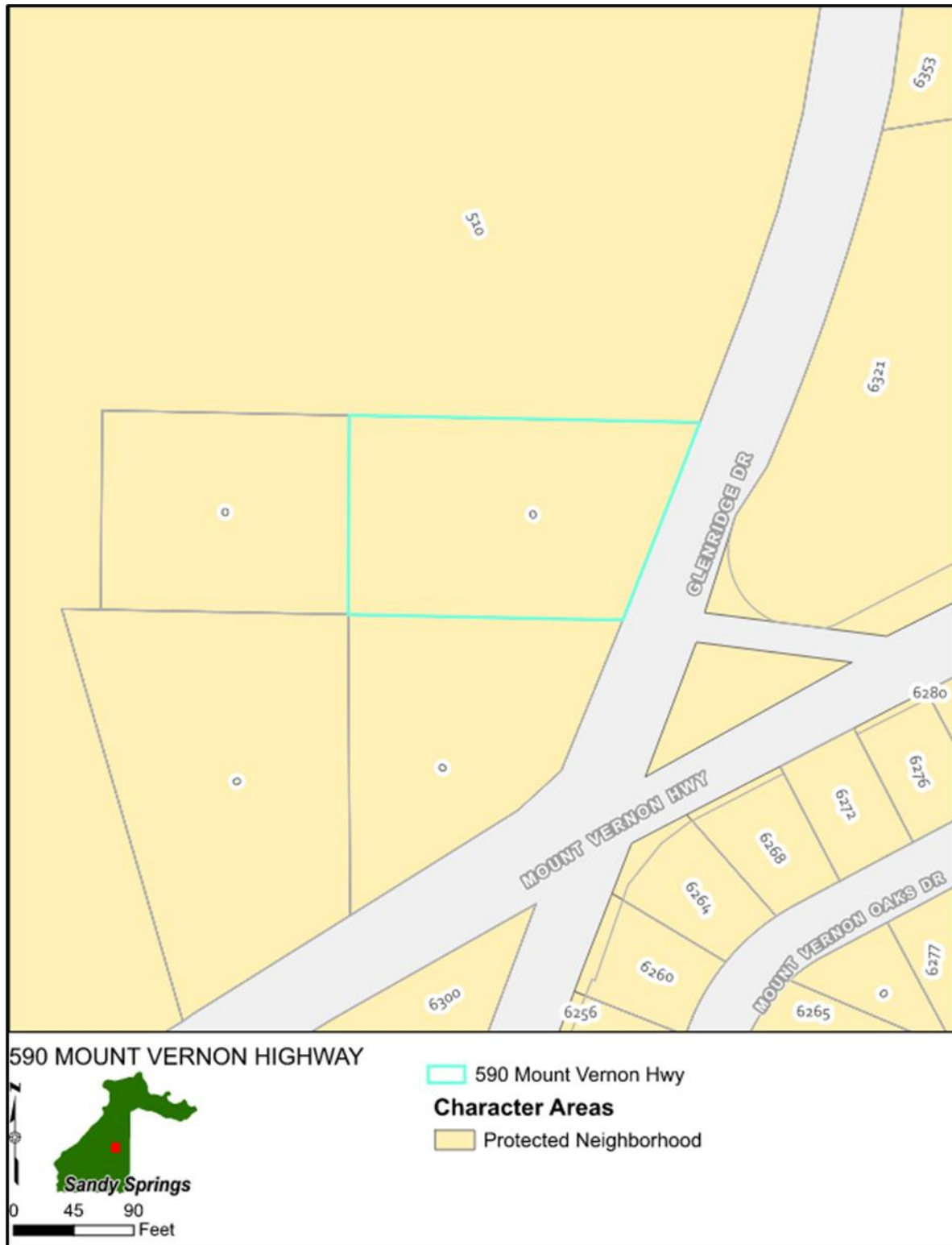
1. "Misty Creek Church Site Grading_03.23.23." received July 26, 2023
2. "Survey" stamped by Jarrod D. Black and received on July 26, 2023
3. "Misty Creek CUP Posters" received October 3, 2023
4. "20220018 Misty Creek Community Church – Pavilion" received October 3, 2023

PROPERTY INFORMATION	
Location:	590 Mount Vernon Hwy (Parcel # 17 0035LL0038) 0 Carriage Drive (Parcel # 17 0072LL0057) 0 Mount Vernon Hwy (Parcel # 17 0071LL0850) 0 Glenridge Drive (Parcel # 17 003600030207)
Council District:	4 – Jody Reichel
Road frontage:	Approximately 278 feet of frontage on Glenridge Drive Approximately 343 feet of frontage on Mount Vernon Hwy NE
Acreage:	Approximately 3.39 acres
Current Zoning: Existing Land Use:	RE-2 (Residential Estate – 2 acres minimum) Place of Worship
Previous Zoning Case/Cases:	U07-0012
Character Area:	Protected Neighborhood

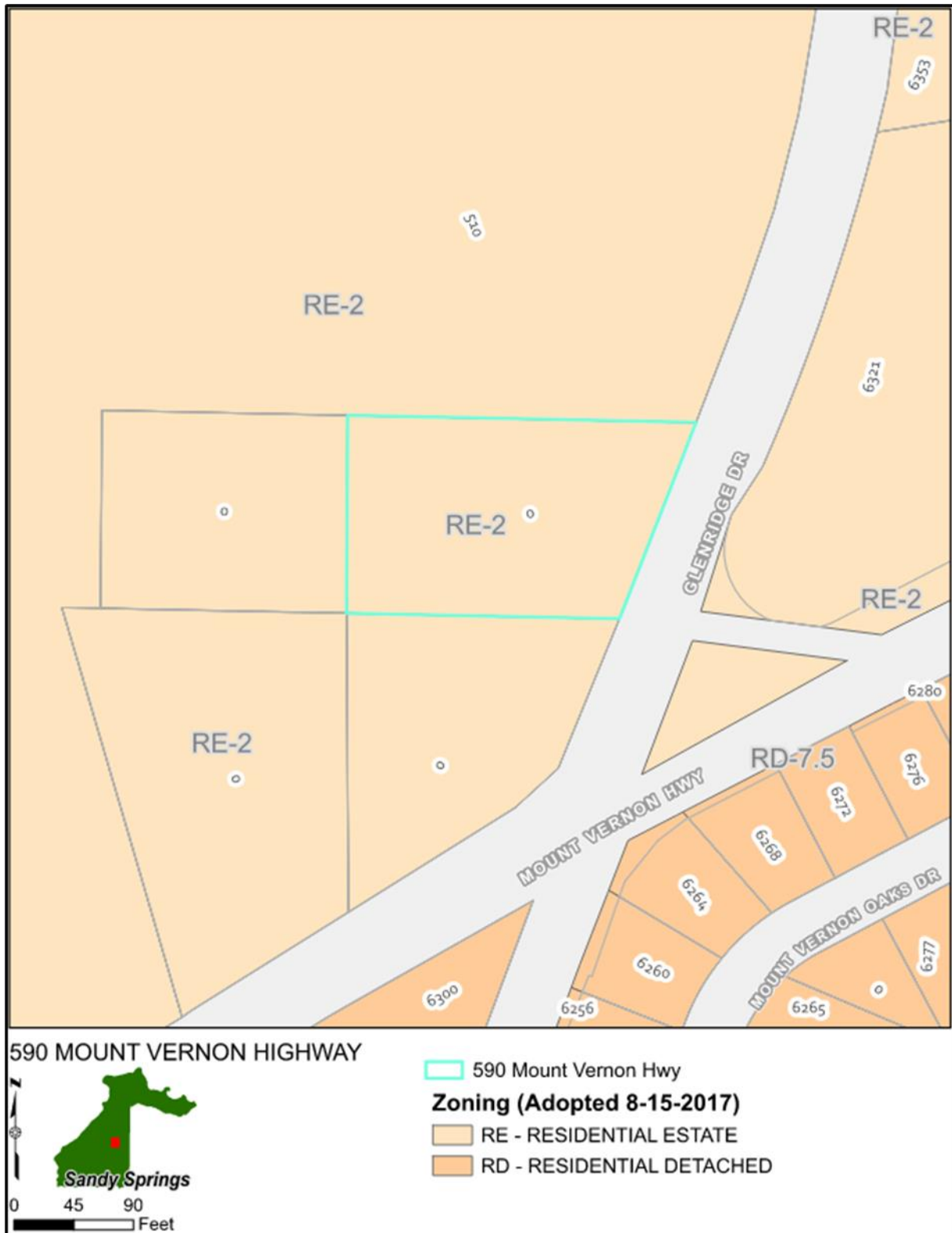
PROCESS			
Initial Community Meeting (CMI): September 27, 2023	Second Community Meeting (CMII): November 9, 2023	Planning Commission Hearing: December 20, 2023	Mayor and City Council Hearing: January 16, 2024

EXISTING ZONING AND LAND USES OF PROPERTY IN THE VICINITY			
Location relative to subject property	Zoning / Land use	Address(es)	Land area (acres) (approximate)
North	RE-2 (Residential Estate) Private School	510 Mount Vernon Highway	39.42 acres
East/Northeast	RE-2 (Residential Estate) Place of Worship (church)	6321 Glenridge Drive	6.28 acres
East/Southeast	RD-7.5 (Residential Detached) Single Unit Residential Neighborhood	Registry Glen Subdivision	Varies
South/Southwest	RD-7.5 (Residential Detached) Single Unit Residential Neighborhood	Glenview Subdivision	Varies
West	RE-2 (Residential Estate) Private School	510 Mount Vernon Highway	39.42 acres
PROPOSED DEVELOPMENT			
--	RE-2 (Residential Estate)	590 Mount Vernon Hwy 0 Carriage Drive 0 Mount Vernon Hwy 0 Glenridge Drive	3.39 acre

CHARACTER AREA MAP



ZONING MAP



AERIAL IMAGE



EXISTING DEVELOPMENT

The 3.39-acres site is zoned RE-2 (Residential Estate – 2 acres minimum) and is located at the northwest quadrant of the intersection of Mount Vernon Highway and Glenridge Drive. The site improvements currently consist of a cemetery, a church, parking, and a general-purpose building. To the north and west of the church is the Mount Vernon School (Upper School). To the east, across from Glenridge Drive is another church, First Baptist Church of Sandy Springs. To the south and southeast sits the Residential Detached Registry Glen subdivision, while to the southwest of the site lies the Residential Detached subdivision, Glenview.



Images of church and general-purpose building facing west



Image of cemetery, facing southeast toward the intersection of Mount Vernon Highway and Glenridge Drive

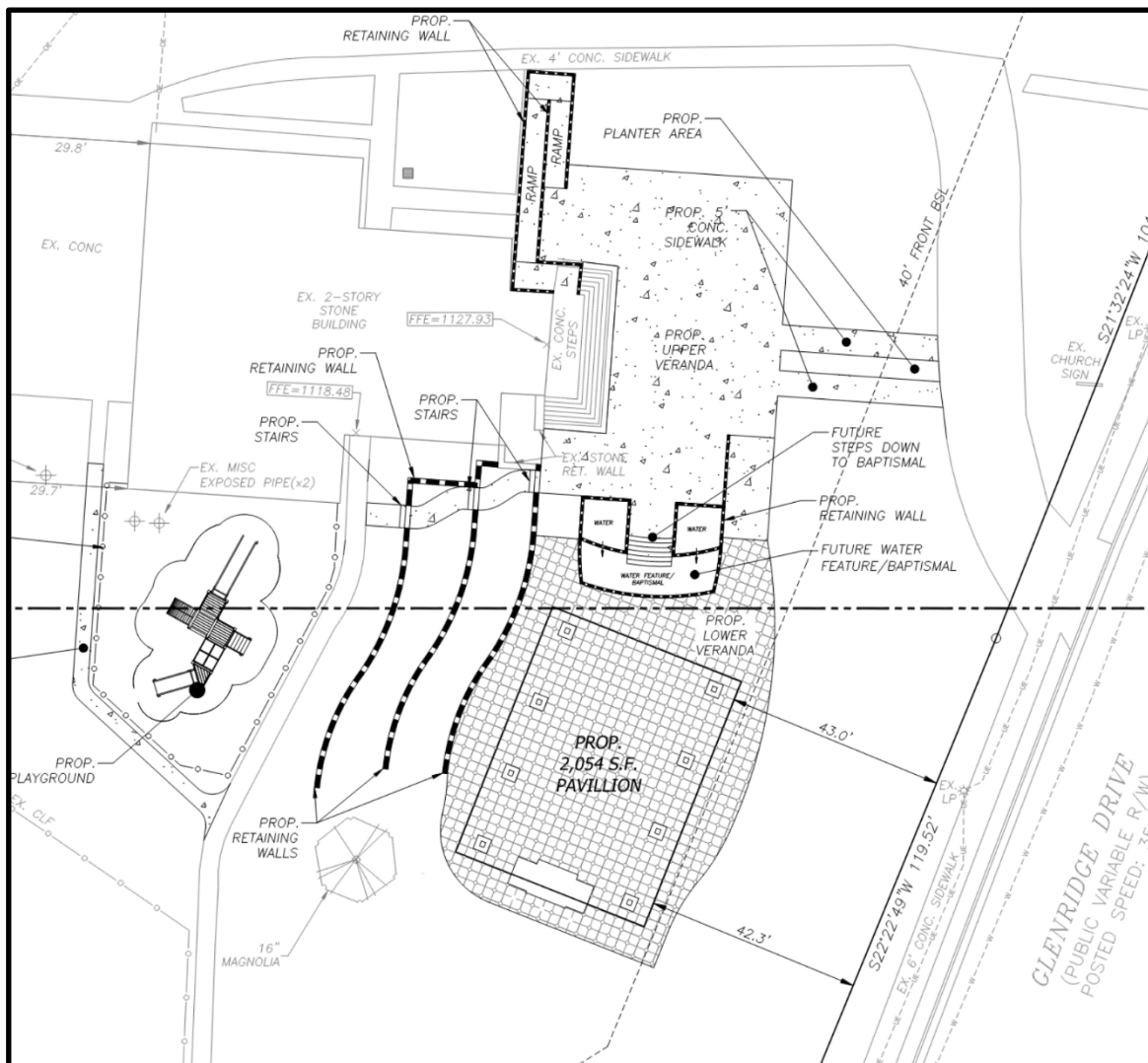


Image of proposed location for pavilion and playground facing northeast from Mount Vernon Highway

PROPOSED DEVELOPMENT

The proposed site improvements include a pavilion, playground, ADA-compliant ramps, retaining walls, and baptismal. The pavilion footprint is proposed to be 2,054 located to southeast of the main church building. The pavilion includes a fireplace with a 33-foot-tall chimney. The playground is also proposed to have a footprint of about 2,000 square feet, just to the west of the pavilion with a fence enclosure. Between the pavilion and playground are three (3) tiered retaining walls, easing the topography between the two. The ADA ramp is proposed to be located on the right (north) side of the church entry, providing access to the existing parking lot. On the left side of the church entry, the applicant proposes steps down to the pavilion which include a water feature to be used as a baptismal.

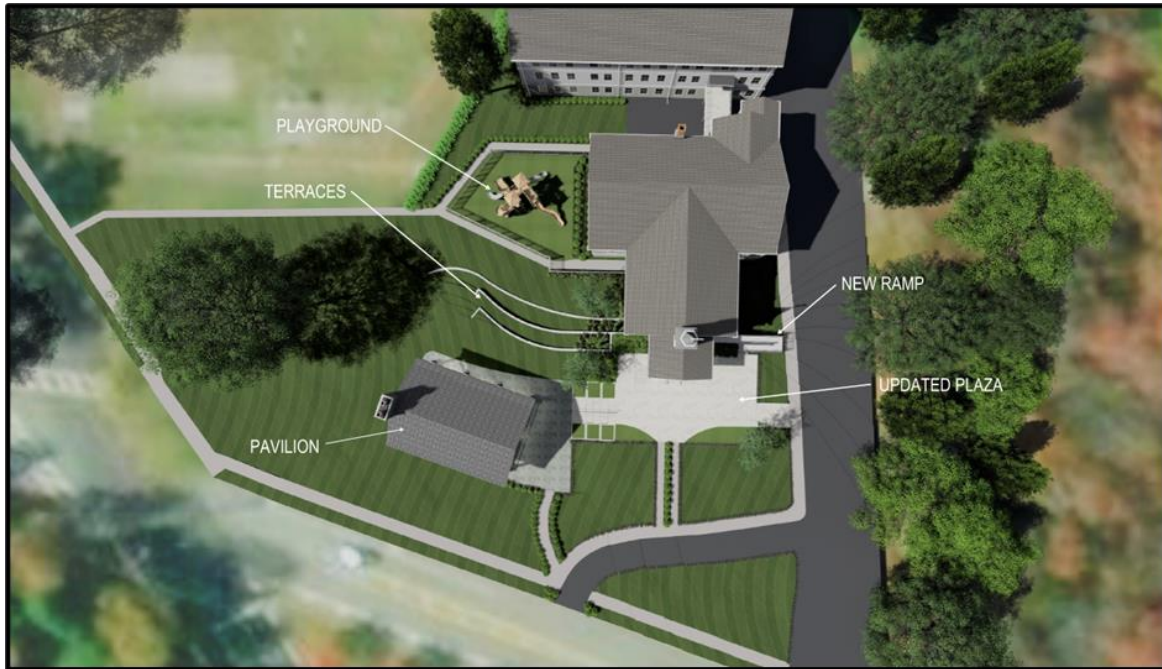
SITE PLAN (received July 11, 2023) (full size Site Plan in Package)



Key elements:

- ADA Ramp
- Baptismal/Steps
- Pavilion/Playground
- Retaining Walls

RENDERINGS



Rendering of the proposed site improvements and existing structures



Rendering of the proposed pavilion and playground, looking west from Glenridge Drive

CONDITIONAL USE PERMIT CONSIDERATIONS

Per Sec. 11.3.6.D. of the Development Code, the following list of approval criteria for a Conditional Use Permit provides guidance for making decisions on approval:

1. The use is allowed as a conditional use in the respective zoning district (See Div. 7).

Finding: The existing use, a place of worship, is allowed in the Residential Estate (RE-) district via a Conditional Use Permit.

2. The use complies with the applicable specific use standard listed in Article 7 without the granting of any Variance.

Finding: The use and proposed site amendments would not require any variances based on the information provided. A place of worship and its accessory site apparatus is defined as, “a building or structure that by design and construction is primarily intended for conducting organized religious services.” and has the following “Basic Use Standards”:

a. No buildings and use areas/structures other than parking and pedestrian walkways may be located within 100 feet of any Protected Neighborhood district used for residential purposes.

Finding: The closest residential Protected Neighborhood to the proposed structures is buffeted by Mount Vernon Highway, with a direct distance of at a minimum 190 or more feet.

b. No parking areas may be located within 50 feet of any Protected Neighborhood district used for residential purposes.

Finding: The closest residential Protected Neighborhood to the parking areas on the subject site well exceed 100 feet.

c. Any associated private schools, recreational fields or other uses requiring a conditional use permit as a stand-alone use in that zoning district are allowed only under a separately approved conditional use permit for each use.

Finding: The presented plan excludes any proposal for a private school, recreational field, or other use requiring a separate conditional use permit.

d. The maximum lot coverage and maximum building height beyond those of the underlying zoning district are determined through the Conditional Use Permit process.

Finding: It is staff’s assessment that no proposed or existing structure exceeds the zoning district’s maximum height allowance. No exceptional building height allowance is needed as a part of this request.

The lot coverage as proposed would exceed the normal district maximum of 25%, which is not unusual for most nonresidential uses at 40.5%.

3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics.

Finding: The proposed use is compatible with adjacent uses. The neighboring parcel to the north and west is zoned RE-2 and is developed with a private school, which like a Place of Worship falls under “Civic” use. The parcel to the east across from Glenridge Drive, is also developed as a Place of Worship (church), First Baptist Church of Sandy Springs.

Along Mount Vernon Highway are the Glenview and Registry Glen subdivisions, made up of single unit detached homes, zoned RD-7.5 (residential detached, 7,500 square feet minimum). Overall, the proposed accessory structures and original principal use are compatible with adjacent uses in terms of scale, intensity, hours of operation, and operating characteristics.

4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset.

Finding: There are no known adverse impacts that will result from the proposed site improvements in the area. Additionally, site improvements create a useable quasi-public amenity that the neighbor communities could benefit from aesthetically and practically.

5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development.

Finding: The city and other service providers will be able to provide sufficient public services to the site, as proposed increases in services are negligible.

COMMENTS FROM OTHER PARTIES

Sandy Springs Public Works & Transportation:

Ensure that the pavilion does not conflict with the GPC pole that will be relocated for the TS192 project. Please show the TS192 improvements (roadway/sidewalk, utilities, ROW, etc) as existing site conditions on the plan.

Sandy Springs Transportation Engineer:

No comment provided.

Sandy Springs City Engineer:

No comment provided.

Sandy Springs Chief Environmental Compliance Officer:

No comment provided.

Sandy Springs Arborist:

Approved with the following note: The 16" magnolia is not a Protected Tree; therefore, the proposed project would not impact any Protected Trees on the property.

Sandy Springs Land Development:

No comment provided.

Sandy Springs Sustainability Manager:

No comment provided.

Sandy Springs Building Official:

No comment provided.

Sandy Springs Fire Marshal:

More detailed plans needed regarding the fireplace. 2. Summary at bottom lists new restrooms for church. Not seen anywhere in the proposal. 3. Some details on the pavilion show operable walls on the sides. If this pavilion is able to be enclosed, then the occupant load could trigger a sprinkler requirement per section 22-34 of city ord.

Fulton County Schools:

No comment provided.

Fulton County Public Services and Utilities:

No comment provided.

PUBLIC PARTICIPATION

Community Meeting I

There were thirteen (13) attendees at the initial Community Meeting (CMI) on October 2, 2023. Topics discussed included the proposal and next steps.

Community Meeting II

There were twelve attendees at the second Community Meeting (CMII) on November 9, 2023. Questions and topics discussed were church activities and noise from previous events.

Correspondence Received

One public comment received which neither in support or opposition.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Following review, and based on the findings, Staff recommends **Approval of Conditional Use Permit U23-0003**, request for a Conditional Use Permit to allow for site improvements to an existing place of worship (church) campus, subject to the following conditions:

1. That the applicant improve and replace the cemetery fencing parallel to Mount Vernon Highway by constructing new fencing per regulations as set forth in section 8.3.10. of the Development Code.
2. That the development of the site be done per the site plan provided as an integral part of this application.

RECEIVED
10/3/2023 2:13 PM
LSW



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Case No.: U23-0003
Planner's initials: LSW

APPLICATION FORM

APPLICATION	Purpose of the Application: Request for a Conditional Use Permit for exterior improvements to a property zoned RE-2
	Check all that apply: ☐ Zoning Map Amendment (Rezoning) ☒ Conditional Use Permit
	Detailed request:
	Request to improve existing site conditions by removing existing retaining walls and replacing them with new retaining walls, adding a new ADA ramp off the front of the existing building, constructing a new pavilion, constructing a water feature and baptismal, playground and adding terrace steps leading to the new pavilion and replace sidewalk out to street.

COMMUNITY MEETING I REPORT	Date and location of CMI: October 2, 2023, Misty Creek Community Church	
	Beginning time: 6:00 PM	End time: 6:30 PM
	Summary of concerns discussed:	
	Concerns were focused on a more complete understanding of the scope of the request.	
	There was some confusion regarding whether any interior renovations were part of the CUP and it was confirmed that they were not included.	
	A total of 13 individuals signed the attendance log and another 3 joined by Zoom.	
	Does the Application address the concerns discussed at the CMI? ☒ Yes ☐ No	
	Explain: The application provides the graphics and details that give a better understanding of the specific requests and how the completed product will mesh with the existing facilities.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date: 10/3/2023	Tentative Planning Commission date: 12/20/2023
CMI date and time: 10/2/2023 6:00PM	Tentative Mayor and City Council date: TBD
OFFICIAL REQUEST (FOR PUBLICATION):	



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Case No.: _____
Planner's initials: _____

APPLICATION FORM

APPLICATION	Purpose of the Application: Request for a Conditional Use Permit for exterior improvements to a property zoned RE-2
	Check all that apply:
	☐ Zoning Map Amendment (Rezoning) ☒ Conditional Use Permit
	Detailed request:
	Request to improve existing site conditions by removing existing retaining walls and replacing them with new retaining walls, adding a new ADA ramp off the front of the existing building, constructing a new pavilion, constructing a water feature and baptismal, playground and adding terrace steps leading to the new pavilion.

COMMUNITY MEETING I REPORT	Date and location of CMI: October 2, 2023, Misty Creek Community Church	
	Beginning time: 6:00 PM	End time: 6:30 PM
	Summary of concerns discussed:	
	Concerns were focused on a more complete understanding of the scope of the request.	
	There was some confusion regarding whether any interior renovations were part of the CUP and it was confirmed that they were not included.	
	A total of 13 individuals signed the attendance log and another 3 joined by Zoom.	
	Does the Application address the concerns discussed at the CMI? ☒ Yes ☐ No	
	Explain: The application provides the graphics and details that give a better understanding of the specific requests and how the completed product will mesh with the existing facilities.	

- TO BE FILLED OUT BY P&Z STAFF -

Application date:	Tentative Planning Commission date:
CMII date and time:	Tentative Mayor and City Council date:
OFFICIAL REQUEST (FOR PUBLICATION):	



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Case No.: **U23-0003**
Planner's initials: **ISW**

PROJECT INFORMATION SHEET

PROPERTY	Address(es): 590 Mount Vernon Hwy NE, Sandy Springs, GA 30328	
	Parcel Tax ID(s): 17 0035 LL0038, 17 0072 LL0057, 17 0071 LL0850, 17 0036 0030207	
	Total acreage: 3.14 Acres	Council District: District 4
	Current zoning: RE-2	Current use: Church religious facility
	Character Area: Protect Neighborhood	

APPLICATION	Purpose of the Application: Internal building and ADA Improvements. Add Outdoor Pavilion.	
	Check all that apply:	
	☐ Zoning Map Amendment (Rezoning)	☒ Conditional Use Permit
	Detailed request: See Attached page "AA" for project scope.	
	Petitioner: Rochester & Associates, LLC	
Petitioner's address: 425 Oak Street, NW, Gainesville, GA 30501		
Phone:		Email: bkdunckel@rochester-assoc.com

OWNER	Property owner: Misty Creek Community Church, Inc.	
	Owner's address: 590 Mount Vernon Hwy, NE, Sandy Springs, GA 30328	
	Phone:	Email:
	Signature (authorizing initiation of the process): <i>[Signature]</i> ^{7/26/23} Thomas M. Menefee	
	If the property is under contract, provide a copy of the contract	

- TO BE FILLED OUT BY P&Z STAFF -

Pre-Application Meeting date:	Anticipated Application date:
CMI date, time, and location:	
ADDITIONAL INFORMATION NEEDED:	
SUBMITTAL ITEMS WAIVED BY DIRECTOR:	

Scope:

1. The project consists of a new outdoor pavilion, renovating the existing site and adding a storage room and two single use ADA restrooms with a small connection corridor to the existing sanctuary.
2. Pavilion - approximately 1,600 square feet with a stone veneer fireplace at one end, wood columns with stone veneer bases, a wood trusses system, and a standing seam metal roof with a togues and groove ceiling.
3. Site work - The site work will consist of adding new retaining walls, a new ADA ramp off the front of the existing sanctuary and new terrace steps leading to the pavilion.

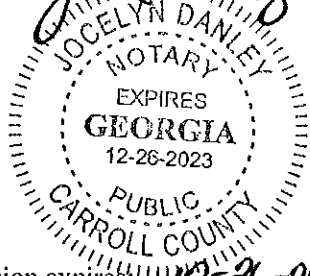


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AUTHORIZATION FORM – PART I

A- The property owner must fill out the following section and have it notarized. If a property has multiple owners, each owner must separately fill out a copy of the Authorization Form.

Owner states under oath that he/she is the owner of the property described in the attached legal description, which is made part of this Application.	
Owner's name: <u>Misty Creek Community Church, Inc</u>	Sworn and subscribed before me this <u>30</u> th day of <u>August</u> 20 <u>23</u>
Address: <u>590 Mount Vernon Highway</u>	
City, State, Zip Code: <u>Sandy Springs GA 30328</u>	Notary public: <u>Joelyn Danley</u>
Email address: <u>[REDACTED]</u>	Seal: 
Phone number: <u>[REDACTED]</u>	Commission expires: <u>12-26-2023</u>
Owner's signature: <u>[Signature]</u> <u>Thomas M. Mendler</u> <u>As. President of Misty Creek Community Church, Inc</u>	

B- If the Applicant is *not* the current owner of the subject property:

Fill out the following section, check the appropriate statement, and have it notarized.

Applicant states under oath that:	
☐ He/she is the executor or Attorney-in-Fact under a Power-of-Attorney for the owner (<i>attach a copy of the contract</i>); or	
☐ He/she has an option to purchase the subject property (<i>attach a copy of the contract</i>); or	
☐ He/she has an estate of years which permits the Applicant to apply (<i>attach a copy of the lease</i>)	
Applicant's name:	Sworn and subscribed before me this <u> </u> th day of <u> </u> 20 <u> </u>
Company name:	
Address:	Notary public:
City, State, Zip Code:	Seal:
Email address:	Commission expires:
Phone number:	
Applicant's signature:	



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DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this Application, have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:

Misty Creek Community Church, Inc

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: <i>Thomas M. Menefee</i>	<i>President, Misty Creek Community Church, Inc</i>
Signature: <i>[Signature]</i>	Date: <i>8/30/23</i>

Note: Each party involved in the Application must sign an individual copy of this form.

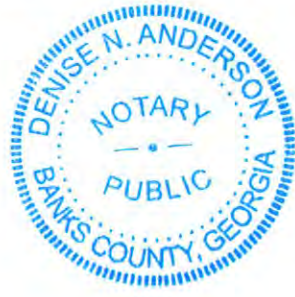


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AUTHORIZATION FORM – PART II

- C- If an agent or attorney will represent the owner and/or the Applicant:
Fill out the following section and have it notarized.

Agent's name: Bradley Dunckel
Company: Rochester DCCM
Address: [REDACTED]
City, State, Zip Code: [REDACTED]
Email address: [REDACTED]
Phone number: 770-363-1997
Agent's signature: <i>Bradley Dunckel</i>
Applicant's signature: <i>Richard Brane Secretary</i>

Sworn and subscribed before me this <u>3</u> th day of <u>October</u> 20 <u>23</u>
Notary public: <i>Denise N. Anderson</i>
Seal: 
Commission expires: <u>1-29-25</u>



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DISCLOSURE OF CONTRIBUTION FORM

Within the two (2) years immediately preceding the filing of this Application, have you made any campaign contributions aggregating \$250.00 or more or made gifts having an aggregate value of \$250.00 to the Mayor or any member of the City Council? ☐ Yes ☒ No

List all individuals or business entities which have an ownership interest in the property which is the subject of this Application:
None

Campaign Contributions:			
Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name: Bradley Dunckel	
Signature: <i>Bradley Dunckel</i>	Date: 10/3/23

Note: Each party involved in the Application must sign an individual copy of this form.

Letter of Intent

Misty Creek Community Church

590 Mount Vernon Hwy.

Sandy Springs, GA 30328

Required for **all** cases

Address the following in detail, on a separate sheet:

1. Requested Zoning Map Amendment (Rezoning) and/or Conditional Use Permit
The Conditional Use Permit is requested for exterior additions and improvements to the existing CUP (U07-012/CV07-025) that was issued in November 2007 for use of the property as a “Place of Worship” (and ancillary facilities) within a RE-2 zoning district under the City’s Code of Ordinances, Div. 2.2.
2. Factual details about the proposal:
 - Number and size of buildings – One Pavilion – 2100 SF
One Playground – 2000 SF
One ADA Ramps – 500 SF
One Retaining Walls – 600 SF
One Water Feature/Baptismal – 1000 SF
 - Square footage of gross floor area of nonresidential uses – 6200 SF
 - Type and number of residential units - 0
 - Number of employees and customers, number of classrooms, hours of operation, etc. - No Change.

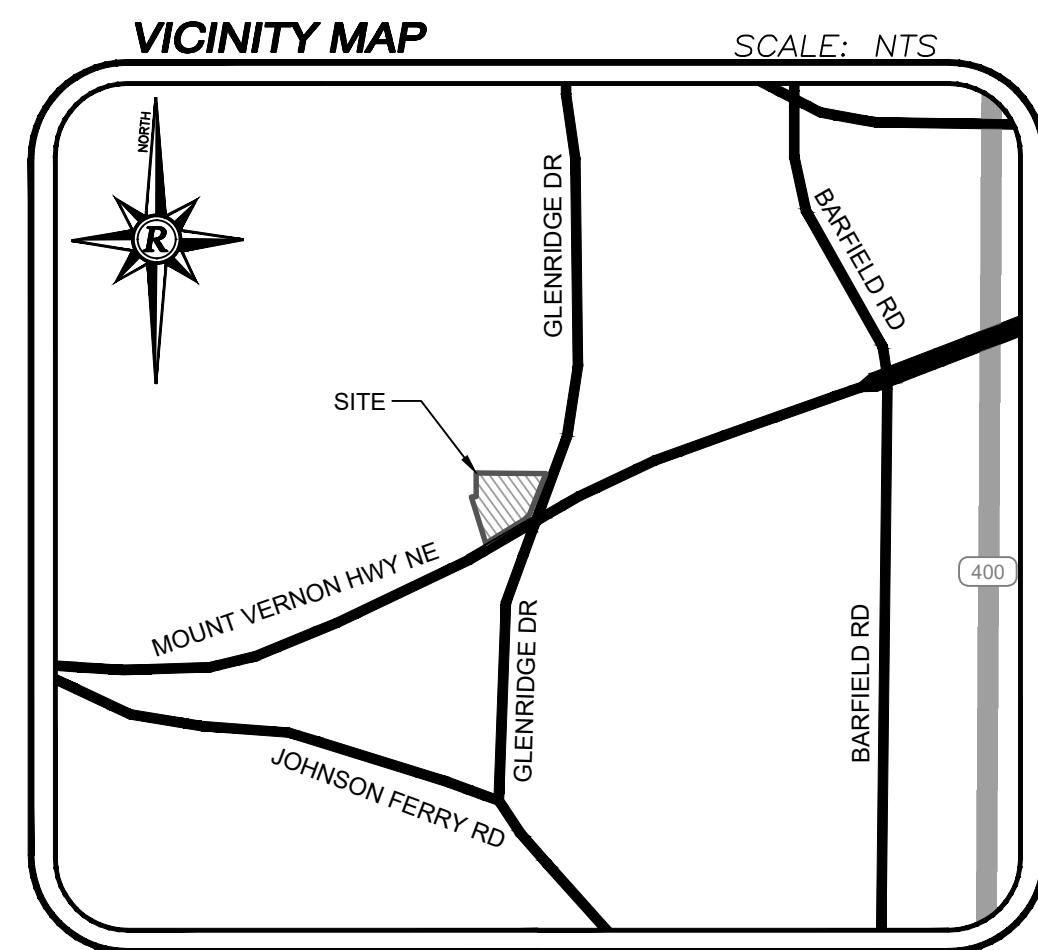
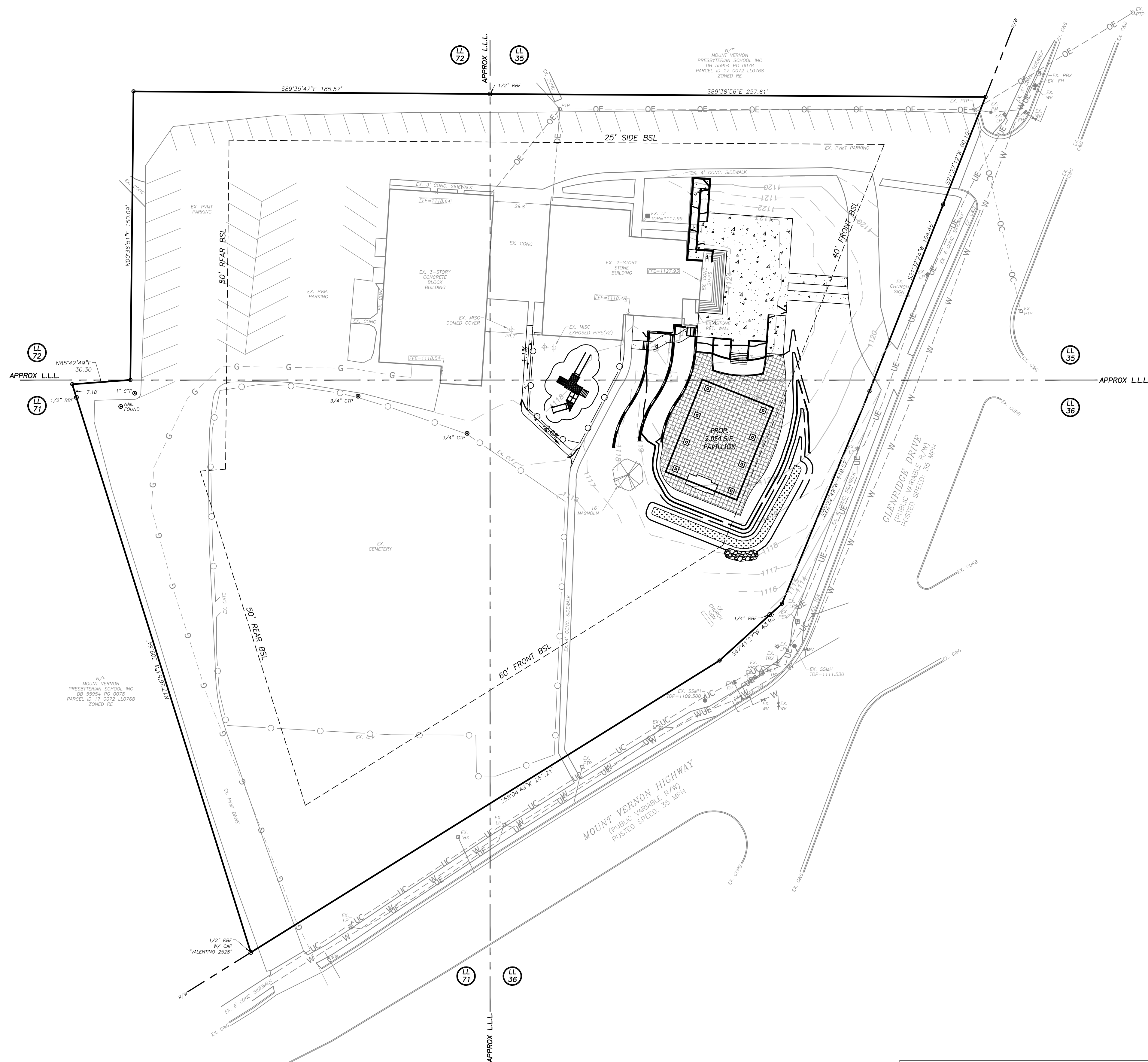
Required for Conditional Use Permit cases

Provide a written analysis of the impact of the proposed Conditional Use with respect to each of the approval criteria in Sec. 11.3.6. Address the following in detail, on a separate sheet:

1. The use is allowed as a Conditional Use in the respective zoning district (see Div. 7.2). A “Place of Worship is listed as a conditional use under Div. 7.1. The proposed exterior improvements are compatible with facilities normally associated with “A Place of Worship”.
2. The use complies with the applicable specific use standard listed in Article 7. if any, without the granting of any Variance. The proposed use and specific improvements do not appear to be in conflict with the specific use standards of Article 7.
3. The use is compatible with adjacent uses in terms of location, scale, site design, hours of operation and operating characteristics. The proposed uses are adjacent to another much larger Place of Worship (Sandy Springs Baptist Church) and therefore appears to be compatible in terms of location, scale, site design, hours of operation and operating characteristics.
4. Any significant adverse impacts resulting from the proposed use in the affected area will be effectively mitigated or offset. There are no known adverse impacts from the proposed use but if so, every effort will be made to mitigate them.
5. The City and other service providers will be able to provide sufficient public facilities and services including schools, roads, recreation facilities, wastewater treatment, water supply and stormwater facilities, police, fire and emergency medical services, while maintaining sufficient levels of service to existing development. Any additional public or private resources that may be required for the proposed use would be minimal and should not create a demand that is beyond the provider’s capacity.

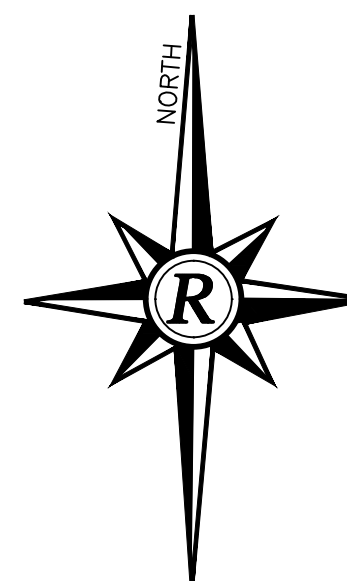
- DEVELOPMENT STATISTICS SUMMARY CHART:
SITE AREA - 3.14 AC, 136,778 S.F.
BUILDING FOOTPRINTS - 9,314 S.F., 6.8% OF SITE
PARKING SPACES - 9,781 S.F., 7.2% OF SITE
LOT COVERAGE - 55,446 S.F., 40.5% OF SITE

BUILDING SETBACKS:
FRONT: 60' (FROM PRIMARY STREET)
40' (FROM SECONDARY STREET)
SIDE: 25'
REAR: 50'



GEORGIA811
www.Georgia811.com

MISTY CREEK COMMUNITY CHURCH
590 MOUNT VERNON HWY
SANDY SPRINGS, GA 30328



Rochester **DECM**

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester-assoc.com

OVERALL SITE PLAN
FOR:
MISTY CREEK
COMMUNITY CHURCH PAVILLION

LAND LOTS 35, 36, 71, & 72, 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

[illegible]

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER, OHIO, VOID. THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.



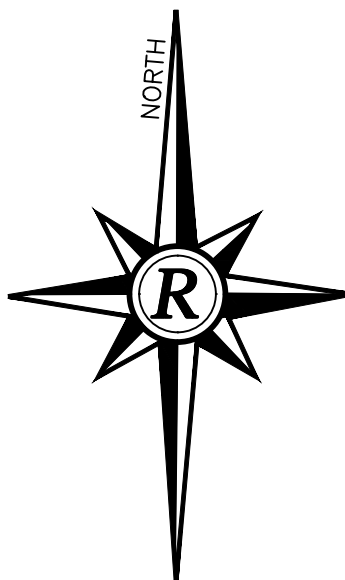
NOT FOR
CONSTRUCTION

SHEET
1
OF
3

DATE: 03.02.2023
SCALE: 1"=30'
JOB NO. G22T36.MCC
DWG NO. .CNST.dwg
DRAWN BY: DCR

- $$FFE = 1118.54$$

www.Georgia811.com



Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
70.718.0600 p | www.rochester-assoc.com

LAND LOTS 35, 36, 71, & 72, 17TH DISTRICT
CITY OF SANDY SPRINGS
FULTON COUNTY, GEORGIA

ALL CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER [] SHALL VOID THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE

5' 0' 10' 20'

SHEET
3
 OF
3
 DATE: 03.02.2023
 SCALE: 1"=10'
 OB NO. G222136.MCC
 WG NO. .CNST.dwg
 WNN BY: DCB

DATE: 03.02.2023
SCALE: 1"=10'

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

N/F
MOUNT VERNON
PRESBYTERIAN SCHOOL, INC

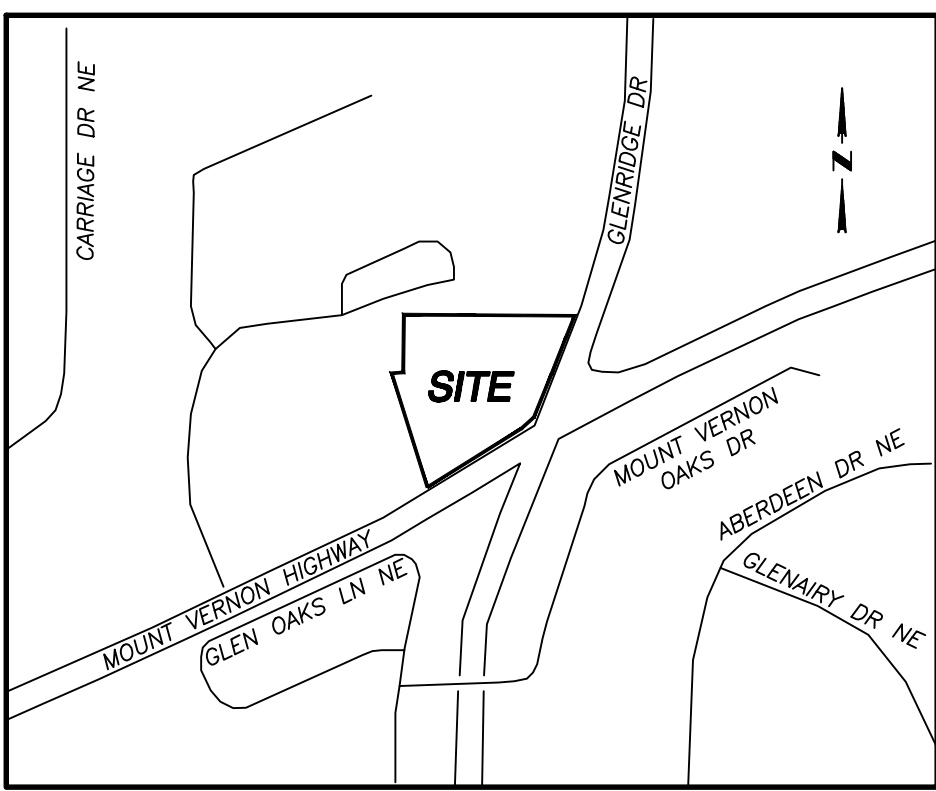
N/F
MOUNT VERNON
PRESBYTERIAN SCHOOL, INC



Where it's 811,
call before you dig.

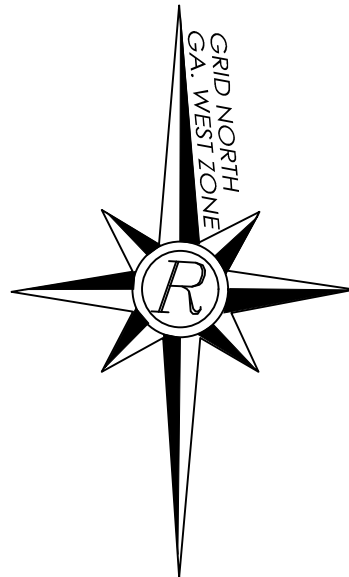
N/F
MOUNT VERNON
PRESBYTERIAN SCHOOL, INC

N/F
MOUNT VERNON
PRESBYTERIAN SCHOOL, INC



VICINITY MAP
SCALE: NTS

AREA:
3.140 ACRES



LEGEND

- BW - BOTTOM OF WALL
- C&G - CURB & GUTTER
- CTP - CRIMP TOP PIPE
- CLF - CHAIN LINK FENCE
- CONC - CONCRETE
- CP - CALCULATED POINT
- CTP - CRIMP TOP PIPE FOUND
- DB,PG - DEED BOOK, PAGE
- DI - DRAIN INLET
- FFE - FINISHED FLOOR ELEVATION
- FI - FIRE HYDRANT
- GS - GAS LINE
- IPS - IRON PIN SET (1/2"REBAR)
- LL - LAND LOT
- LL - LAND LOT LINE
- LP - LIGHT POLE
- MH - MANHOLE
- N/F - NOW OR FORMERLY
- OC - OVERHEAD COMMUNICATION
- OE - OVERHEAD POWER
- PBX - POWER BOX
- PM - POWER METER
- PP - POWER POLE
- PTP - POWER & TELEPHONE POLE
- PVMT - PAVEMENT
- RBF - REBAR FOUND
- RET - RETAINING
- R/W - RIGHT OF WAY
- TEX - TELEPHONE BOX
- TM - TOP OF WALL
- UC - UNDERGROUND COMMUNICATION
- UE - UNDERGROUND ELECTRIC
- WL - WATER LINE
- WM - WATER METER
- WV - WATER VALVE

SURVEY NOTES

1. THE FIELD DATA DATED 9/23/2022 UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 49,858 FEET AND AN ANGULAR ERROR OF 2" SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 134,409 FEET.
3. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVOD88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL FREQUENCY TRIMBLE R10-2 GNSS GPS RECEIVER WITH A TRIMBLE TSC2 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
5. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
6. NO IDENTIFIED AND DELINEATED WETLANDS WERE OBSERVED DURING THE COURSE OF THE FIELD SURVEY. HOWEVER THIS SURVEYOR DID NOT DO A THOROUGH INSPECTION OF THE INTERIOR OF THIS SITE. THEREFORE EXCEPTION IS MADE HEREIN TO ANY WETLANDS THAT MAY EXIST WITHIN THE BOUNDARIES OF THIS SITE.
7. NO PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, COMMUNITY PANEL NO. 13121C0161F, EFFECTIVE DATE SEPTEMBER 16, 2013.
8. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR PLACED WITH A YELLOW PLASTIC CAP STAMPED "ROCHESTER-LSF000484", UNLESS OTHERWISE NOTED.
9. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTRIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
10. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)).
11. THE PURPOSE OF THIS SURVEY IS TO OBTAIN A CONDITIONAL USE PERMIT FOR IMPROVEMENTS.

SURVEYORS CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A., SECTION 15-6-67.

JARROD L. BLACK, PLS #3288
jblack@rochester-assoc.com
Rochester and Associates, LLC
LSF-000484 EXPIRATION 6/30/2024
www.rochester-assoc.com

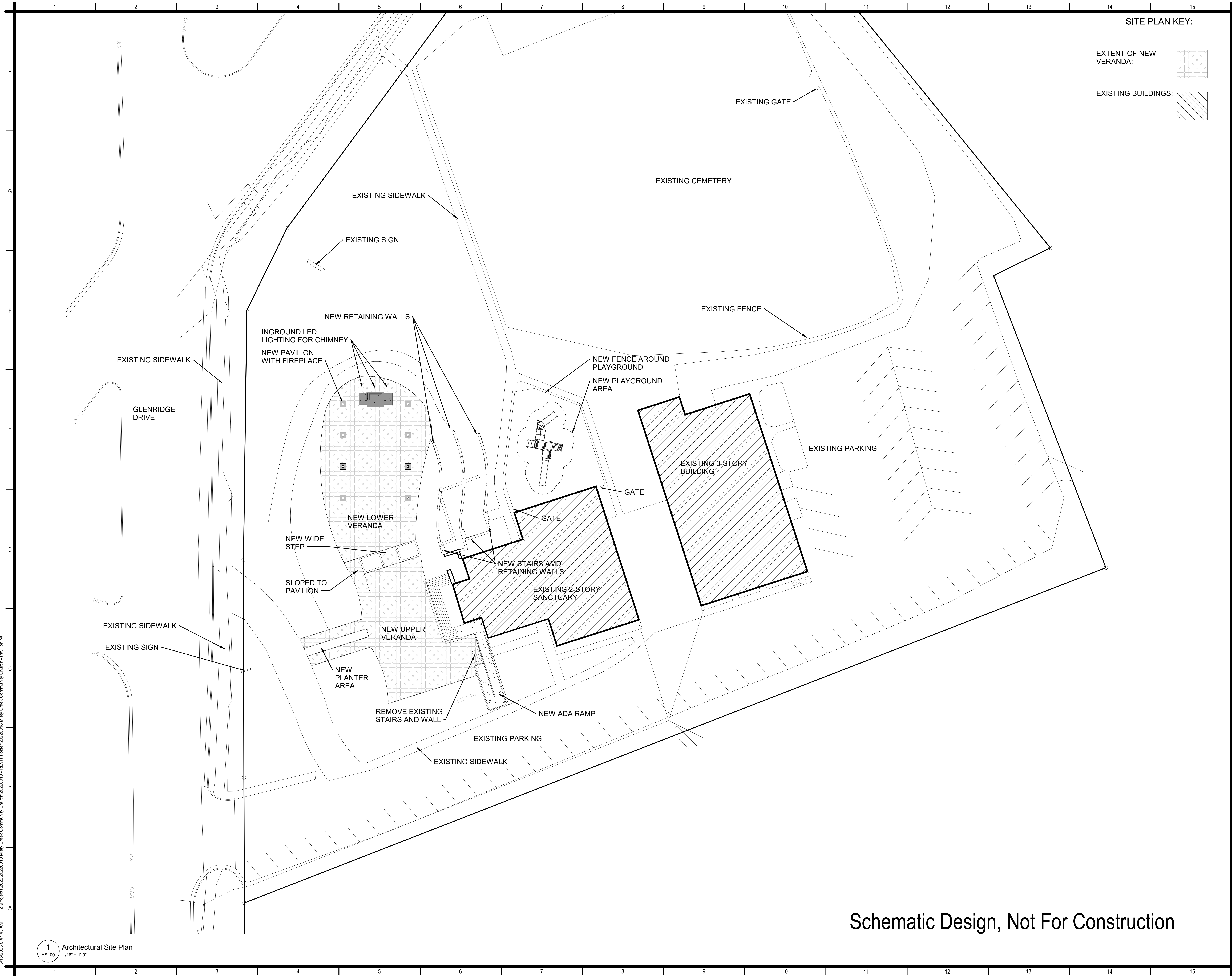
10/3/2022
DATE



SHEET
1
OF
1
DATE: 10/03/2022
SCALE: 1"=20'
JOB NO.: 0222136MCC
DRAWN BY: JAW
DWG NO.: 0304

RETRACEMENT SURVEY
MISTY CREEK COMMUNITY CHURCH, INC.
LAND LOTS 35, 36, 37, & 72, 17th DISTRICT
FULTON COUNTY, GEORGIA

Rochester
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30601
770.716.0800 P 1 www.rochester-assoc.com



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PLANNING
PROGRAMMING
INTERIORS

AIA NCARB

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ARCHITECTS
Gainesville - Atlanta
470 • 480 • 5560
1 WEST COURT SQUARE
SUITE 100
DECATUR, GA 30030
410 BRADFOORD STREET NW
GAINESVILLE, GEORGIA 30501

[illegible]

PRELIMINARY DESIGN

MISTY CREEK COMMUNITY CHURCH
PAVILION

590 MOUNT VERNON HIGHWAY NORTHEAST, SANDY
SPRINGS, GA 30328

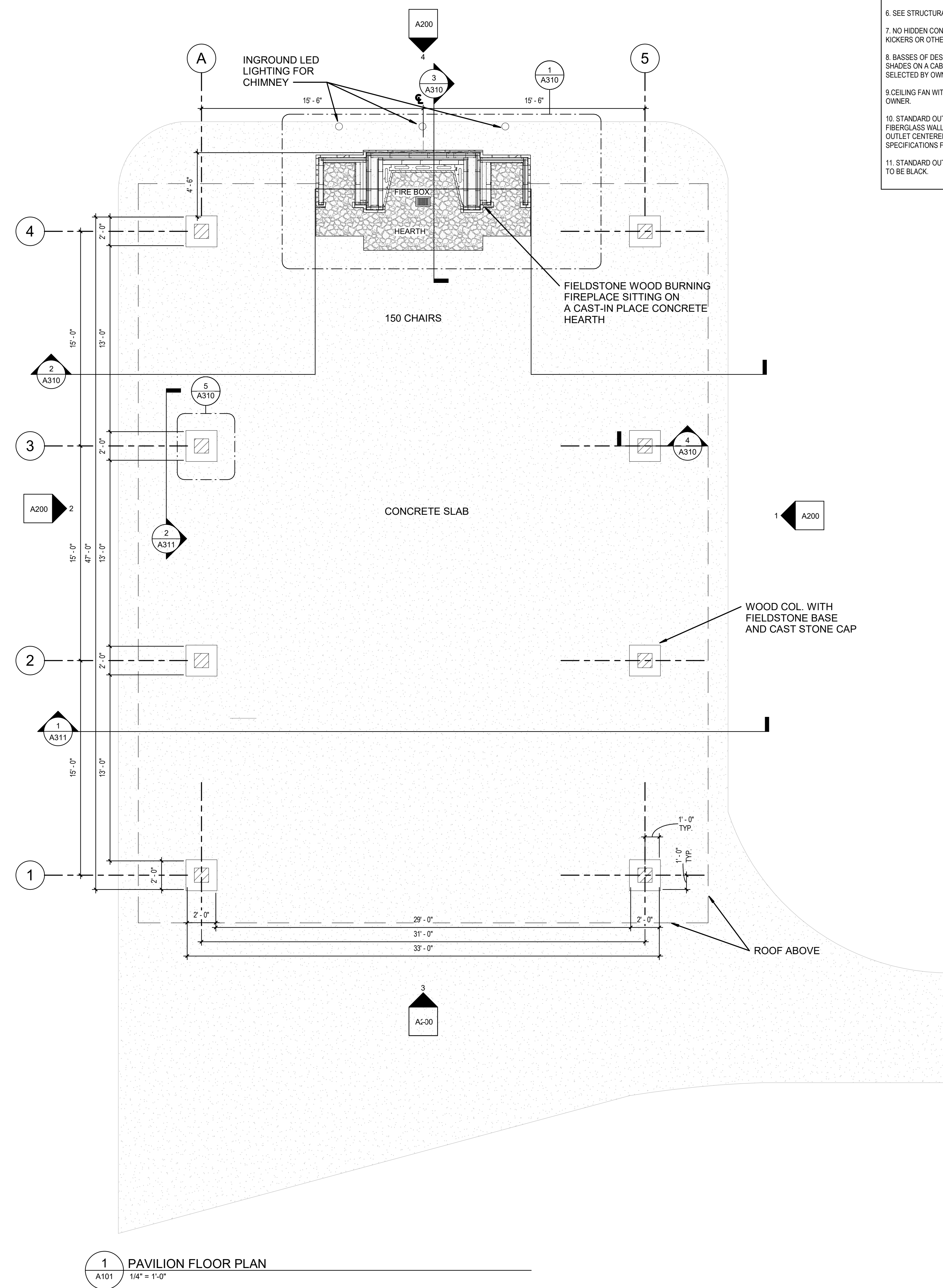
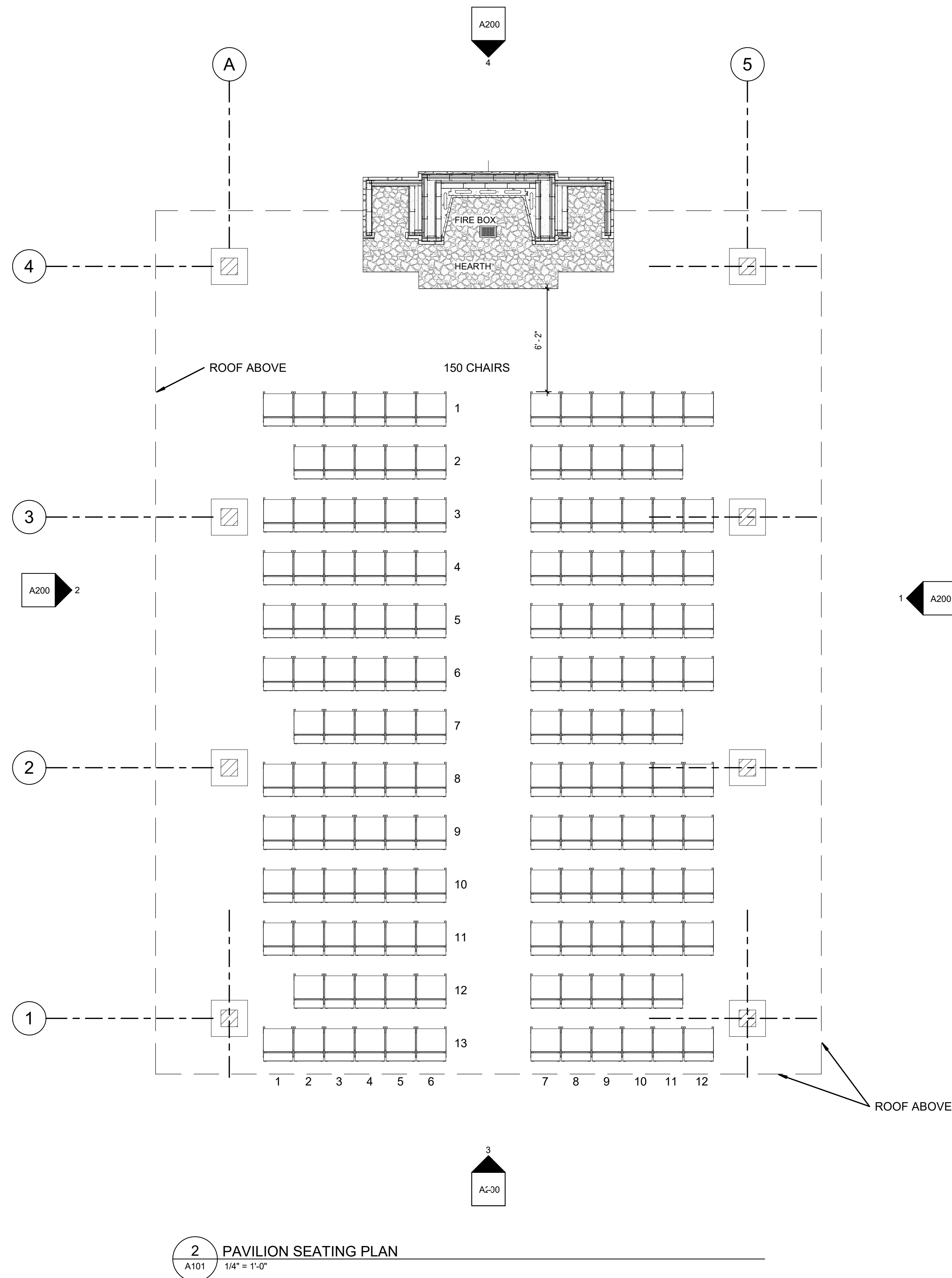
PROJECT PHASE

PRELIMINARY
DESIGN

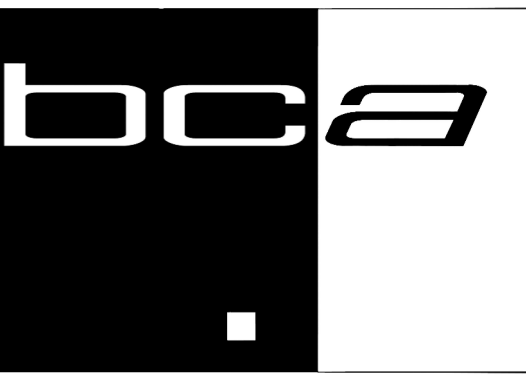
ARCHITECTURAL
SITE PLAN

	JOB NO.
	202100XX
	DATE
	02/11/2022

SHEET NO. AS100



- # GENERAL PLAN NOTES
1. ALL DIMENSIONS ARE TO CENTERLINE OF STRUCTURE OR FACE OF STRUCTURE (INCLUDING PARTIAL STUDY) U.N.O. DIMENSIONS FOLLOWED BY A "T" DENOTES A "CLEAR" DIMENSION FROM FINISHED FACE TO FINISHED FACE OR TO CENTERLINE TO BE MAINTAINED.
 2. DO NOT SCALE DRAWINGS. ONLY DIMENSIONAL INFORMATION IS TO BE USED. CONTACT ARCHITECT ON ANY DISCREPANCIES.
 3. SLOPE ALL EXTERIOR GRADES AWAY FROM BUILDING TO ENSURE POSITIVE DRAINAGE.
 4. SLOPE ALL EXTERIOR HARDSCAPE AWAY FROM BUILDING FOR POSITIVE DRAINAGE AND A MAXIMUM OF 2% AT ACCESSIBLE PATHS.
 5. ALL WOOD BLOCKING AND NAILS USED IN THIS BUILDING SHALL BE FIRE RETARDANT TREATED (INDOORS ONLY).
 6. SEE STRUCTURAL PLANS FOR FOUNDATIONS.
 7. NO HIDDEN CONNECTIONS ON HEAVY TIMBER BEAMS, TRUSSES, KICKERS OR OTHER MEMBERS.
 8. BASSES OF DESIGN FOR SUN SHADES: AURORA AUTOMATED SHADES ON A CABLE SYSTEM. SHADE COLOR AND MATERIAL TO BE SELECTED BY OWNER.
 9. CEILING FAN WITH LED LIGHTS, 48" DIA. MIN. TO BE SELECTED BY OWNER.
 10. STANDARD OUTLET TO BE MOUNTED BEHIND TRADITIONAL FIBERGLASS WALL CROSS. OUTLET COLOR TO BE BLACK. MOUNT OUTLET CENTERED BEHIND CROSS. SEE MANUFACTURE SPECIFICATIONS FOR MOUNTING CROSS.
 11. STANDARD OUTLET TO BE MOUNTED BEHIND T.V. OUTLET COLOR TO BE BLACK.



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Gainesville - Atlanta
470-480-5560

410 BRADFORD STREET NW
GAINESVILLE, GEORGIA 30501

PRINTING & REVISIONS

[illegible]

PRELIMINARY DESIGN

MISTY CREEK COMMUNITY CHURCH
PAVILION

590 MOUNT VERNON HIGHWAY NORTHEAST, SANDY
SPRINGS, GA 30328

PROJECT PHASE

PRELIMINARY
DESIGN

SHEET TITLE

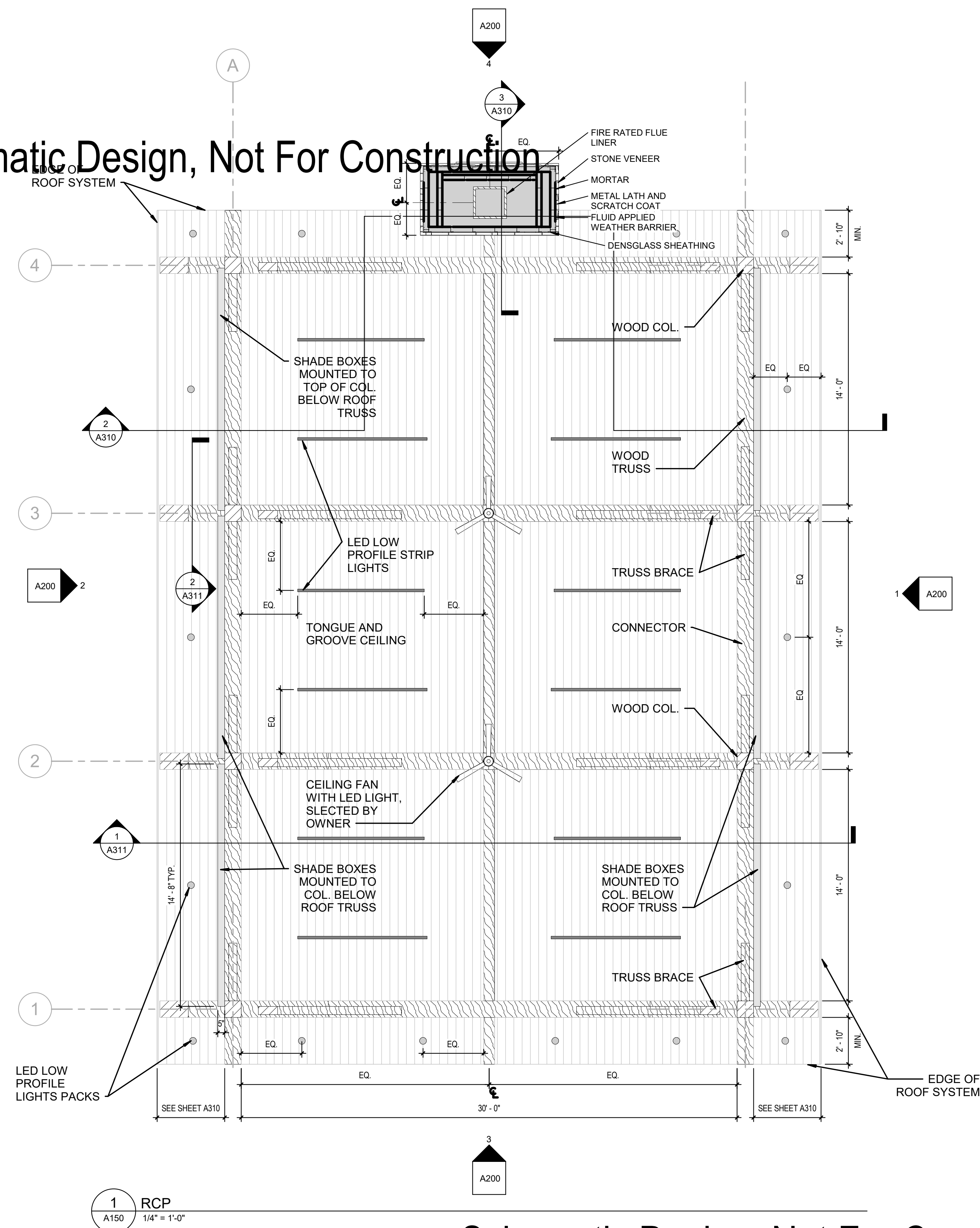
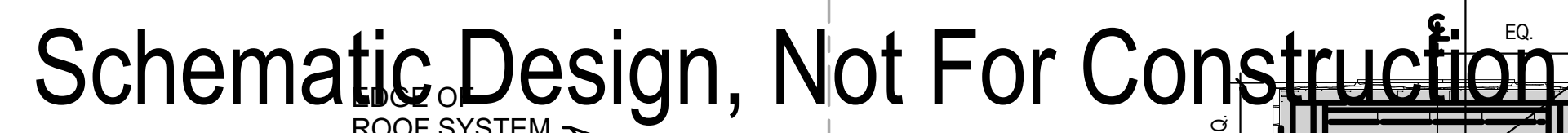
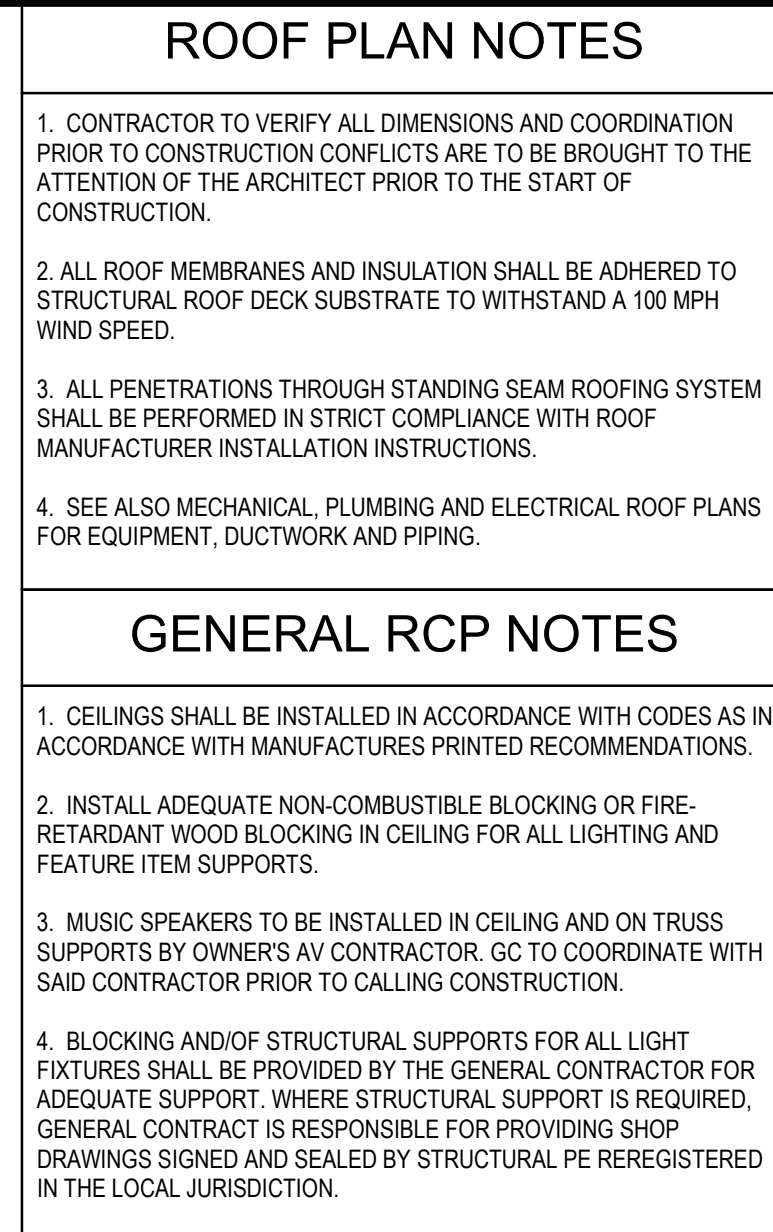
OVERALL FLOOR
PLANS

	JOB NO. 202100XX
	DATE 02/14/2023

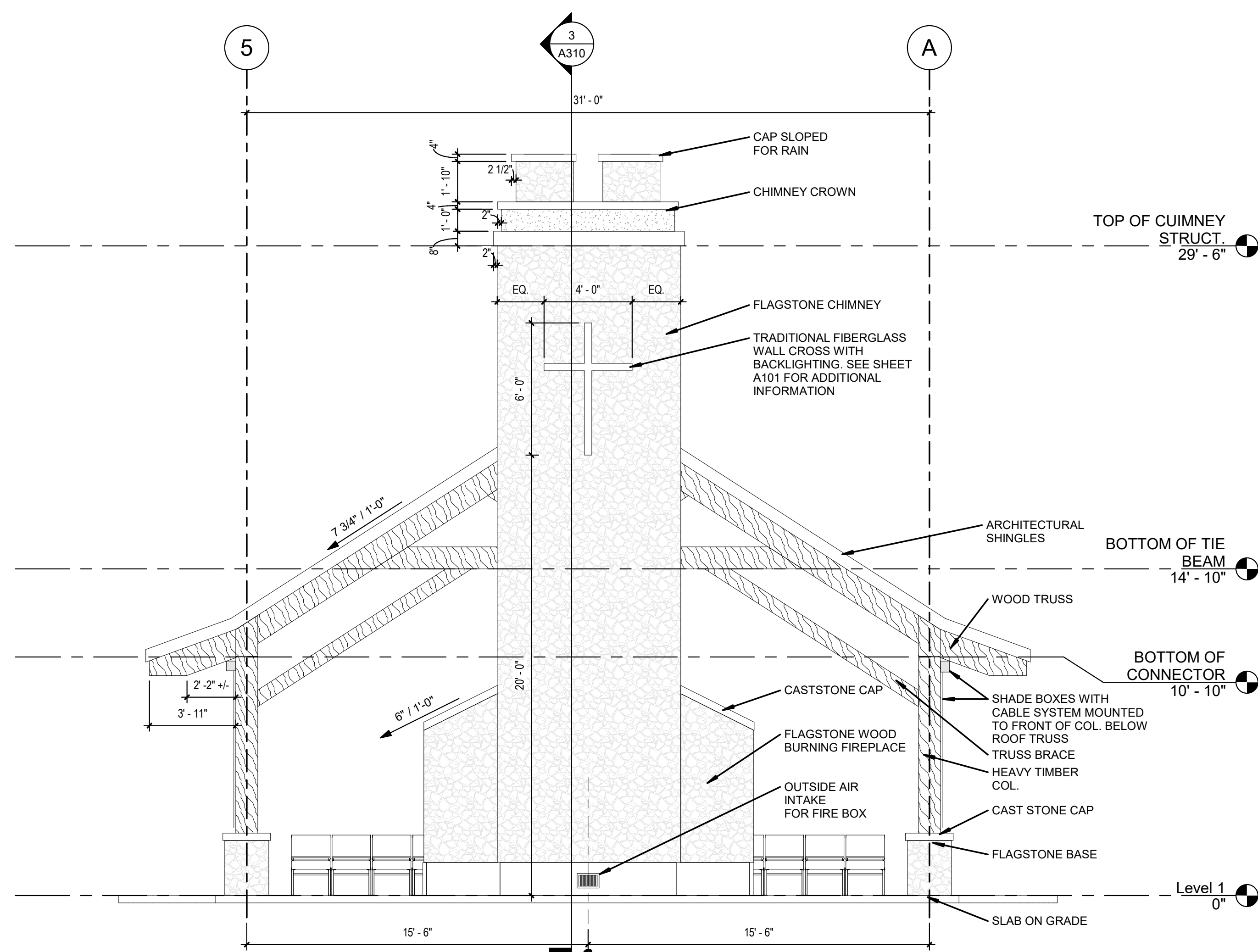
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A101

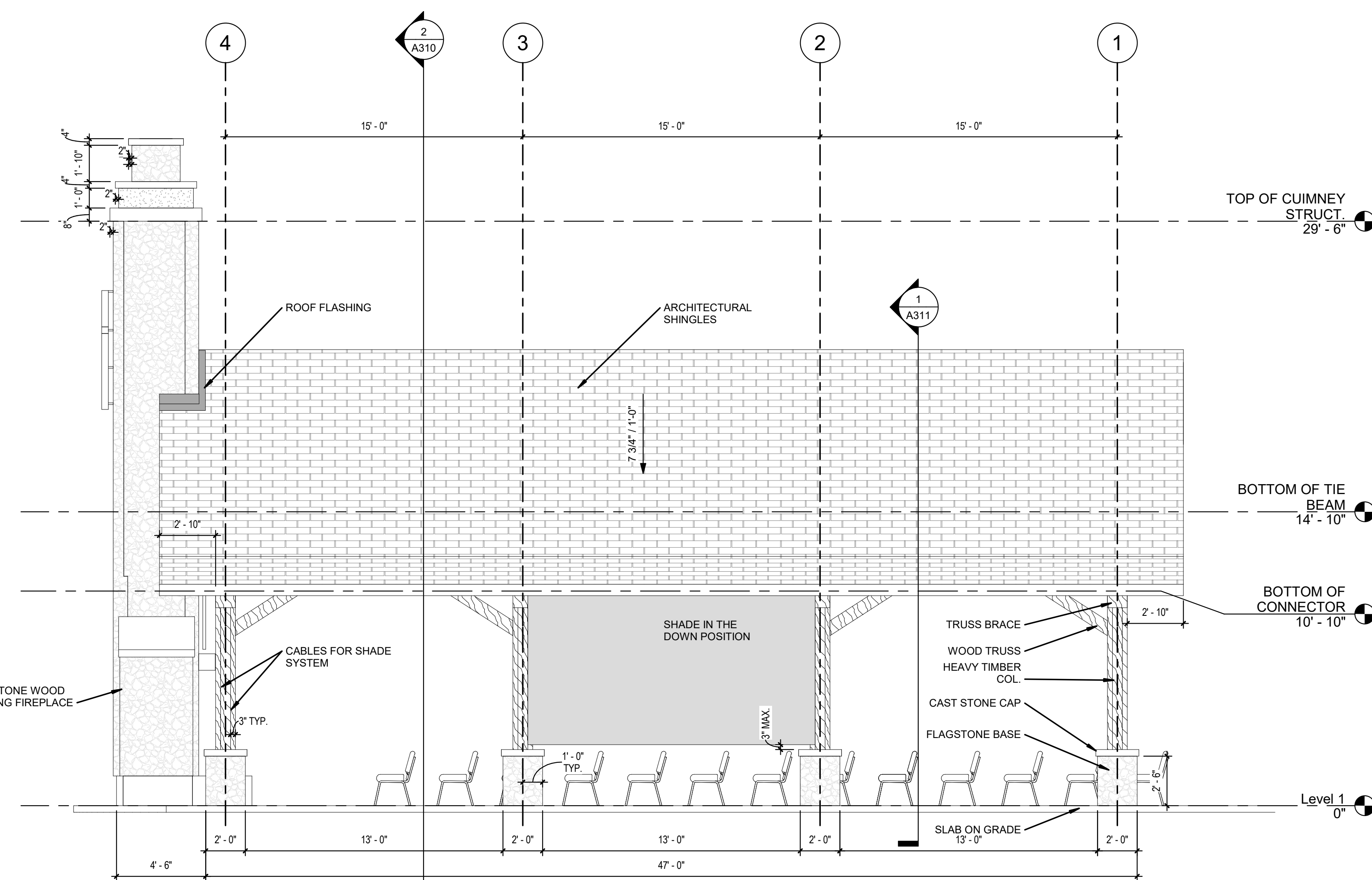
Schematic Design, Not For Construction



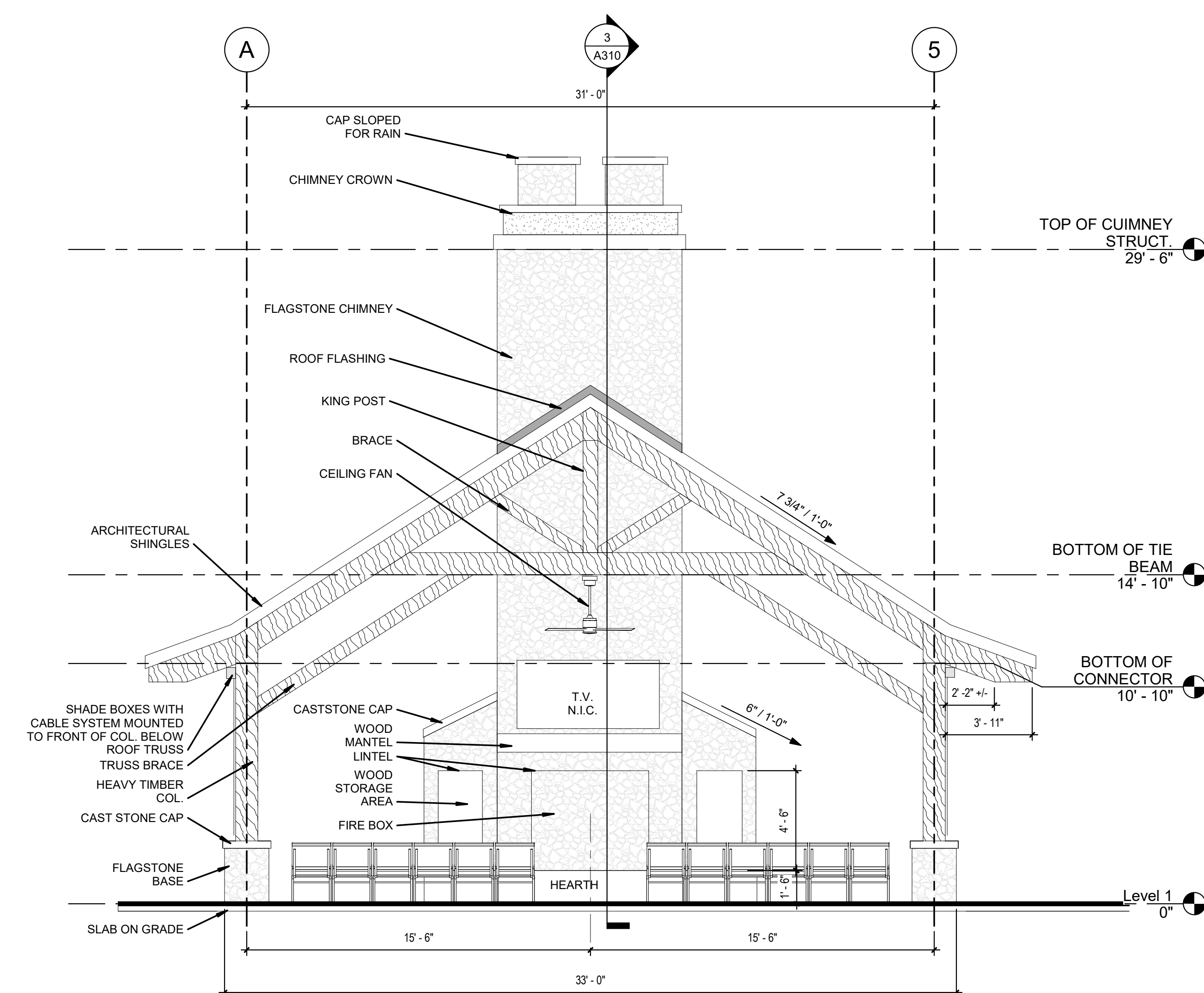
Schematic Design, Not For Construction



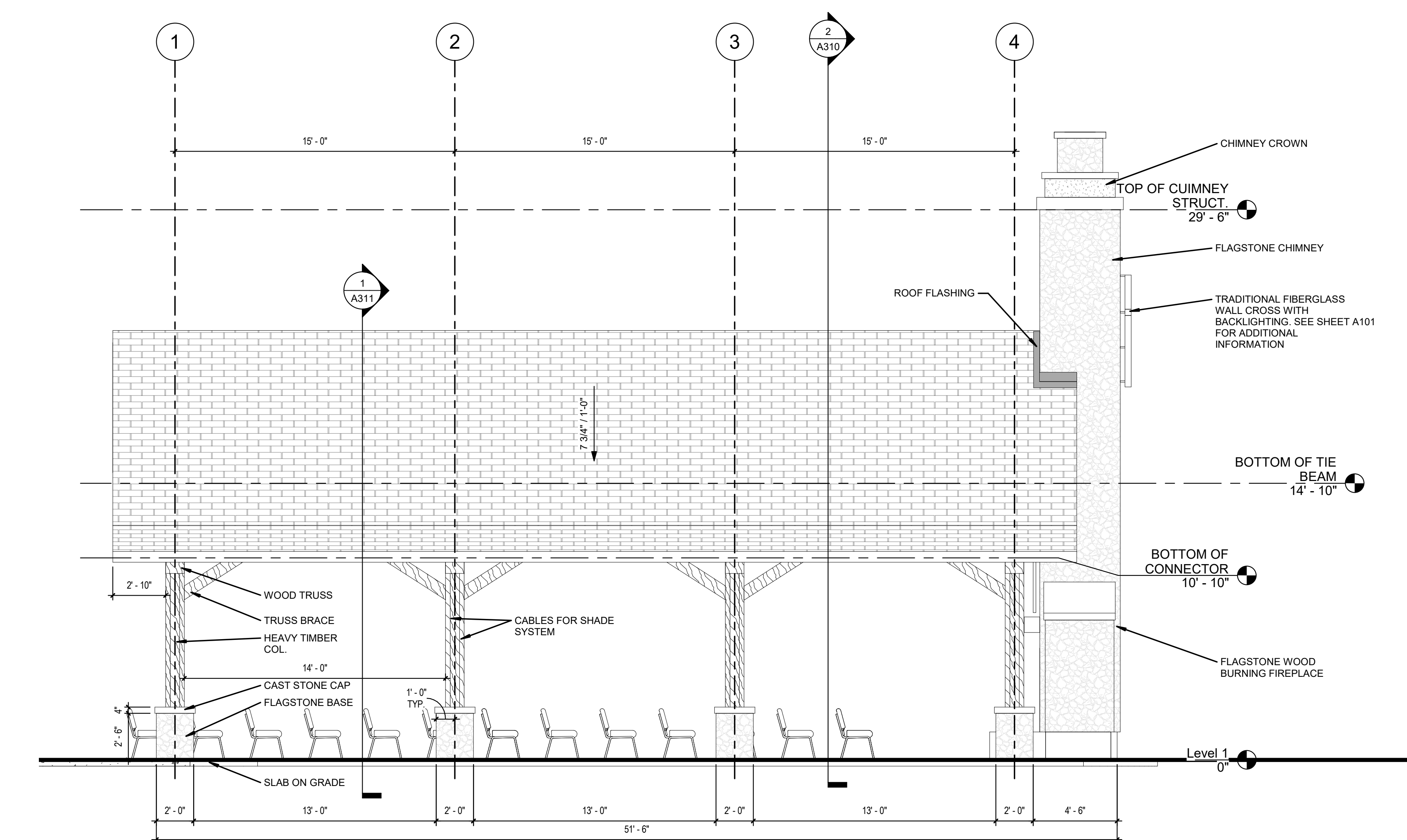
4 North
A200 $1/4" = 1'-0"$



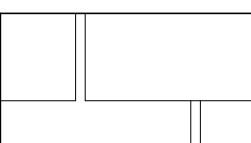
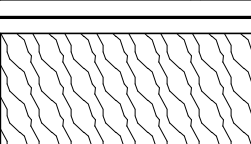
2 West
A200 $1/4" = 1'-0"$

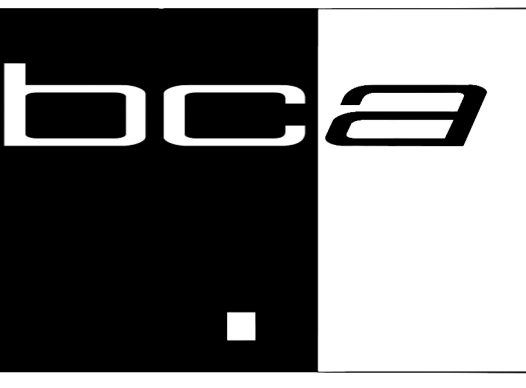


3 South
A200 $1/4" = 1'-0"$



1 East
A200 $1/4" = 1'-0"$

ELEVATION MATERIALS LEGEND	
FLAGSTONE MASONRY VENEER TO MATCH EXISTING SANITARIUM BUILDING COLOR: MATCH EXISTING	
ARCHITECTURAL SHINGLES BASES OF DESIGN: CERTAINTAIN COMMERCIAL ROOFING COLOR: MATCH EXISTING	
WOOD TRUSS, COLUMNS AND TRUSS BRACES COLOR: WHITE TO MATCH EXISTING BUILDING TRIM	
CAP STONE, FIREPLACE BASE COLOR: MATCH EXISTING	



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PRINTING & REVISIONS

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PRELIMINARY DESIGN
MISTY CREEK COMMUNITY CHURCH
PAVILION

PROJECT PLANS

PRELIMINARY DESIGN

SHEET TITLE

EXTERIOR BUILDING ELEVATIONS

	JOB NO. 202100XX
	DATE 02/14/2023

SHEET NO. **A200**

Schematic Design, Not For Construction

3/15/2023 8:47:39 AM Z:\Projects\2022\20220018 Misty Creek Community Church - REVIT Folder\20220018 Misty Creek Community Church - Pavilion.rvt

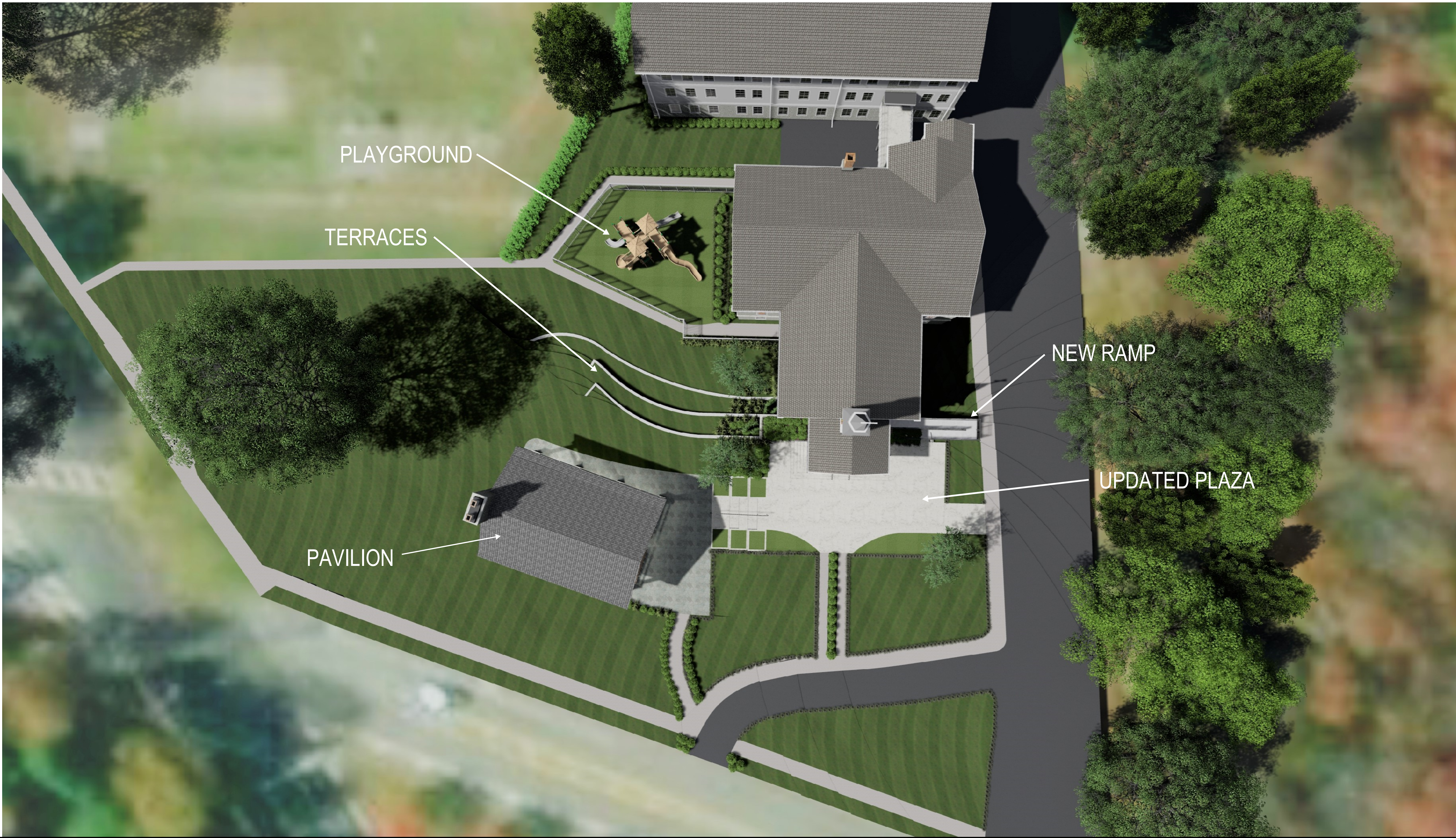
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 35, 36, 71, & 72, 17th DISTRICT, CITY OF SANDY SPRINGS, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND (1/2" REBAR WITH CAP STAMPED "VALENTINO 2528") WITH A GEORGIA WEST STATE PLANE COORDINATE OF NORTHING=1428373.39, EASTING=2235582.72 ON THE NORTHWEST RIGHT-OF-WAY OF MOUNT VERNON HIGHWAY (VARIABLE RIGHT-OF-WAY); THENCE LEAVING THE RIGHT OF WAY OF MOUNT VERNON HIGHWAY AND ALONG THE PROPERTY OF NOW OR FORMERLY MOUNT VERNON PRESBYTERIAN SCHOOL, INC. THE FOLLOWING COURSES AND DISTANCES: NORTH 17°26'53" WEST, A DISTANCE OF 309.84 FEET TO A POINT; THENCE NORTH 85°42'49" EAST, A DISTANCE OF 30.30 FEET TO A POINT; THENCE NORTH 00°36'51" EAST, A DISTANCE OF 150.09 FEET TO A POINT; THENCE SOUTH 89°35'47" EAST, A DISTANCE OF 185.57 FEET TO AN IRON PIN FOUND (1/2" RB) ON THE APPROXIMATE LAND LOT LINE OF LAND LOTS 72 AND 35; THENCE SOUTH 89°38'56" EAST, A DISTANCE OF 257.61 FEET TO A POINT ON THE WEST RIGHT OF WAY OF GLENRIDGE DRIVE (VARIABLE RIGHT OF WAY); THENCE ALONG THE RIGHT OF WAY OF GLENRIDGE DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 21°27'12" WEST, A DISTANCE OF 60.10 FEET TO A POINT; THENCE SOUTH 21°32'24" WEST, A DISTANCE OF 104.46 FEET TO A POINT; THENCE SOUTH 22°22'49" WEST, A DISTANCE OF 119.52 FEET TO A POINT; THENCE SOUTH 47°41'27" WEST, A DISTANCE OF 43.92 FEET TO A POINT AT THE RIGHT OF WAY INTERSECTION OF THE WEST RIGHT OF WAY OF GLENDRIDGE DRIVE (VARIABLE RIGHT OF WAY) AND THE NORTHWEST RIGHT OF WAY OF MOUNT VERNON HIGHWAY (VARIABLE RIGHT OF WAY); THENCE ALONG THE RIGHT OF WAY OF MOUNT VERNON HIGHWAY SOUTH 58°04'49" WEST, A DISTANCE OF 287.21 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 3.140 ACRES











Misty Creek 1st Community Meeting

Sign-in Sheet

October 2, 2023

1. Mark Swain	BCA	Mswain@bcamail.com
2. Ragan DeFrees	Misty Creek	
3. Jeff Welles	Misty Creek	
4. Liz Hudson	MISTY CREEK	
5. Scott Hudson	Misty Creek	
6. Kirk Stephen Streett	Misty Creek	
7. Cari Lynn Dick	Misty Creek	
8. Susan Moody	Misty Creek	
9. Tim O'Donnell	" "	
10. Greta Emiling	" "	
11. Pete Emiling	" "	
12. Bruce Duff	" "	
13. CATHY TREASE	MISTY CREEK	
14.		
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24.		
25.		



BCA-STUDIOS
ARCHITECTS

GAINESVILLE | ATLANTA

ARCHITECTURE
PLANNING
PROGRAMMING
INTERIORS

Meeting Sign-in Sheet -cmil

1.	Mark Swain	BCA	Mswain@bcamail.com
2.	Stephen & Karen Streett	Misty Creek Community Church	
3.	Dance Duff	Misty Creek Community Church	
4.	BRETT CHAMBERS	MISTY CREEK	
5.	Doug Allen	Misty Creek	
6.	Rogan DeFreese	Misty Creek	
7.	Cathy Trense	Misty Creek	
8.	Jeff Crocker	BCA	zoom
9.	Mark Sills	BCA	
10.	Hamid Shams	"	
11.	Cari Lynn Dick	Misty Creek	
12.	Hamid Arjmand - Via Zoom		
13.			
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15.			
16.			
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To: LaQuita Williams – Planner I – City of Sandy Springs
From: Eric Chini
Date: November 14, 2023
Subject: Misty Creek Community Church – 2nd Public Meeting for CUP

Below is a summary of the items discussed at the 2nd Public Meeting held on November 9, 2023 @ 6pm:

Ms. Williams provided an overview of the project and the process for the Conditional Use Permit (CUP) that is being applied for by Misty Creek Community Church.

Eric Chini provided an overview of the various elements that are being requested as part of the CUP, describing in detail the proposed site improvements, and then opened up the floor to questions.

Hamid Arjmand was in attendance, via Zoom. He indicated he is on the Board of Directors for the HOA associated with the residential subdivision located on the southeast corner of Mount Vernon Hwy and Glenwood Drive. Mr. Arjmand expressed concerns about the potential noise that would be created by the additional outdoor uses proposed, and asked what measures are being implemented to mitigate the noise. He stated that in the past, during COVID, there were events held outside at the church that ran late into the night and during the weekends that were heard by residents in his subdivision.

Ragan DeFreese, who is part of the Church Leadership, stated that to help address Mr. Arjmand's concerns, the intent is to keep outside activities to reasonable hours and they are willing to work with the neighbors, if a problem arises.

To help address noise concerns, it was noted that the pavilion has been designed to face away from the neighborhoods with a large fireplace on the end of the pavilion closest to the neighbors, with the intent of it acting as a noise barrier. The church also stated any speakers used will be pointed away from neighbors. The Church also stated that they will follow all city noise guidelines.

After the meeting was adjourned, Mr. DeFreese indicated he thinks the previous events that Mr. Arjmand was referring to was related to a theater group that used the church during COVID, and they are no longer involved with the church, as they have relocated to another location.

Mr. Arjmand also ask if a copy of the presentation could be email to him at: harjmand@gmail.com, so he could share it with his fellow neighbors. A copy will be emailed, as requested.

Mr. Arjmand and Ragan DeFreese exchanged phone numbers. Ragan: 404.822.7780, Mr. Arjmand: 404.406.9020, so both parties could have a point of contact, should any issues arise in the future.

No other concerns were raised, and the meeting ended after 30 minutes.

The next meeting will be with the Planning Commission on December 20th @6pm.

**SANDY SPRINGS
NOTICE OF CONDITIONAL USE PERMIT**

Petition Number: U23-0003

Petitioner: Rochester & Associates, LLC

Property Location: 590 Mount Vernon Hwy

Request: Request for a Conditional Use Permit
to allow for improvements to an
existing church in RE-2 zoning district.
Public Hearing: Planning Commission
December 20, 2023 at 6:00 p.m.

Location: Sandy Springs City Hall
1 Galambos Way
Sandy Springs, GA 30328
770-730-5600

Virtual Option: The meeting will be live-stream at
www.sandyspringsga.gov/stream For
instructions on how to provide public
comment during the Public Hearing,
please visit
<http://spr.gs/publiccomment>.

☐ PROOF O.K. BY: _____ ☐ O.K. WITH CORRECTIONS BY: _____

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

MA-377015 (100%)

ADVERTISER: CITY OF SANDY SPRINGS

PROOF CREATED AT: 11/16/2023 3:30:51 PM

SALES PERSON: MAM958

NEXT RUN DATE: 11/29/23

SIZE: 2X4

PROOF DUE: 11/23/23 17:00:00

PUBLICATION: MA-NORTHSIDE NEIGHBOR

Planning Commission

December 20, 2023



SANDY SPRINGS™
GEORGIA

U23-0003

590 Mount Vernon Hwy

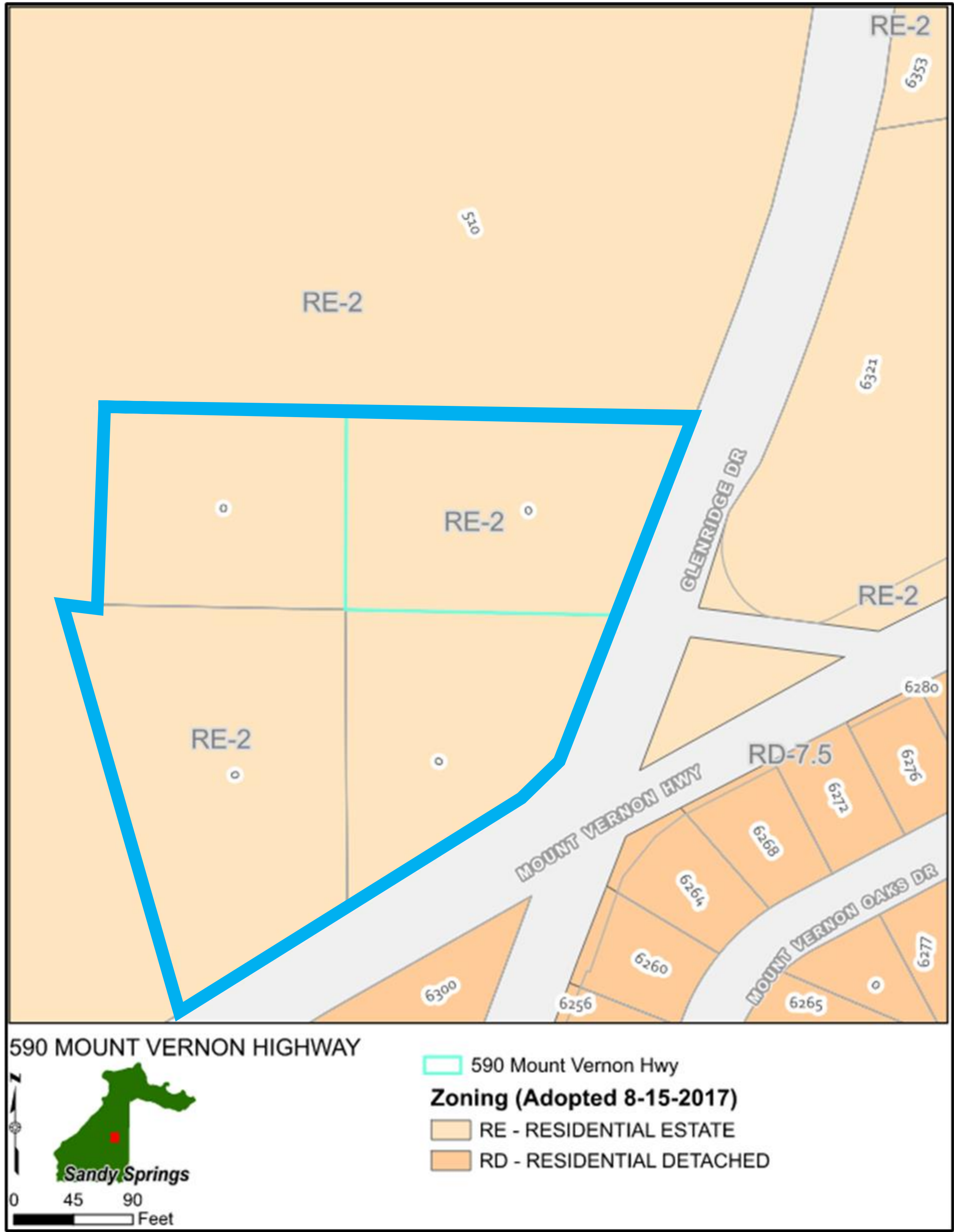
Recommendation

Planning Staff: Approval with Conditions

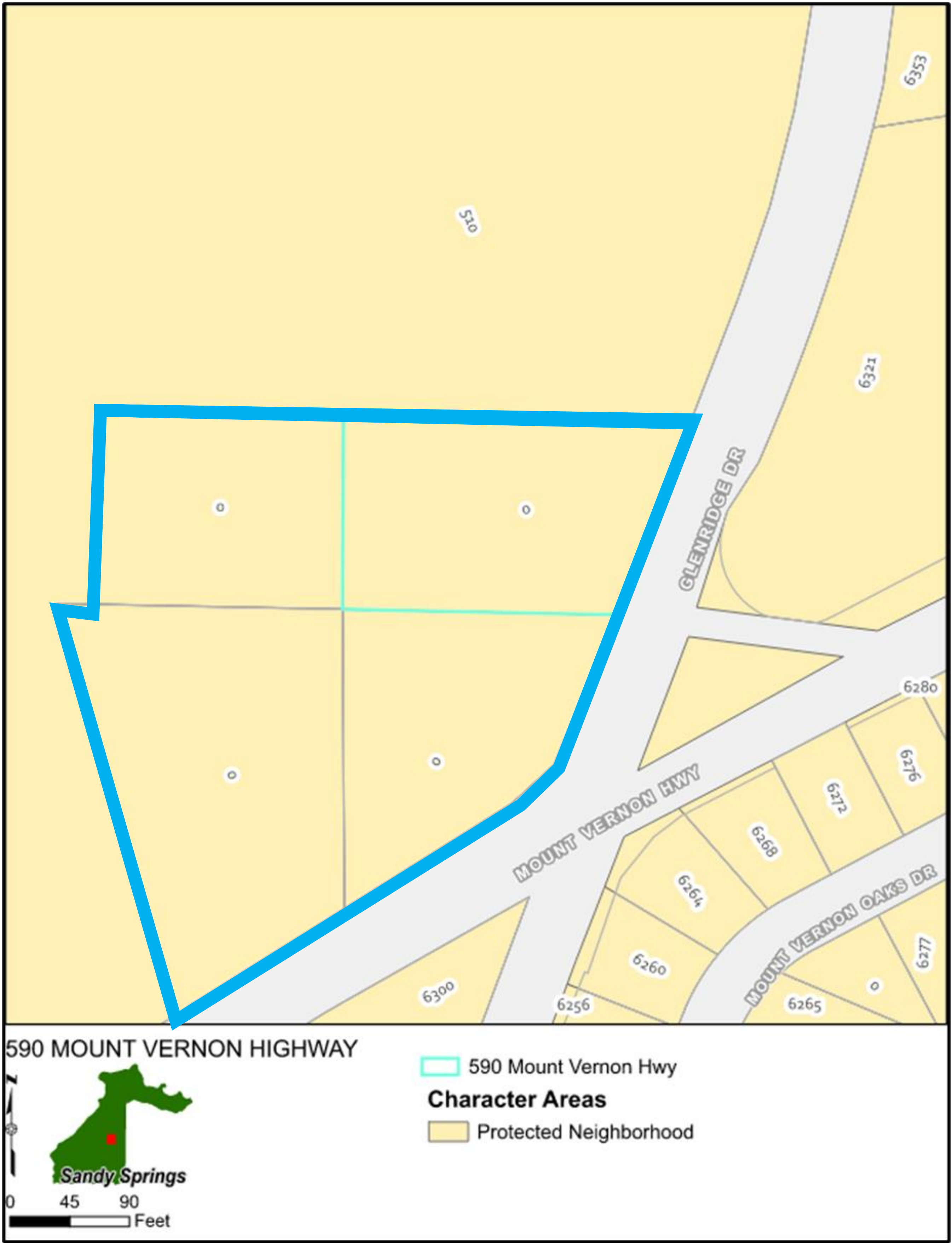
Request

Request for a Conditional Use Permit to allow for site improvements to an existing place of worship (church) campus in the RE-2 zoning district at 590 Mount Vernon Highway.

Zoning Map



Character Area Map



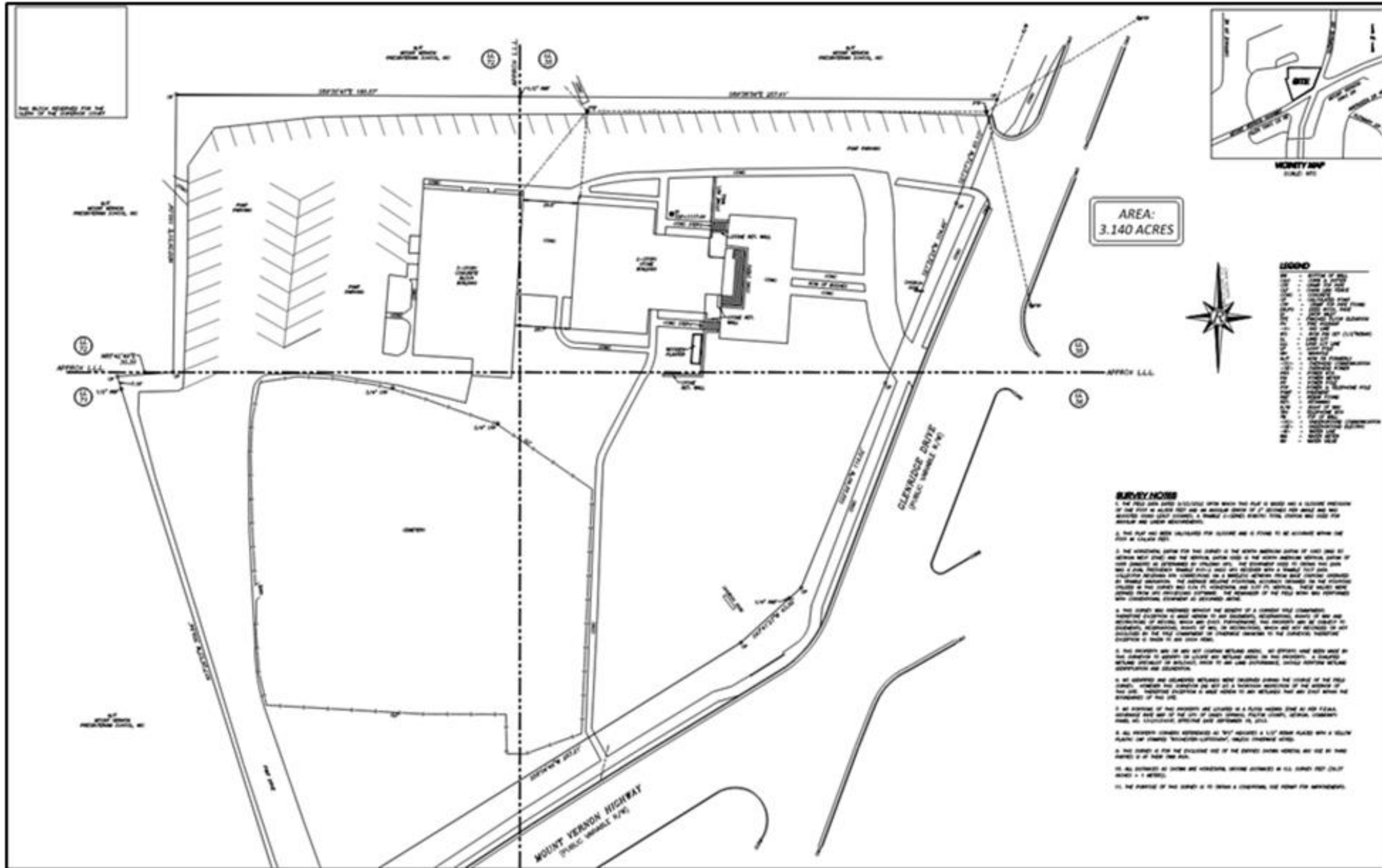
Aerial Image



Existing Development

- The 3.39-acre site is zoned RE-2 (Residential Estate – 2 acres minimum) and is located at the northwest quadrant of the intersection of Mount Vernon Highway and Glenridge Drive
- The site is currently developed with a cemetery, a church and a three-story general-purpose building
- To the north and west of the church is the Mount Vernon School (Upper School). To the east, across from Glenridge Drive, is First Baptist Church of Sandy Springs
- RD-7.5 neighborhoods to the south and catty-corner to the southeast are Glenview and Registry Glen

Survey



Site Conditions



Images of church and general-purpose building facing west from Glenridge Drive

Site Conditions

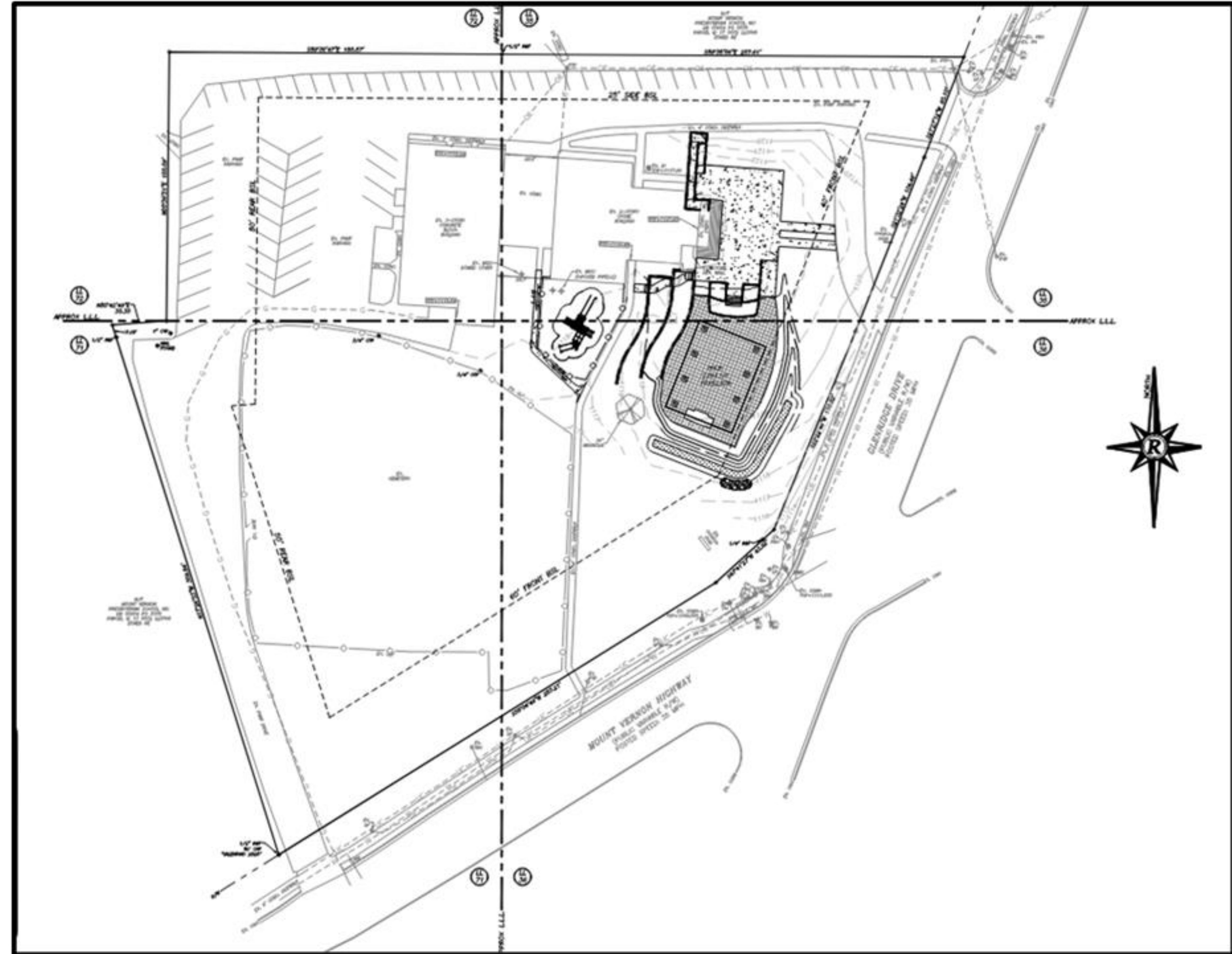


Image of cemetery facing southeast toward the intersection of Mount Vernon Highway and Glenridge Drive

Proposed Development

- The proposed site improvements include a pavilion, playground, ADA-compliant ramps, retaining walls, and baptismal
- The pavilion would be just over 2,000 square feet, including 33-foot tall chimney/fireplace
- The playground is also proposed parameters total approximately 2,000 square feet of space immediately to the west of the pavilion

Site Plan



Renderings



Conditional Use Permit Considerations:

- Use is allowed as a CUP in district
- Use complies with use standards
- Use is compatible with the existing principal use
- No potential adverse impacts anticipated

Goals of the Comprehensive Plan:

- Establish a “sense of place”
- Manage land use transitions
- Walkability and mix of uses
- Enhance and beautify the City’s public places

Analysis:

- Proposal would meet all CUP standards for the use in the district
- Proposal enhances potential for civic engagement and pedestrian activation
- Encourages reinvestment in a rare historic or existing development site
- Site improvements create a useable quasi-public amenity

Recommendations

Following review, and based on the findings, Staff recommends **Approval of Conditional Use Permit U23-0003**, to allow for improvements to an existing place of worship in the RE-2 zoning district, subject to the following conditions:

1. That the applicant improve and replace the cemetery fencing parallel to Mount Vernon Highway by constructing new fencing per regulations as set forth in section 8.3.10. of the Development Code.
2. That the development of the site be done per the site plan provided as an integral part of this application.

